



## **Filing Receipt**

**Filing Date - 2024-06-12 10:20:31 AM**

**Control Number - 56021**

**Item Number - 895**

# **CY 2024 Registration of Submetered or Allocated Utility Service**

**Registration Number: Not Entered**

## **Property Owner**

Yamasa Co., LTD  
211 E. 7TH STREET, SUITE 620  
Austin, TX 78701  
(972) 759-1368  
ramonhernandez@higierallen.com

## **Property Manager**

Greystar  
600 East Las Colinas Blvd., Suite 2100  
Irving, TX 75039  
(214) 290-7359  
ramonhernandez@higierallen.com

## **Property Where Utility Service Is Provided**

Grapevine 2499  
3601 Grapevine Mills Pkwy  
Grapevine, TX 76051  
(972) 906-1919  
grapevine2499mgr@greystar.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 Grapevine  
**Date billing begins:** 7/1/2024

## **Changing from Submetered to Allocated**

The following supporting documents were uploaded:  
PUC Letter - Grapevine 2499.pdf  
Attachments to PUC Letter.pdf

### **Method Used to Allocate Utility Charges**

The following methods are used:

- Occupancy Method
- Occupancy and Size of Rental Unit, Percentage = 50%

### **Method Used to Offset Charges for Common Areas**

The following methods were checked:

- All common areas and the irrigation system(s) are metered or submetered.

### **Filing Party**

This registration was filed by the Property Manager.

**HIGIER ALLEN & LAUTIN**  
ATTORNEYS & COUNSELORS

**RAMON HERNANDEZ**  
ASSOCIATE  
972.759.1368 Direct  
972.716.1888 Main  
469.975.3269 Fax  
[ramonhernandez@higierallen.com](mailto:ramonhernandez@higierallen.com)

June 12, 2024

Public Utility Commission of Texas  
Central Records  
Attn: Chris Burch, Director, Customer Protection Division.  
1701 N. Congress Avenue, P.O. Box 13326  
Austin, Texas 78711

*Re: Request for Conversion from Submetering to Allocation at Grapevine 2499,  
Grapevine, Texas.*

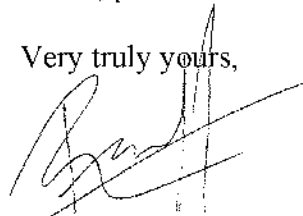
Dear Mr. Burch:

This firm represents Yamasa Co., Ltd. d/b/a Grapevine 2499 Apartments, located at 3601 Grapevine Mills Pkwy, Grapevine, Texas 76051, as well as its managing agent, GREP Texas LLC (collectively "Grapevine 2499" or the "Property"). The Property submits this request to switch from sub-metered to allocated water billing pursuant to Texas Administrative Code §24.279(d), as well as Texas Water Code § 13.502(e), which permit an owner to request a switch in billing methods for good cause.

Grapevine 2499 has an old submetering system. Employees and contractors of Grapevine 2499 have made diligent efforts to read the meters, without success. Currently, of the Property's 348 meters, only about 60% are functional. The Property expects that, due to their age, more meters will stop functioning. Grapevine 2499 has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. The cost for replacement at Grapevine 2499 is approximately \$342,955.95. Attached are the latest estimates for replacing the submetering systems. Consequently, Grapevine 2499 believes that good cause exists pursuant to § 24.279 of the Texas Administrative Code, as well as § 13.502(e) of the Texas Water Code, to change from sub-metered to allocated billing.

Please provide written approval of the conversion to water allocation billing for Grapevine 2499. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Ramon Hernandez

# Fredrick Lee Press Plumbing LLC

## Estimate 1733

License #: RMP 44890  
9056 FM 1641  
Terrell, Texas 75160  
972-564-9081  
contact@fredsplumbing.com



Grapevine Twenty Four 99  
(972) 906-1919

**Date:** Apr 17, 2024  
**Expiration Date:** May 17, 2024  
**Status:** Sent

**Service Address:**

3601 Grapevine Mills Pkwy  
Grapevine, Texas 76051

**Billing address:**

3601 Grapevine Mills Pkwy  
Grapevine, Texas 76051

### Scope of Work

Fred's Plumbing received a call requesting an estimate to replace 348 water meters in units on property.

Fred's Plumbing will need approximately 2 hours in each unit to turn off water to the unit at the main, cut out a section of pipe long enough to install the meter, install the new water meter with new copper pipe and fittings, restore water and verify there are no leaks, then clean the work area.

| Item   | Unit Price | Quantity | Taxed | Amount      |
|--|------------|----------|-------|-------------|
| Plumber Labor                                      | \$120.00   | 522.00   | No    | \$62,640.00 |
| Plumber Labor                                      |            |          |       |             |
| Miscellaneous Materials                            | \$75.00    | 348.00   | Yes   | \$26,100.00 |
| Miscellaneous materials needed to complete project |            |          |       |             |
| Surcharge  | \$60.00    | 66.00    | Yes   | \$3,960.00  |
| Surcharge  |            |          |       |             |

Thank you for your business!

**Subtotal** \$92,700.00  
**Tax (8.25%)** \$2,479.95

**Total**

**\$95,179.95**



# Estimate

## METERS

Conservice Metering Solutions  
PO Box 4647  
Logan UT 84323  
United States

EST19754

4/15/2024

### Bill To

Grapevine TwentyFour 99  
3601 Grapevine Mills Pkwy  
Grapevine TX 76051  
United States

### TOTAL

# \$61,596.00

### Expires

5/15/2024

### Job

95329-WO Grapevine TwentyFour 99

### Conservice Rep

Margie Barker (39198)

### Phone

(435) 713-2362

### Email

[margiebarker@conservice.com](mailto:margiebarker@conservice.com)

| Quantity | Item  | Rate     | Amount      |
|----------|---|----------|-------------|
| 348      | <b>120310</b><br>Transmitter EN1501 ESPMT3V     | \$107.00 | \$37,236.00 |
| 348      | <b>180402</b><br>3/4 NCSS 1:10 Poly M201C       | \$61.00  | \$21,228.00 |
| 348      | <b>160402</b><br>NCSS 3/4 Poly Coup with gasket | \$9.00   | \$3,132.00  |

**Subtotal** \$61,596.00

**Total** \$61,596.00

\*Tax total will be provided on final sales order.

\*\*This is an estimate, please **DO NOT PAY**. Invoice will be sent after work order is completed.

**IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR SERVICE TO BE PERFORMED**



EST19754



# Estimate

## METERS

Conservice Metering Solutions  
PO Box 4647  
Logan UT 84323  
United States

EST19754

4/15/2024

Prices for parts, materials and labor are subject to change based on service needs, actual costs and/or warranty agreement. Sales tax will be included on the final invoice if applicable.

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min.

We will continue to prepare estimated bills for these units. Please be advised that by not authorizing this service you may affect our ability to continue to bill these apartment homes and you may be in noncompliance with certain rules governing submetering in your state.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conservice or its technicians and not due to a preexisting condition, Conservice shall take responsibility for payment of the repairs.

By signing below you are accepting the proposal as set forth above and agree to pay the prices described herein, as well as any applicable sales tax. You acknowledge that you are authorized to sign this proposal on behalf of your company.

**Please email Conservice at meters@conservice.com, or FAX back to Fax 435-755-3759. Once received, we will contact you to schedule a service date.**

*If we do not receive this approved PFR within 30 days, we will assume you do not want this service.*

Cancellation Policy: Once work is approved and materials shipped, a technician will be scheduled. Once scheduling is confirmed by the property, Conservice must be notified at least two business days prior to service date via email at meters@conservice.com if the visit needs to be rescheduled. If written cancellation is not received at least two business days in advance, the technician is refused onsite or if tenants are not noticed, the property will be charged a minimum of \$250 for related expenses.

**In the event that meters are behind the washer or dryer, the property must either move these units out of the way prior to the visit or provide staff to move them during the visit.**

All returns from this order are subject to a 25% restock fee. If this order includes items considered to be Special Order, they are subject to a 100% restock fee. Parts must be returned in the original packaging, undamaged, and uninstalled. Any items not meeting these condition requirements may be refused for return. Special Order parts are described as custom configuration, frequency specific, or meters and related parts that are over and including the size of 2". The property is responsible for all return shipping/freight costs for this order.

**Accepted and Approved By:**

Signature

Date

Print Name and Title

**IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR SERVICE TO BE PERFORMED**



EST19754





April 5, 2024

Grapevine 2499  
3601 Grapevine Mills Pkwy,  
Grapevine, TX 76051

**ATTN: Jamie Whitney**  
**Subject: Valve Change**

**Scope of Work:**

- Install 348 ball valves at water heaters

**Notes:**

- Doors to be opened by others
- ARW Construction to work with property management on work schedule.
- Clean up and haul away all job related material.
- Work will not be performed on days of adverse weather.
- Any changes in scope to be in the form of a written and signed change order.
- Any hidden damage that could not be seen during initial inspection will be written-up and bid separately on an as needed basis.

**ARW Construction** agrees to supply all *materials, labor and insurance* for the above referenced project for the sum of **\$ 186,180.00**

All proposals are subject to management approval. Proposal is based on current pricing. We reserve the right to revise our price in accordance with current costs.

Respectfully submitted,

\_\_\_\_\_  
 ARW Construction Inc.  
*Mike Adams*

\_\_\_\_\_  
 Owner/Agent –

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date