Q. Please state your name and business address.
A. Carol Monti Barris, 4 Irving Place, New York, NY 10003.
Q. By whom are you employed and in what capacity?
A. I am employed by Orange and Rockland Utilities, Inc. as the Vice President, Facilities. Facilities' is part of Con Edison's Enterprise Shared Services.
Q. Please describe your educational background.
A. I received a Bachelor of Arts Degree from Iona College in 1978 and a Master of Business Administration Degree from Iona College in 1983.
Q. Please describe your work experience.
A. I joined Con Edison in 1978. Between 1978 and 1990, I worked in the Customer Service, Commercial Services and Public Affairs Departments, assuming positions of increasing responsibility. In 1990, I became the General Manager, Energy Services in Westchester. From 1994 through 1999, I assumed various positions in the Energy Services Department, each with increasing responsibilities. In 1999, I became the Vice President of Services at Orange and Rockland and assumed my current position in July 2006.
Q. Please generally describe your current responsibilities.
A. I am responsible for Facilities and Office Services at both Con Edison and Orange and Rockland, which includes

the operation/maintenance and capital programs/budgets for these areas for both companies. Facilities' is responsible for more than 40 facilities (office buildings and work-out locations/service centers) throughout the service territories of both companies. For the Company, some of the facilities that I am responsible for include: 4 Irving Place, Manhattan, Con Edison's Corporate Headquarters; the Company's Learning Center in Queens; various regional buildings and yards, such as West End Ave. in Manhattan, Flatbush Ave. in Brooklyn, Van Nest in the Bronx, the Astoria Complex in Queens and Rye Headquarters, Rye Service Center, Eastview Service Center in Westchester County. Many of these buildings are over 60 years old and in need of constant upgrade and improvement.

Q. Please explain the purpose of your testimony.

A. My testimony explains the need to modernize, upgrade, and improve various equipment and infrastructures associated with the various buildings coming under Facilities' responsibilities. Over the next four years, Facilities is planning to undertake nearly 300 projects, some small, others large, in the following areas: (1) compliance with environmental, health & safety and regulatory requirements ("compliance projects"), (2) upgrading or improving building

infrastructure ("critical infrastructure projects"), (3) improving work space ("programmatic site improvements"), and (4) addressing user requests ("user requests"). These projects are all needed either to correct potentially unsafe conditions, to address environmental issues, to comply with local, state or federal regulatory requirements/building code, to maintain the structural integrity of the Facilities buildings, and/or to improve a building's overall condition.

Q. What are the forecasted capital and O&M spending levels?

A. The Company plans to spend approximately $34 million in 2008, $33 million in 2009, $40 million in 2010 and $43 million in 2011 on Capital projects. In 2006, Facilities spent nearly $40 million on such capital projects.

As for O&M, the Company plans to spend approximately $22.8 million in 2009, $16.4 million in 2010 and $16.3 million in 2011 above the historic year O&M spending level of $8.7 million.

I note that these projects are common to the Company's Electric, Gas and/or Steam businesses, and, in some cases, to O&R. The Accounting Panel provides for the

allocated share of these costs to Con Edison's electric service.

Q. Why is it necessary to modernize, upgrade, and improve these facilities?

A. Most of these facilities are 15 to 20 years old. Certain locations, such as 4 Irving Place, Cleveland Street, Rye Service Centers and various auxiliary buildings at the 3rd Ave Yard site, were constructed over sixty years ago. Equipment required to operate these facilities have reached the end of their useful lives and are no longer economical or practical to operate. For example, heating, ventilating and air-conditioning ("HVAC") equipment is, in many cases, close to 20 years old and needs to be gradually replaced with more efficient systems that utilize more environmentally friendly refrigerants. Similarly, exterior facades, sidewalks, drainage systems and paved areas at certain locations are aging and in some places, are in a state of disrepair. Exterior windows and doors need to be upgraded to meet present day energy standards. Finally, in light of security concerns, security fencing and access improvements are required.

Q. Have you prepared an exhibit entitled "CONSOLIDATED EDISON COMPANY OF NEW YORK, INC., FACILITIES CAPITAL BUDGET PLAN," detailing your projected expenditures?

A. Yes, I have.

MARK FOR IDENTIFICATION AS EXHIBIT____(CMB-1)

Q. Have you prepared another exhibit entitled "CONSOLIDATED EDISON COMPANY OF NEW YORK, INC., FACILITIES INCREMENTAL O&M RATE REQUEST," detailing the Facilities programs you are describing in this testimony?

A. Yes, I have.

MARK FOR IDENTIFICATION AS EXHIBIT____(CMB-2)

COMPLIANCE PROJECTS

Q. Please explain the first category of projects, compliance projects.

A. Compliance projects are required to address potentially unsafe conditions and environmental issues as well as comply with the latest local, state or federal regulatory requirements and building codes.

Local Law 26

Q. Is there one project that accounts for much of the spending in this category?

A. Yes. In terms of spending and time, the largest and most complicated regulatory requirement project involves compliance with NYC Department of Buildings Local Law 26 ("LL26"). LL26 requires full sprinklering, which is a water based fire suppression system, of office buildings 100 feet or more in height no later than July 1, 2019. Under this law, water based sprinkler systems are required in all office areas and other areas such as electrical closets, mechanical/fan rooms, computer/LAN/UPS rooms, and tower stages of buildings.

Q. To which Company facilities does LL26 apply?

A. LL26 applies to the Company's headquarters at 4 Irving Place as it is greater than 100 feet tall.

Q. What is the basis for this new requirement?

A. LL26 is based on recommendations made by the World Trade Center Building Code Task Force in February 2003 and signed into law by Mayor Bloomberg on June 24, 2004. LL26 implements this requirement through amendments to the NYC Building Code and Fire Prevention Code.

Q. What steps are necessary for the Company to timely satisfy these new requirements?

A. At the present time, the Company has determined that the most efficient means for meeting the LL26

requirement is to immediately implement a process for installing the required sprinkler system for a certain number of floors each year between now and 2019. The Company has developed a plan to install the required sprinkler systems in conjunction with the Company's conversion of floors at 4 Irving Place to open-office plan arrangements (which in and of itself would require sprinkler systems). We would note that a few floors at 4 Irving Place have already undergone full renovations and have been sprinklered, except for various mechanical/electrical rooms. However, in order to meet LL26's 2019 deadline, the Company needs to accelerate its plans for open-office space arrangement. This, in turn, creates the need for additional space for temporary relocation of employees during the renovation.

Q. Please explain.

A. Currently, when the Company renovates a floor, it temporarily relocates the affected employees to another part of 4 Irving Place. This is because it is logistically difficult or practically impossible to maintain employees in their current work area during the renovation process. This is due to the physical arrangements of ceilings and other building infrastructure and the presence of environmentally

sensitive materials (such as lead and asbestos) that need to be addressed.

Q. Please detail the issues associated with performing renovations while floors are occupied.

A. It would be neither safe nor practical or efficient to perform the required renovation and sprinkler installation during off-shifts, when personnel have vacated the space, and allow the affected personnel to return to work during their normal work hours (thereby requiring a set-up and take-down of the work area on a daily basis). Most importantly, the safe removal of environmentally sensitive materials while the area is occupied is logistically extremely difficult. Having personnel completely vacate the space until the renovation (and any required abatement) is finished enables the Company to completely abate the environmentally sensitive materials in a safe and efficient manner.

Q. If the Company follows its current renovation schedule, will it be in compliance with the LL26 requirement by 2019?

A. No. At the current rate of floor renovations (i.e., less than one every two years), which was dictated, in part by available swing space, the Company would not be in compliance with LL26 by the 2019 deadline.

At the present time, office renovation and associated sprinklering projects have been mostly completed on four floors (i.e., the 2nd, 9th, 10th, 17th floors.) Twenty-four un-renovated/partially renovated floors and eight tower stages currently remain. If the Company does not accelerate the current schedule, we would fall short of compliance by seven to nine floors.

Q. How does the Company plan to accelerate this schedule in order to comply with LL26?

A. We are planning to accelerate the program (i.e., double the current rate of less than one renovation annually) by performing "gut renovations" of approximately one and one half floors every year.

Q. What impact does this acceleration have on the temporary relocation of employees?

A. In order to meet the needs of this accelerated program, some of the affected personnel would need to be temporarily relocated out of 4 Irving Place because there is insufficient swing space currently in the building (i.e., currently less than one full floor of available swing space).

Q. What are the costs associated with LL26 compliance?

A. There are both O&M and capital costs associated with this project. For O&M costs, Company-wide, the expenses associated with the temporary relocations of

personnel are projected to be approximately $7.0 to $12.3 million/year, depending on the costs to make the space habitable for the type of work we do and market rental rates when the relocation is done. For example in RY1, we expect to spend approximately an additional $11.9 million and for RY2, we expect to spend less, approximately $6.6 million. This estimated cost includes: renting off-site office space; preparing the space, i.e., furniture, computer and associated local area network relocation; placing items into storage; moving personnel and files off-site to temporary swing space. Some rented space may require more preparation than others.

Q. Please explain the capital costs associated with LL26.

A. We project Company-wide common capital costs of approximately $14 million, $15 million, $18 million and $15 million, respectively, in the years 2008, 2009, 2010 and 2011. These costs are basically to gut each floor, fix the sprinkler system, remove and abate lead and asbestos, provide new furniture, carpeting, painting, etc.

Q. What benefits are associated with accelerating these renovations now?

A. Many buildings in the City must comply with LL26. As compliance time gets closer to the deadline, we believe

that temporary swing space in other buildings will become more expensive and less available. In addition, contractors performing these types of renovations will become more in demand, which impacts their availability as well as their costs.

Q. Are there any additional projects at 4 Irving Place necessary to meet LL26 requirements?

A. Yes. There is one other project concerning the installation of a 10,000 gallon Fire Protection Water storage tank and associated booster pumps.

Q. Please explain the water tank project.

A. This project is needed to meet the 15,000-gallon Fire Protection water storage requirements, which effectively requires that there be 30 minutes of available sprinkler water flow. Presently, the existing storage tank is 5,000 gallons which equates to approximately 10 minutes of water flow. To meet the 15,000 gallon/30 minute water flow requirement, an additional tank with 10,000 gallons of storage capacity is needed. This project must be completed before the building is completely sprinklered. Booster pumps will supply adequate pressure to the various stage floors immediately below the building storage tanks. The Company's total estimated total capital cost for this project is $750,000.

Local Laws 10-11

Q. Are there any other major compliance projects associated with local laws?

A. Yes. There are projects needed to remain in compliance with Local Laws 10-11.

Q. Please describe Local Law 11.

A. Local Law 11 ("LLll") was instituted in the early 1980's as LL10. The law, which was amended and renamed LL11 in 1998, requires the periodic inspection of the exterior facades of buildings in NYC greater than six stories in height; and upon completion of the inspection, a report must be filed by a Licensed Professional Engineer or Registered Architect with the New York City Department of Buildings ("DOB"). These inspections primarily act as a safety measure to protect the public from falling building materials and improve awareness of the importance of maintaining and restoring NYCs architecture.

Q. Has the Company recently completed a LLll review cycle?

A. The Company's engineering department (through an outside consultant it hired) recently completed its report to the DOB on the LLll Cycle 6 inspections, performed in 2006. This report identified façade

repairs that must be completed within five years and prior to the Cycle 7 inspection.

Q. What fagade repairs are necessary under the Cycle 6 inspection?

A. No unsafe conditions were reported during this inspection; however, several items identified as "safe with a repair and maintenance program" ("SWARMP") were discovered. These items include cracked stone, replacing old masonry sealant, and sealing open masonry joints. In addition to normal fagade and/or parapet repairs, the report recommends replacing the caulking on all the building windows.

Q. Why is window caulking replacement important?

A. Primarily, it is important for reasons of public safety. Window caulking that has either deteriorated or eroded creates areas that permit water infiltration into the building. This water travels behind the fagade stone and masonry. During cold months of the year, this water can freeze, which then expands against the back of the stone/masonry, resulting in cracked, loosened stone, masonry and mortar. This broken stone, masonry, and mortar loosens and may fall from the side of the building to the street below thereby, creating a public safety concern.

Q. Is it difficult to replace the window caulking?

A. Yes. Environmental sampling of the caulking material has revealed that existing caulking is asbestos containing material ("ACM"). Therefore, special procedures are required to remove the existing ACM caulking. These procedures include, but are not limited to, internal plasticizing of adjacent windows to the current work area; erecting, maintaining and dismantling work/waste decontamination enclosure systems; plasticization between the mobile work platform and building; air monitoring inside the building and at the exterior work platform; and plasticizing between the already required sidewalk bridging and building. I would also note that all plasticizing measures have to be removed and re-installed for each shift.

Q. Due to the complexity of the aforementioned procedure and any associated LL11 repairs, can the removal and replacement of the caulking be accomplished in one year?

A. Attempting to accomplish all the work in one year would be extremely intrusive to the building occupants and, due to the required sidewalk bridging surrounding the entire building, the neighborhood as well. Therefore,

we are proposing that the work be accomplished as a program addressing one facade per year.

Q. What is the total of cost of this program?

A. We prepared a cost estimate based on the Cycle 6 engineering inspection report/recommendations. The total O&M cost estimate is approximately $4,015,000, or approximately $1 million dollars per year for the next four years.

Additional Compliance Projects

Q. What other regulatory compliance projects need to be undertaken?

A. Additional examples of compliance projects that are capital in nature include:

o The ongoing effort to renovate the 2nd fl East & Middle Mezzanine Offices of Van Nest S/C Bldg 1 at a cost of $2 million in capital during 2008. Per NYC DOB Building Code, interior bearing walls and bearing partitions must be constructed of non-combustible materials having a certain rating. The bearing walls of these Van Nest offices are not non-combustible materials and therefore, must be replaced. As theses walls support the office ceiling and HVAC systems, it is recommended to remove the offices in their entirety and build new. The space is approximately 15,000 SF.

o Relocation of C&D ("Construction & Debris") and Storage Bin Area to avoid high tension transmission wires at Eastview at a cost of $500,000 in capital during 2008. At the Eastview Service Center, there is a concern about safety during loading/unloading operations at the existing C & D and Storage area (i.e., equipment may come in close proximity to the existing 345 kV transmission wires located directly above the storage bins.) Administrative controls, such as warning signs and height indication wires are currently used to ensure safe operations and compliance with Con Edison's (25 ft) and OSHA (20 ft) safe distance (clearance) from the high-voltage transmission lines but engineering controls are desirable. To address this concern operationally, we propose the relocation of existing storage bins to another place in order to eliminate the possibility of overhead high-voltage lines contact and flashover hazard. This project relocates the existing storage containers, cable reels, and concrete poles to a newly constructed C&D area. The new concrete bin walls will be 4ft high above ground. In addition, a 120 ft x 15 ft asphalt pavement will be required between the new storage bins/existing roadway.

o The Learning Center Splice Lab Oil Bath Vent Pipe Modification at a cost of $100,000 in capital during 2008. An oil bath located in the Electrical Transmission Lab is equipped with an exhaust hood to capture oil saturated vapors during the system operation. The ductwork from the exhaust hood is terminated above the public corridor ceiling acting as a return air plenum. This project provides for installation of a mist and smoke collector that is 97 percent efficient in cleaning the oil saturated vapors. The treated air can be returned back into the lab space.

Q. What are the projected costs of these projects?

A. The estimated capital costs for this category of projects are $17.4 million in 2008, $15 million in 2009, $18.1 million in 2010 and $15 million in 2011. The 2008 costs are primarily for LL26 projects and other compliance related work discussed above while the 2009, 2010 and 2011 costs are exclusively for LL26 compliance.

Q. What additional compliance projects are expected to be undertaken that are O&M in nature?

A. The Company plans to undertake projects for the purpose of improving air quality at all of the Company's facilities.

Q. Please describe your plans for improving air quality.

A. The Company intends to inspect, clean and remove sensitive materials associated with air and water distribution equipment and systems in the buildings to mitigate the spread of potential infectious diseases and/or health dangers. This program involves several various sub-programs that systematically address the quality of indoor air by removing sensitive materials from building systems and improving the operation of any associated equipment. Programs include, but are not limited to, cleaning HVAC duct and units; inspecting and repairing roof and piping systems to remove mold; and abating and replacing ACM insulation throughout the buildings. We plan to implement this project commencing with RY1 at an estimated incremental annual cost of $1.1 million.

CRITICAL INFRASTRUCTURE PROJECTS

Q. Please explain critical infrastructure projects.

A. These are projects that have been initiated because they are deemed necessary to maintain the structural integrity of the Facilities' buildings, to allow them to operate as designed, or to protect critical equipment (e.g., failed roof, whereby bubbling is

evident underneath the membrane, indicating that water has infiltrated the system and saturated the associated insulation/decking; high maintenance HVAC or elevator equipment; deteriorated docks/piers; LAN Room AC Installations). The projects in this category are projected to be undertaken in 2008. Projects of this nature, despite planning, and preventative maintenance, are generally identified when systems, equipment and components are at or close to failure. Projects that address replacement of critical infrastructure usually need to be completed in a quick time frame.

Q. How much are you planning to expend in capital costs for these types of projects?

A. In 2008, we plan to spend $6.5million in 2009, and $200,000 annually in the years 2009-2011. This category has approximately fourteen projects associated with it.

Q. What are some examples of the capital projects included in this group?

A. Examples and descriptions of such capital projects are:

o The Learning Center (TLC) - Critical LAN & UPS AC & Back-Up Power - $2,500,000 in 2008. Not all critical Information Resources' equipment located at TLC is connected to the site's Emergency Diesel Generator ("EDG") or has cooling sufficient to

dissipate its heat loads. This project installs new Air Conditioning equipment in critical LAN & UPS rooms and connects these critical loads to the EDG.

o 28th St S/C and Flatbush Avenue - Roof Replacement - $1,800,000 in 2008.

o Irving PI. - HVAC Piping Replacement Program - $200,000/year for years 2008 through 2011 (i.e. multi-year). This project provides for the programmatic replacement of HVAC piping throughout Irving Place. The existing chilled and secondary cooling water systems are approximately forty years old. A metallurgical study of the most recently failed pipe section indicated 80 percent exterior corrosion and 20 percent interior corrosion. Representative samples of the building's piping system will be examined to determine the full extent of the system's deterioration and piping will be replaced accordingly.

o Exterior Street Dock Rehabilitation - $650,000 in 2008. The existing waterfront bulkhead is constructed of timber and is currently in a deteriorated state and partially collapsed. The bulkhead's concrete apron and the yard's concrete pavement are also in a state of disrepair (i.e., cracked and deteriorated.) This project replaces the deteriorated bulkhead cribbing and apron with a new

treated timber bulkhead and a new concrete apron along the site south and west waterfront.

o Flatbush Ave. - Uninterrupted Power Supplies ("UPS") Consolidation in Room 312 & the 7th Floor Telephone Room - $650,000 in 2008. Information Resources will install two 40KW UPS's to backup the switching network system. Each UPS will require a main distribution panel feeding several sub panels and will be fed from the main emergency distribution panel located on the 1st floor. This project installs the UPS's along with the associated power feeds, power outlets and HVAC upgrades needed to dissipate the additional heat loads in the rooms. As part of this project, LAN Room 312 and the 7th Floor UPS room will require installation of two new 3-ton AC units for each room.

o Irving Place - Conversion of one of the "F" bank elevators, car number 11, into a mechanical shaft suitable for running the sprinkler piping, and for installing support steel and personnel platforms required for future maintenance. The estimated capital cost for this project is $400,000.

o 30 Flatbush Ave - Rm 520 UPS Upgrade and LAN Room A/C for $250,000 in 2008. Additional electronic equipment has been located in this LAN room and new UPS

equipment will be located in this space in the near future. In order to maintain proper room temperature with the added heat load, this project provides for the installation of two new three-ton split dedicated Air Conditioning systems. This project also provides a new power feed to the new equipment. The power feed will supply the UPS's through a new step-down transformer.

Q. Please explain the O&M projects in this category.

A. The Company plans to undertake projects to upgrade existing floors, address building infrastructure restorations and perform a comprehensive Master Plan for all Company facilities.

Q. Please explain the floor replacement program.

A. The Company intends to replace carpeting and resurface floors during the next several years. Normal wear and stretching of floor carpeting and severely worn tile or floor surfaces result in tripping hazards. In many cases, carpeting has worn beyond any economical or reasonable cleaning method resulting in extremely dirty carpets also contributing to unhealthy air quality. In addition, resealing certain floor surfaces, such as fan room floors, eliminates any water seepage or leakage to lower elevations during equipment failures. We expect to undertake this project in RYl - RY3 at an incremental cost of approximately $1.4 million in RYl.

Q. Please explain the Building Infrastructure Restoration project.

A. The Building Infrastructure Restoration project involves programs and sub-programs for the restoration of equipment and systems that are approaching the generally accepted life expectancies and require upgrading to ensure continual operation. These various sub-programs include, but are not limited to, restoration of cooling tower components and recoating associated structural steel and piping; restoration of wall, ceiling and floor systems in areas of extreme traffic, such as main lobbies, entrances and corridors; replacing steam, water and chill water valves for the buildings' HVAC and water systems; and replacing or re-coating of steel support structures. We expect to undertake this project in RY1 - RY 3 at a cost of approximately $4.4 million, $3.3 million and $3.4 million in those years, respectively.

Q. Please explain the purpose of the Master Plan Study & Analysis that you plan to perform at each Company facility.

A. Several Company organizations are outgrowing their current locations. Additionally, a number of Company building leases are due to expire within the next five years. Therefore, a Company-wide strategic plan is

required to ensure that adequate, productive work space is available to employees. The plans will also consider the geographic needs of organizations so that they are accommodated in locales commensurate with their associated responsibilities and workload. Accordingly, a full scale study and analysis of all the Company's facilities, employees, and organizational functions, is necessary to develop a Master Plan to accommodate changes occurring, and expected to occur, in the Company over the next four years.

Q. What is the projected cost of this effort?

A. We expect to undertake this project in RY1 at an estimated cost of $1.1 million, with lesser amounts in the following two years.

PROGRAMMATIC SITE IMPROVEMENTS

Q. Please describe your third category of costs, Programmatic Site Improvements work.

A. These capital projects are performed annually to maintain and improve on overall conditions at the buildings and yards and are intended to upkeep the facilities. The program addresses efficiency improvements and/or equipment modernization or upgrades and projects that are evaluated/prioritized

based on facility assessments. These projects generally involve yard paving/resurfacing, roof replacements identified in the Facilities' roof inspection program, HVAC systems nearing the end of their normally useful life, general office renovations, elevator upgrades, etc.

Concerning roofs, Engineering has in place a roof inspection program, which assesses each building roof once every five years. The inspection reports, generated as a result of this effort, specify the extent of the repair work necessary or if a complete roof replacement is required. The roof project is then funded and scheduled accordingly. The 28th St Service Center and 30 Flatbush roofs discussed in the Critical Infrastructure category above were previously identified in the roof inspection program as severely deteriorated and are now scheduled to be replaced.

In order to group, evaluate and prioritize other building systems and equipment, Facilities has established various programs to address: yard and road paving/resurfacing, loading platforms, sidewalks, fences/gates, garage doors, windows, office renovations, HVAC systems, lighting, electrical systems, security systems, emergency diesel generator, etc. Projects are listed in Programmatic Site

Improvements Category either as a result of a completed Engineering Service Request ("ESR") or as a placeholder based on engineering or historical knowledge of the systems and equipment (e.g., since the expected life of a freon-based HVAC system is approximately 20 years, units that are 15 years or older will be listed in the five year plan.) A completed ESR provides a scope of work and budgetary order of magnitude cost estimate required to address a particular system problem.

Q. Please provide some examples of this type of capital work.

A. There are currently over one hundred projects identified in the Programmatic Site Improvements category. Examples of such projects are:

- o West End Ave. - Various Renovations - $5,300,000 in 2008-2009.
- o College Point Blvd (CPB)- 2nd Fl Renovation - $3,500,000 in 2011.
- o Various Site Security Improvements (28th Street S/C, TLC, 110th Street S/C, CPB S/C) - $3,200,000.
- o 3rd Ave Yard - Paving/Parking/Building 2, 3 & 4 Demolition/Wall Preservation - $3,000,000 in 2008.
- o Irving PI. - Window Replacement ~ $3,000,000/year (2009-2011).

o TLC - Redesign training areas 123 - 125a - $2,500,000 in 2010 and 2011.

o Flatbush Ave. - 6th & 7th Floor Office Renovation - $2,000,000 in 2008.

o 16th St S/C - Security Improvements - $1,500,000 in 2010.

o Van Nest S/C Bldg 1 - 1st fl Mezzanine Bathrooms/Locker rooms renovation -$1,000,000 in 2008 and 2009.

o West End Ave. - Air Handler Replacement: AC-4 & AC-4A, District Operator Office AC - $1,000,000 in 2009.

o The Learning Center - 315 ton Chiller Replacement - $500,000 in 2009.

o Flatbush Ave. - EDG Upgrade - $500,000 in 2011.

o Cleveland St. S/C - Yazaki Absorption Unit Replacement - $400,000 in 2009.

O Bruckner Blvd. - Yazaki HVAC Replacement - $300,000 in 2009.

o Davis Ave. - Window & Lintel Replacements ~ $300,000/year in 2009 and 2010.

o Irving PI. - G Stairwell Washroom renovations ~ $300,000/year (2009-2011).

o Irving PI. - Air Handler Replacement 13SE - $195,000 in 2008.

o College Point Boulevard - Paving/Resurfacing Program Phase 2 ~ $150,000/year (2008-2009).

o Astoria - Paving/Resurfacing Program ~ $150,000/year (multi-year).

o Regional Storerooms, Bronx - Lighting Improvements-$100,000 in 2009.

Q. What are the projected costs for this category of projects?

A. The estimated capital costs for this category of projects are $8.7 million in 2008, $17.6 million in 2009, $20.9 million in 2010 and $20.4 million in 2011.

USER REQUESTS

Q. Please describe the final category, user requests.

A. Any projects that do not meet the criteria of the three categories explained above and are generally done at the request of the user are considered to be user requests. They are prioritized on a "first-come, first-served" basis and budgeted/engineered/scheduled subject to an engineering evaluation of the need for the project.

Q. Are these capital or O&M projects?

A. Generally, these are capital projects.

Q. Please provide examples of these types of projects.

A. There are currently over thirty projects identified in the User Request category. Examples of such projects are:

o The Learning Center - Enclose gas pavilion for training - $1,500,000 in 2011.

o College Point Blvd. S/C- New Heated Flush Truck Shed - $1,000,000 in 2011.

o 16th St S/C - Enlarge Ave C gate for truck traffic - $150,000 in 2011.

o The Learning Center - Employee/student notification system - $150,000 in 2011.

o Irving PI. - Additional Points for Alarm Panel in Control Room - $100,000 in 2010.

o Irving Place. - Additional Pressure Switches for Chilled & Secondary Water Pumps - $50,000 in 2010.

FACILITIES HARDENING

Q. Are there any other projects or programs that you wish to discuss?

A. Yes. I would like to discuss the Company's current efforts to evaluate the "hardening" of its Facilities' buildings.

Q. Please explain what you mean by "hardening?"

A. It is the steps that the Company is taking to strengthen and reinforce certain facilities in the event of a category 3 hurricane to increase the likelihood that critical facilities are able to operate, and that the Company can continue its business as best as possible, during such an event.

Q. Please explain what steps have been undertaken in this area.

A. After the 2005 hurricanes in the Gulf region, the Company began studying the potential effect of a category 3 hurricane on its facilities. To date, several studies have been conducted in this effort.

Q. What facilities have been studied and what was involved in the assessment?

A. Concerning the hardening of the West End Avenue (WEA) facility, the Company hired Thornton-Tomasetti (TT) to perform a detailed structural evaluation of this building based on drawing research/field observations; computer modeling/analysis of the building's steel frame structure; manual calculations for the masonry walls, roof mounted equipment anchorage, and roof deck, including debris impact; and qualitative evaluation of windows, doors, louvers, roofing systems, and transformer bay enclosures. The building was evaluated for current code requirements for wind loading

associated with hurricane categories 2, 3 and 4. In addition, exploratory holes were also drilled into several of the [Concrete Masonry Units] ("CMU") walls to confirm that they are un-grouted and un-reinforced. Based on this exploratory information and the TT study, it was determined that the WEA building will need to be hardened.

Concerning the hardening of the critical regional facility locations, the Company hired Altran Solutions to perform a screening evaluation of 4 Irving Place, Buildings 21 and 21A at Van Nest, 1 Davis Avenue, 30 Flatbush Avenue and Rye Headquarters. This effort involved assessing the buildings for suitability as a hurricane shelter (structural and flooding standpoint only) and assigning them a numeric rating. The screening criteria come from FEMA 361, the American Red Cross and additional information obtained from the state of Florida. The screening addressed the following: flooding due to storm surge, building age and type of construction; categorizing and rating the building elements (main load resisting system, roof, floors, walls, cladding, windows, doors); debris hazards; et al. The evaluation did not involve any formal analysis but did result in the identification of building components that would need hardening and

related "order of magnitude" costs. The screening relied on past performance of various buildings during historical hurricanes of all categories. As such, there was no distinction made of the hurricane category number in determining the rating. The Altran Solutions report that assessed the capability of the critical Con Edison buildings to resist major hurricanes concluded that all buildings were rated below acceptable for use as shelters. Thus, these buildings will also need to be hardened.

Q. Please continue.

A. At this point the two studies indicate that all of the above-mentioned buildings will need to be hardened to some extent. Using the recommendations provided in the Altran study and information currently known, the estimated costs to harden 4 Irving Place, Buildings 21 and 21A at Van Nest, 1 Davis Avenue, 30 Flatbush Avenue and Rye Headquarters is approximately $40,000,000. This includes measures such as replacing existing "unshuttered" windows with a hurricane resistant version; reinforcing windows with an anchored film; reinforcing exterior masonry walls; and replacing existing ballasted or lightweight metal decked roofs, anchoring poorly attached roof mounted equipment.

Q. Has the Company taken any steps to mitigate the cost of this effort?

A. Yes. Engineering and the Coastal Storm Committee have refined the parameters utilized in the TT and Altran studies mentioned above in order to limit the extent of hardening required. The alternative approach will evaluate methods for hardening at select locations, such as 4 Irving Place, WEA and Buildings 21 and 21A at Van Nest. In the cases of Irving Place and WEA, these buildings will be analyzed so that certain floors/areas as opposed to the entire buildings can be utilized as shelters. This approach can potentially reduce the project's work scope and therefore cost.

A Request for proposal has been sent to TT and once approved/finalized, TT will be hired to prepare conceptual designs and costs associated with these requirements.

Q. Are there other facilities that would need work associated with hurricane preparedness?

A. Yes. In addition to the above-mentioned company facilities, we are investigating the concept of creating safe areas within several of our substations and our East River Generating Station. This will allow operators to have a safe shelter to ride through the hurricane after preemptively shutting down these

facilities to avoid trip off line due to the effects of the hurricane. The scope and costs of these safe areas has not yet been developed.

Q. What is the cost included in the rate case submittal for the hardening of facilities and creation of the safe areas?

A. As indicated above, the estimated cost of work is $40 million, pending the results of the new TT study of the above mentioned facilities and development of scopes and cost estimates for the safe areas. We will update this estimate during the update phase of this proceeding.

Q. Does this conclude your testimony?

A. Yes, it does.

CONSOLIDATED EDISON COMPANY OF NEW YORK. INC.. FACILITIES CAPITAL BUDGET PLAN: Exhibit (CMB-1),

	2006 Expenditures	2008 Request	2009 Request	2010 Request	2011 Request
2006 PROJECTS	8,034				
	8,034	-	-	-	-
MULTI-YEAR PROJECTS					
Irv PI - Emergency & Exit Lighting Upgrades	2,186				
Astoria - Water main replacement	3,305				
A-11 Dock Project - NRG Portion	1,786				
Irv PI - 2nd Fl Floor Renovations	4,586				
Flatbush Ave - Perimeter HVAC Program	708				
WEA - Fire Alarm System Upgrade (Central Eng)	563				
Van Nest - Building 11lluminated Exit Signs & Emergency Lights	420				
Irv PI - Emergency Generator Upgrade (Central Eng)	723	800			
3rd Ave Yard - Main Building	10,027				
	24,304	800	-	-	-
COMPLIANCE PROJECTS					
110th St S/C - Haz/Non-Haz/PILC Storage Area - Canopy Replacement	196				
28th St S/C - Yard lighting feed upgrade	159				
Irv PI - Steam Radiator Quick SO Valves	55				
CPB - Alarm Control Panel Upgrade (Ruled Expense)	-				
Ast PCB Shed - Install Secondary Containment (Deferred pending DEC)	-				
Manhattan Garages - Oil Tank Containment Coating (Ruled Expense)	-				
Irv PI - Cathodic Protection Underground FO Tanks (Ruled Expense)	-				
Irv PI - LL26 Photoluminescent Compliance	218				
Flatbush Ave - LL26 Photoluminescent Compliance	112				
Victory Blvd S/C • SPCC Containments	49				
Neptune Ave S/C - Oil Water Separator Removal	101				
CFS Garage OWS's - Install High Level Alarm	100				
Irv PI - 17th Fl Computer Rm Fire Protection (Deferred)	-				
Rye HQ - Customer Ops Call Center Renovation (Ruled expense)	-				
Irv PI - Loading Dock Air Curtains	49				
Victory Blvd S/C - Pedestrian Ramp Heater	14				
Rye HQ - FACP and Smoke Detectors Replacement					
Van Nest S/C Bldg 1 - Renovate 2nd fl East & Middle Mezz Offices	-	2,000			
Irv PI - Mailroom/Loading Dock Fire Door Replacement (2007)					
Irv PI - LL 26 Fire Protection Tank & Booster Pumps		650			
Irv PI - 21st fl Renovation/20th fl sprinkler	4				
Irv PI - 7th fl Renovation for Security (2007)					
Irv PI - 6th fl Renovation/25th, 27th fl and all stages LL26 Sprinkler	-	10,000			
Irv PI - 24th fl Renovation/22nd, 23rd, 26 fl LL26 Sprinkler	*	4,000			
Irv PI - 15th & 19th fl Renovations	-		15,000		
Irv PI - 3rd, 4th, 5th fl Renovations	-			18,100	
Irv PI - 7th, 8th fl Renovations & sprinkler mech/elec spaces of 2, 9,10th fls					15,000
Flatbush - Rear Loading Dock Heater Relocation		30			
Van Nest • Cable Lab Safety/Alarm System High Voltage Testing Area	-	60			
TLC - Reroute of Vent Pipe from Splice Lab Oil Bath	-	100			
Eastview - Employee Parking Crosswalk Improvements (Deferred)	-	100			
Eastview - Relocation of C&D and Storage Bin Area		500			
Various - LL 26 Back-up Power to Exit Signs (no modifications required)	-				
	1,057	17,440	15,000	18,100	15,000
CRITICAL INFRASTRUCTURE PROJECTS					
TLC - GUW's - Splicers Renovation	262				
Queens Boulevard - Elevator Modernization	583				
Irv PI - Communications Rm 723 AC	291				
Van Nest S/C - Bldg 1 Server Rm 325 LAN Rm/320 UPS Rm AC Upgrade	228				
CPB - LAN Room AC	43				
Van Nest -1601 LAN Rm AC	56				
Flatbush Ave - Rm 520 LAN Rm A/C (Replace obsolete unit - emerg proj)	12				
Victory Blvd LAN Room AC	4				
Victory Blvd S/C - Sewer Ejector Pumps	29				
Eastview S/C - Yazaki HVAC System Upgrade	98				
CPB - 8&9 HVAC replacement	29				
Irv PI - Rm 1300 Card Swipe System	31				
Van Nest - AC various	60				
Van Nest - Water Meter & Shut-Off valve Replacement	3				
TLC - Refrigerated Dryer System for Air Comp	25				
Van Nest 1601 - HVAC Thermoking Replacement	400				
Astoria - WWT Facility Valves & Piping replacement (2007)					
TLC - 532 ton Chiller Replacement	627				
WEA - Air Handler Replacement: AC-1,1 A, 2 & 3 (West CR)	-				
Davis Ave - Chiller/Absorber Unit (2007)	-	450			
Flatbush - Roof Replacement (originally 2007/deferred to 2008)					
28th St S/C - Roof Replacement (originally 2007/deferred to 2008)	-				
Rye HQ - LAN Rm 205 AC	-				
Van Nest S/C Building 1 - Compressor modifications/replacement	-				
Flatbush Ave - Rm 520 LAN Rm A/C (Future expansion)	-	100			
Irv PI - Cooling Tower Electrical Upgrades	-	375			

	2006 Expenditures	2008 Request	2009 Request	2010 Request	2011 Request
Irv PI - "F" Elevator Shaft Platforms for Future Elect/Mech Equipment	1	400			
Astoria - Replacement of Steam Line to Building 82	-	575			
Exterior St - Dock Rehabilitation	-	250			
Davis Ave - Roof Replacement	-	600			
Van Nest - Steam Elbow Support & Brick Restoration		30			
Astoria Building 136 - LAN Room AC & IR Office Evaluation		150			
Flatbush - LAN Rm UPS Consolidation - Rms 312 & 7th Fl Telephone Rms		650			
Flatbush Ave - UPS Upgrade Room 520		150			
Flatbush - EDG Power Feeds to 419 Server Farm		80			
Irv PI - HVAC Piping Replacement Program		200	200	200	200
TLC - Critical LAN & UPS AC & Back-up Power		2,500			
	2,782	6,510	200	200	200
PROGRAMATIC SITE IMPROVEMENTS					
PAVING/RESURFACING/PARKING/LOADING PLATFORMS					
3rd Ave Yard Storeroom • Floor Resurfacing	125				
3rd Ave Yard - Paving/Parking/Building 2,3,4 Demo/Wall Preservation	-	3,000			
Bronx Garage - Flooring resurface	-		125		
CPB - Paving/Resurfacing Program Phase 2	-	100	150		
Astoria - Paving/Resurfacing Program	638	150	150	150	150
Astoria - Transformer Shop Parking Lot Paving	-			100	
Neptune Ave S/C - Parking Area Resurfacing	-			100	
Eastview S/C - Employee parking lot expansion	-				2,000
Rye HQ • Parking area resurfacing (lots 2,4,5,8,12,13)	-		200	100	
Eastview S/C - Storeroom Platform Rebuild	-	1,000			
Eastview S/C - Back Roadway Paving & Drainage	209				
Victory Blvd S/C - Concrete Pads for Trash & Waste Containers	114				
Various OWS - Replacement of Pneumatic with Electric Driven Pumps			150		
Irv Place - Concrete Pads for Trash & Waste Containers	-				
Other locations (tbd)	-			700	500
SIDEWALKS/GATES/FENCES/GARGAGE DOORS	-				
Cleveland St S/C - Sidewalk replacement	83				
Cleveland St S/C - CFS Garage Door Replacement	5				
Cleveland St S/C - Main Entrance Motorized Gate Replacement	10				
Sherman Creek - Sidewalk Installation (Real Estate to Fund)	150				
Van Nest - Various Gates	127				
Van Nest - White Plains Rd Sidewalk Evaluation	71				
Other locations (tbd)	-			100	100
WINDOWS	-				
Irv PI - Window Replacement	-		3,000	3,000	3,000
Davis Ave - Window & Lintel Replacements	-		400	300	
Other locations (tbd)	-				-
OFFICE RENOVATIONS	-				
Irv PI - 14th Fl Trans Ops Planning Additional Space	138				
Irv PI - 16th Fl Public Affairs Office Renovation	-				
Irv PI - 12th Fl Man Elect Additional Space	24				
Irv PI - 1575-S Renovation	13				
Irv Pi-1300 Card Swipe	31				
Irv PI - Mailroom Plates	62				
Irv PI - Rm 750 & 775S Carpets	83				
Irv PI - 11th Fl New Flooring in Repro Room	116				
Irv PI - Upgrade of Room 420			50		
Van Nest S/C Bldg 21A - ERC/Gas Control Rm Renovation	-				
Van Nest S/C Bldg 1601 - Facilities Office Renovation & Conference Rm	371				
Van Nest - Car Wash Building Conversion to Offices	-			700	
Bruckner - Conference Room	35				
Flatbush Ave - 6th & 7th Fl Renovation for C/M	-	2000			
Cleveland St - Testing Area for Draeger Gas Detectors	-		100		
Davis Ave - Call Center Renovation & Window Replacement	-		500		
Victory Blvd • Renovation of Electric Ops Spac			350		
WEA - E. Control Room Lights/Ceiling/Renovations	-		2,000		
28th St - Flush Waste Water Treatment Shed Replacement	-	150			
110th St S/C - Conversion of Stores Areas to Office Space	-			100	
28th St - Elect Ops Move into Gas Area					100
CPB - 2nd Fl Renovation	-				4,500
CPB - EQ Planners Office Renovation					30
Astoria Building 97 - Office Renovation	48		200		
TLC - Cafeteria Sound System	32				
TLC - Redesign training areas 123 - 125a	-	-		1,500	1,000
Astoria - ChemLab Office renovation	-				300
Rye HQ - New Office for Cafeteria Manager			30		
Other locations (tbd)	-				-
BATHROOM/LOCKER ROOM/KITCHEN RENOVATIONS	-				
Van Nest S/C Bldg 1 - Renovate 1st fl Mezz Bathrooms/Lockerrooms		500	500		
Van Nest S/C Bldg 1 - Renovate Shop fl Bathrooms/Lockerrooms	-	500	500		
Cleveland St S/C - Locker room/bathroom renovation (mens/ladies)	-			500	
Rye S/C - 2nd fl bathroom renovation	-			150	
Rye S/C - 3nd fl bathroom renovations (Mens/Ladies)	-			300	
WEA - Washroom Upgrades	-	-	200		
Victory Blvd S/C - Ladies bathroom/locker room renovation	-		250		
Flatbush Ave - 3rd fl bathroom renovation	-			150	
CPB S/C - 1st Fl Bathroom renovation	-		250		

	2006 Expenditures	2008 Request	2009 Request	2010 Request	2011 Request
TLC - Grease trap replacements	-	100			
125th St- 1stfl Ladies bathroom renovation	-		200		
Irv Pl - G Stairwell Washroom upgrades	-	300	300	300	300
Astoria Building 136 - Expand mens & womens locker areas	-		200		
Other locations (tbd)			-		-
HVAC					
Irv Pl - Air Handler Replacement 8SE & 6SW	-	400			
Irv Pl - Air Handler Replacement 13SE	-	195			
Irv Pl - Air Handler Replacement 18NW	-	60			
Irv Pl - Air Handler Replacement PA - 2	-		450		
Irv Pl - Air Handler Replacement PA - 4	-			465	
Irv Pl - Air Handler Replacement 20NW & 20NE					150
Irv Pl Data Center 2 -10 ton Typhoon cooling units # 5 and # 6 Repl	-			400	
Irv Pl Data Center 1-10 ton Ed Pack cooling unit # 9 Replacement	-			200	
Irv Pl - Cooling Tower Valve Replacements	-		60		
Irv Pl - Cooling Towers 4 & 5 Rebuild	-		800		
Irv Pl - BMS Upgrades	-				
Irv Pl Rm 228 - HVAC/PET Device Room Improved Ventilation	-				
Cleveland St S/C - Yazaki Absorbtion Unit Replacement	-		400		
Neptune Ave - 2nd Fl AC Unit Replacement	-	-	100		
Van Nest S/C - Boiler Replacement	-			7,000	
Van Nest Building 1 - HVAC Replacement for 3rd Fl Offices			150		
Van Nest - Planning Office HVAC	-	-	150		
Bruckner - Yazaki Replacement	-	-	300		
TLC - 315 ton Chiller Replacement	-	-	500		
TLC - Pavilion Ventilation	-		100		
TLC - LAN Rm AC (various tbd)	-			300	
110th St S/C - HV2 Replacement	-				
125th St - HVAC Unit Compressor/Air Handler Replacement	-		320	80	
125th St - Men's Locker Room Ventilation	-	-		100	
WEA - Air Handler Replacement: AC-5	-		300		
WEA - Air Handler Replacement: AC-4 & AC-4A, DO AC (East CR)	-		1,000		
WEA - W. Control Rm Chiller Replace	-		800		
WEA - SOCCS/UPS Liebert AC replacement	-		750		
WEA - BMS Upgrades	-		150	250	
28th St - Bathroom Ventilation Improvements			50		
28th St - Bay #7 Exhaust Fan			25		
28th St - SSC Office HVAC				100	
Other locations (tbd)	-				-
LIGHTING & ELECTRICAL UPGRADES					
Regional Storerooms Bronx - Lighting	-		100		
Irv Pl • Electrical Distribution Panel Upgrades	-		265	265	
CPB Storerooms - Lighting upgrade	-		150		
Other locations (tbd)	-				-
ROOFS (tbd by roof inspection program)	-				-
Irv Pl - Cooling Tower Roof			825		
SECURITY (non - critical which Security may not fund)	-				
16th St S/C - Security booth relocation/consolidate (Security Program)	-			1500	
28th St S/C -Security				1000	
110 th St S/C-Security				500	
Irv Pl - MECC Upgrades Associated with Corporate Security Audit		250			
TLC - Security Upgrades	-				700
CPB - Security Upgrades		-			1,000
Neptune Ave - Security Upgrades	-			500	
Cleveland St - Security Upgrades	-				500
3rd Ave Yd - Security Upgrades (Security Program or Parent Project)	-				
Other locations (tbd)	-				-
EDG UPGRADES	-				
TLC - EDG CERC & Business continuity upgrades	-			-	3,500
Van Nest Shop - Back-up EDG	-				600
Flatbush Ave	-				500
RyeHQ	-				500
EMERGENCY WORK	-	-	-	-	1,000
	2,485	8,705	17,550	20,910	20,430

USER REQUESTS

Irv Pl - Pressure Switches for Chilled & Secondary Water Pumps	-			50	
Irv Pl - Additional Points for Alarm Panel in Control Room	-			100	
Irv Pl - Alarm for Glycol Systems	-				150
CPB - Meter/Test Area HVAC	-				150
Irv Pl - Alarm panel upgrades	-				100
Flatbush Ave - Flood Control Improvements	-		-	150	
Victory Blvd - Main Bldg Exit ramp Rebuild	-				60
CPB S/C • Addition LPG Storage	-				70
16th St S/C - Enlarge Ave C gate for truck traffic	-				150
TLC - Enclose gas pavilion for training	-				1,500
CPB S/C- Flush Truck Shed	-				1,000
CPB S/C - Fencing barrier installation	-				100
Eastview S/C - Create new bay in switch area	-				300
Cleveland St S/C - Garage building - New shape-up room	-				300
Astoria - Front park area refurbishment	-				300
Astoria - Yard salt bins installation	-				350

	2006 Expenditures	2008 Request	2009 Request	2010 Request	2011 Request
Astoria Building 136 Cafeteria - Dining area refurbishment	-				250
TLC • Arcade area lighting replacement	-				150
TLC - Employee/student notification system	-				300
TLC - Building 1 & 2 assembly area	-				250
WEA - HALON System Alternative Evaluation	-				1,000
WEA - Renovate training area	-				350
WEA - Kitchen Upgrade	-				50
Van Nest- Building 1 Winter Shed	-				120
Van Nest • Building 3 Garage Door	-				200
Van Nest 1601 HVAC - Additional Johnson Controls					80
Bruckner Garage - Moisture/Condensation Issue	-				250
	-	-	-	300	7,530
GRAND TOTAL	38,662	33,455	32,750	39,510	43,160

SPECIAL PROJECTS

Various - Hurricane Building Hardening Projects		10,000	10,000	10,000	10,000

CONSOLIDATED EDISON COMPANY OF NEW YORK, INC
FACILITIES INCREMENTAL O&M RATE REQUEST: 4 IRVING PLACE & REGION FACILITIES

Programs & Projects	Historic Year 2006	Program Changes 2009	Rate Year Ending 2009	Program Changes 2010	Rate Year Ending 2010	Program Changes 2011	Rate Year Ending 2011
Indoor Air Quality Improvement Programs							
Duct cleaning	30	585	585	0	585	0	585
Induction unit drip tray inspection	270	(155)	(155)	0	(155)	0	(155)
Roof inspection and repairs	20	280	280	0	280	0	280
Piping inspection and replacement program	10	50	50	0	50	0	50
ACM insulation abatement and replacement program	89	251	251	0	251	0	251
HVAC balancing program	10	100	100	(45)	55	(5)	50
Charcoal Filter Replacement	0	35	35	(5)	30	5	35
	429	1,146	1,146	(50)	1,096	0	1,096
Local Law 10-11 Facade Repairs (4 Irving Pl - 4 Yr Program)	1,300	(275)	(275)	0	(275)	0	(275)
Flooring Upgrades Programs							
Carpeting	123	1,332	1,332	0	1,332	0	1,332
Seal/epoxy fan room floors	0	120	120	0	120	0	120
	123	1,452	1,452	0	1,452	0	1,452
Building Infrastructure Restoration Programs							
Replace cooling tower casing 4 & 5 (4 Irv Pl)	0	145	145	0	145	(145)	0
Paint building roof steel (4 Irv Pl)	0	350	350	(350)	0	0	0
Restore Salvage Water Tank (4 Irv Pl)	0	55	55	(55)	0	0	0
Valve replacement program (AHUs and PA - 4Irv Pl)	0	245	245	0	245	0	245
Lobby refurbishment (4 Irving Pl)	0	0	0	0	0	0	0
Restore marble	0	140	140	0	140	0	140
Restore ceiling	0	70	70	0	70	0	70
Replace chandeliers	0	20	20	(20)	0	0	0
Replace turnstiles	0	0	0	0	0	250	250
Upgrade visitor security system	0	0	0	0	0	15	15
Replace door systems (front, reception, and rear entrances)	0	20	20	0	20	0	20
Remove millennial lighting from tower (4 Irv Pl)	0	20	20	(20)	0	0	0
Install new marquee lighting system (4 Irv Pl)	0	0	0	15	15	(15)	0
Window cleaning	0	165	165	0	165	0	165
Repair/replace building line - 14th & 15th Sts & Irving Pl (4 Irv Pl)	0	50	50	0	50	0	50
Install new window treatment systems - 15th St (4 Irv Pl)	0	0	0	20	20	(20)	0
Replace deteriorated ACM canopies - Apple bank windows (4 Irv Pl)	0	75	75	(75)	0	0	0
Install stair treads in all stairwells throughout building	0	25	25	0	25	0	25
Seal double hung windows	0	30	30	0	30	0	30
Facades, sidewalks, masonry, and parapet inspections and repairs	669	1,331	1,331	0	1,331	0	1,331
Yard resurfacing, lighting, striping and drainage repairs	118	332	332	0	332	0	332
Painting and wall treatment restoration/repairs	93	657	657	0	657	0	657
Cooling Tower restorations (4 Irv Pl)	0	650	650	(650)	0	0	0
Environmental investigations	77	23	23	0	23	0	23
	957	4,403	4,403	(1,135)	3,268	85	3,353
Associated O&M Costs - Capital Projects							
Building Service	400	11,860	11,860	(5,260)	6,600	0	6,600
Security Programs							
Additional Guard Post - New building 3rd Ave Facility	0	114	114	0	114	0	114
Additional Guard Post - New Mini Service Center - Manhattan	0	114	114	0	114	0	114
	0	228	228	0	228	0	228
Contractual Rent Increases							
30 Flatbush Ave.	1,624	695	695	0	695	0	695
Queens Blvd	3,259	163	163	0	163	0	163
Rockaway Ave to Foster Ave	284	(103)	(103)	0	(103)	0	(103)
Kissena Blve to Jamaica Site	300	71	71	0	71	0	71
	5,467	826	826	0	826	0	826
Future Use Properties - SSO	0	1,166	1,166	775	1,941	0	1,941
Facilities Contracts	0	156	156	(51)	105	3	108
Facilities Master Plan Study & Analysis	0	1,125	1,125	(625)	500	(250)	250
Labor	0	700	700	0	700	0	700
Facilities Totals	8,676	22,787	22,787	(6,346)	16,441	(162)	16,279