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Hon. Jaelyn Brillling
Secretary
New York State Public Service Commission
State of New York
3 Empire State Plaza
Albany, NY 12223-1350

Re: Petition to Submeter Electricity at 2701 Kingsbridge Terrace, Bronx, NY 10463

Dear Ms. Brillling:

2701 Kingsbridge Terrace (Bronx) L.P. as Owner of the above referenced property hereby submits this petition for Public Service Commission approval, pursuant to Section 96.2(c) of the Commission's Rules and Regulations, to submeter a new residential building located within the service territory of Consolidated Edison Company, Inc (Con Edison), at 2701 Kingsbridge Terrace, Bronx, NY 10463. The Building will consist of 76 residential rent stabilized/regulated units. These rent stabilized units are under the jurisdiction of the New York City Department of Housing Preservation and Development(HPD). Tenants in such units will be entitled to two months of shadow billing before submetering begins. There will be no fair market units in the building. The Owner has applied for exemption from Real Estate Taxes under the 420 C tax program through the Tax Incentives Department at HPD. Construction of this site began in 2009, and was completed in August 2012. The building currently is not occupied.

As set forth below, 2701 Kingsbridge Terrace submetering plan meets all requirements of the Commission's Rules for submetering of direct metered or master-metered residential building in accordance with Part 96.2 Residential Submetering (Public Service Law, §§65, 66) owned by private or governmental entities. Accordingly, 2701 Kingsbridge Terrace (Bronx) L.P. respectfully requests approval of its petition.

1. Economic advantages of submetering over direct utility metering

The submetering system to be installed will include remote reading capabilities utilizing Power Line Carrier. This communication will allow a more cost-effective submetering system due to the elimination of control wiring. Each of the meters will communicate daily over the existing power lines in the building using a data collection device referred to as a Scan Transponder. The data that is sent to the Scan Transponder will include the hourly usage of electricity for each apartment in the building.

The advantages to the Quadlogic submetering system are many, and include fair energy cost allocation based on actual resident consumption. The Quadlogic system also has the advantages of daily data availability for usage analyses and the convenience of a remotely read system, whereby entry to the premises is not required for meter reading.

2. Description of the submetering system to be installed, including a validation of its reliability and accuracy.

Quadlogic Control Corporation's S-20 meters measure usage in kilowatt-hours, VARs, VAs, Watts, Amps, and Power Factor. Other features of this meter include a non-volatile memory and an easy to read LCD 6-digit display. Additionally, the meter monitors and stores an apartment's hourly electric usage and retains this information for approximately 60 days. The submetering system meets ANSI C12.1 and C12.16 American National Standards Institute Code for Electricity Metering.

Remote reading capability is possible through the use of Quadlogic Controls Power Line Carrier system, which is installed in more than 30,000 apartment units nationwide. The system also features sophisticated self-diagnostics to ensure reliable operations. Please see attached Quadlogic Specifications for further details.

3. Statement on submetering system capability to individually terminate electricity from each unit.

The submetering system is not designed to disconnect any tenant's apartment from the utility system.

4. Method to be used to calculate rates to Resident's.

The rate calculation to be used is the Consolidated Edison Service Classification SC-1 for direct metered service. Specifically, each individual unit's usage will be multiplied by a calculated kilowatt hour (kWh) rate which will include, in accordance with the relevant Con Edison tariff: supply and delivery charges; fuel adjustment charge; and, SBC charges. The calculated kWh rate will be multiplied by each unit's kWh usage. The basic service charge and taxes will be added to the bill.

The Consolidated Edison Service Classification SC-1 rate is a combination of various items, including:

Basic Charge: This is a charge for basic system infrastructure and customer-related services, including customer accounting, meter reading, and meter maintenance.

kWh Cost: This energy charge is broken down into four separate components – market supply, monthly adjustment, delivery (transmission and distribution).

Systems Benefit Charge (SBC)/Renewable Portfolio Standard (RPS): This is an additional charge per kWh.

Fuel Adjustment: The sum of Market Supply Charge (MSC) and Monthly Adjustment Charge (MAC) adjustment factors.

Utility Tax: The sum of Commodity Gross Receipt Tax and Full Service Gross Receipt Tax.

Sales Tax: The current NYS sales tax.

The following is an example of the formula that will be used to derive a tenant's electricity charges based on the current Consolidated Edison Service Classification SC-1 rate and a monthly use of 250 kWh:

		Total
Basic Charge		\$YY.YY
kWh	.XXXXX times 250	\$YY.YY
Systems Benefit Charge	.XXXXX times 250	\$ Y.YY
Fuel Adjustment Charge	.XXXXX times 250	\$ Y.YY
	Subtotal	\$YY.YY
Utility Tax	.XXXXX times YY.YY	\$ Y.YY
	Subtotal	\$YY.YY
Sales Tax	YY.YY times .045000	\$ T.TT
	YY.YY plus T.TT	\$ZZ.ZZ
Tenant Cost		\$ZZ.ZZ

In no event will the total monthly rates (including a monthly administrative charge) exceed the utility's tariff residential rate for direct metered service to such residents (the SC-1 rate) (see 16 NYCRR § 96.2 [b] [3]).

All Con Edison rates by classification are available on its website (www.coned.com) under Rates and Tariffs. The electric Rates and Tariffs are listed under the heading "PSC No. 9" – Electric: Full Service.

Quadlogic Controls Corp., as 2701 Kingsbridge Terrace, electric billing company, will read the meters monthly and process a bill based on the actual consumption of the resident.

5. Attestation that the meter reading data and billing calculations will be documented and maintained for a 6 year period.

We attest that all meter reading data and billing calculations will be documented and maintained for a six (6) year period per each unit

6. Description of the type of heat provided or to be provided at the property

The site will produce its own electric power by means of a natural gas driven cogeneration plant. As required, the building will import a small amount of power from the utility Con Edison but the bulk of electric power will be supplied by the plant to the building tenants. The new plant would also supply hot water to heat the building and domestic hot water. Hot water would be supplied in the cooling months to a new hot water absorption machine to make chilled water for apartment cooling. The waste heat of the Cogeneration system will be used to heat the building by utilizing the Cogen manifold hot water. This waste heat will be introduced to the building dual temperature system through a heat exchanger. Energy usage will be measured via the building Energy Management System installed under the Cogen project. Measurement will be by BTU's produced to BTU's used for heating and cooling. Electric heat is not available at the site.

7. Complaint procedures and tenant protections

When a tenant has a question about electric bill or believes the electric bill is inaccurate, the following protocol will be followed:

Tenant should submit the complaint to the property manager of the Building, including the action or relief requested and/or the reason for a complaint about a submetering charge. The property manager can be contacted at 646-624-2341. The property manager shall investigate and respond to the complaint in writing within 15 days of the receipt of the complaint. If the tenant and the property

manager cannot reach an equitable agreement and tenant continues to believe the complaint has not been adequately addressed, then the tenant may file a complaint with the Public Service Commission through the Department of Public Service.

Alternatively, tenants may contact the Department of Public Service at any time concerning submetered service in writing at New York State Department of Public Service, 3 Empire State Plaza, Albany, New York 12223, by telephone at 1-800-342-3377, in person at the nearest office at 90 Church Street, New York, New York 10007, or via the Internet at www.dps.ny.gov

Electric bills from Quadlogic to tenants will contain, among other things, opening and closing meter reads and dates, usage during a current period, a breakdown of dollar amounts billed, the total charge for the period, and the total amount due (see attached sample Quadlogic electric bill).

In the event of non-payment of electric charges, the Owner shall afford the tenant all notices and protections available to such tenant pursuant to the Home Energy Fair Practices Act ("HEFPA") before any action(s) based on such non-payment, including termination of service, is commenced (see attached HEFPA documents for the Building). Electric will not be treated as additional rent by the Owner.

8. Procedure for notifying all Tenants of the proposal to submeter

A section in the Lease Rider will notify each tenant that their apartment unit is submetered for electricity. The Lease Rider will in plain language clearly enumerate the grievance procedures for the residents and will specify the rate calculation, rate caps, complaint procedures, and tenant protections and enforcement mechanisms and such provisions will be in compliance with the Home Energy Fair Practices Act.

9. Enforcement mechanism is available to tenants

The complaint procedure detailed in section 6 above constitutes the tenants standard enforcement program, which are in compliance with the Home Energy Fair Practices Act.

10. Installation of submetering system.

The submetering system has not been installed.

11. Documentation will be provided to future Tenants to further reduce energy consumption.

The building owner will provide residents, along with the notice stating when submetering will commence, additional information, including a brochure on energy efficiency measures residents can take to reduce their electricity usage.

12. Description of weatherization or energy efficiency measures that will be or have been installed.

Replacement of the existing boilers with high efficiency natural gas fired HW boilers. Replacement of existing steam absorber chiller with a high efficiency HW absorber chiller. Replacement of existing hot water and chiller system circulating pumps with new pumps and high efficiency pump motors. Selected pumps will be controlled through variable frequency drives. Replacement of existing cooling tower with tower fans controlled by variable frequency drives. A new computerized EMS (Energy Management System) to control the entire central plant more efficiently. Projected savings for these measures would be:

Cogeneration plant 981,120 Kwh and heat recovery - \$225,00

New Boilers 17,655 Therms saved - \$19,421

Cooling Towers VFD's, EMS electrical savings 75,000 Kwh - \$18,750

13. Certification that the Lease Rider shall be sufficient to describe all relevant information to the Tenants.

2701 Kingsbridge Terrace (Bronx) L.P. by the undersigned, hereby certifies that the method of rate calculation, complaint procedures, tenant protections, in compliance with the Home Energy Fair Practices Act and the enforcement mechanisms, will be incorporated in plain language in all lease agreements.

Thank you in advance for your attention to this matter. Please do not hesitate to contact me directly with any comments or questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cathy Fulwood', written in a cursive style.

Cathy Fulwood
Associate Executive Director