



Filing Receipt

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Item Number - 271

CY 2024 Registration of Submetered or Allocated Utility Service

Registration Number: S9786

Property Owner

Conley Leander Apartments LLC
2020 Ponce De Leon Blvd Ste 1005A
Coral Gables , TX 33134
(786) 687-4023
JImery@bcnreg.com

Property Manager

Portico Property Management
440 Cobia Drive Suite 2003
Katy, TX 77494
(888) 298-9450
ctorres@porticopm.com

Property Where Utility Service Is Provided

The Conley
665 N Bagdad Rd.
Leander, TX 78641
(737) 252-4128
conutilities@porticopm.com

Property Type: Apartment Complex

Information on Utility Service

Tenants are billed for? Both Water and Wastewater
Submetered or Allocated? Changing from Submetered to Allocated
Name of utility providing service: City of Leander
Date billing begins: 3/8/2021

Changing from Submetered to Allocated

The following supporting documents were uploaded:
PUC Letter.pdf
The Conley (Portico) Repair.pdf

Method Used to Allocate Utility Charges

The following methods are used:

- Occupancy Method

Method Used to Offset Charges for Common Areas

The following methods were checked:

- Installed irrigation system that is NOT separately metered or submetered. At least 25% deducted.

Filing Party

This registration was filed by the Property Manager.

March 6, 2024

Chris Burch, Director
Customer Protection Division

Dear Chris Burch,

I am writing this on behalf of Portico Property Management, who recently purchased the property The Conley located at 665 N Bagdad Road, Leander TX 78641.

The remote read system for the water submeters has The Minol Minomess 130 water meters. We have been performing 10 gallon bucket test and we have found major discrepancies.

We were unaware of this issue when we closed on the property, and we are actively petitioning the PUC to change billing methods to RUBS as currently the meters are only capturing 40% of what the city bills are showing. The meters will have to be upgraded at a considerable cost. We are including the estimate of what it would cost to upgrade the meters. Please let us know if you have any questions or require any further information.

Regards.

Amanda Ledger

Amanda Ledger
Vice President of Accounting
Portico Property Management



February 5, 2024

Amanda Ledger
Portico Property Management

The Conley – (RF) Water Submetering

The purpose of this letter is to provide you with Hocutt's bid for replacing meters in 259 units at your existing apartment project.

The total investment for the equipment and installation repairs for 259 units at your existing apartment complex using MJ20 Multi Jet water meters, is \$23,310.00 with applicable sales tax and shipping included. Below is a Units needing repair in each building. Hocutt can split the repairs up into 1-2 buildings at a time to break up the cost. This investment will include the following hardware and labor:

Hardware

259 MJ20 Water Meter

Labor/Materials

Installing transmitters and meters in designated buildings.

The following areas will need to be provided by the property owner or their General Contractor:

- A. Maintenance will need to accompany technicians during installation. Maintenance must have the ability to turn off the water for the building if the need arises. We will need clean and clear access to meters in occupied units.
- B. **The Property will be responsible for any damage caused by the preexisting condition of the existing plumbing system. This includes but is not limited to, shut of valves, couplings, pipes, and water damage caused by the failure of the plumbing system. While it is not typical to see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, breaks and other damage can occur when the water is restored after completing the project. Hocutt will notify management prior to any work being completed if an obvious preexisting condition is discovered. It is recommended to contact your preferred plumber to have them aware and available in the event of any repairs that are needed. In the event there is damage to the pipes due to age or a preexisting condition the cost of the repairs will be the responsibility of the Property. If damage was caused directly by the negligence or willful wrongful act of Hocutt or its technicians and not due to preexisting conditions, Hocutt shall take responsibility for payment or repairs.**
- C. **If couplings are too tight for removal, maintenance or plumber will have to remove couplings.**
- D. **Requests for installation must be made by email, at least 4 weeks ahead of time needed. Email request to jobs@hocutt.com. If scheduled and work is unable to be completed due to units not being tagged then a trip charge of \$500.00 will be added.**
- E. The term of this Agreement is ½ up front. The balance is due upon completion of the work. If the invoice is not paid in full after 10 days, there will be a 10% monthly charge per month on the unpaid balance.
- F. **Hocutt will not be responsible for any fees associated with invoicing programs such as AVID and other similar programs. Any fees charged will be added to the final invoice to be charged back to the customer.**

We appreciate your interest and hope that we may be able to do business with you on this project and others in the future.

Sincerely,

Kevin Hammer
Hocutt Incorporated

Amanda Ledger
Portico Property Management

This bid is effective for 90 days*** Hocutt will need the exact building and unit numbering per this project prior to the manufacturing and shipment of the system components to the site. This should be submitted no later than the plumbing rough in of your first building.

8360 Moberly Lane Dallas, Texas 75227 214-381-9991