Date Filed: November 12, 2026

Witness: Brendan J. O'Brien, Garrett J. Murray, Danielle Munson and Michael M. Dorval
Request from: Public Utilities Regulatory Authority

Question:

(RENT AND LEASES) O'Brien and Murray Pre-Filed Test., pp. 103-104; Application, Sch. C- 3.25; Interrog. Resp. RRU-015, Atts. 3 and 4, and Interrog. Resp. RRU-023, Att. 1. Regarding the internal and external rent expense allocated to CL&P:

a. Identify the Washington, DC location for which page 2 of Attachment 4 of the response to Interrogatory RRU-015 allocates 18.17% of the rent, or $23,798, to CL&P, the entity that leases it, the employees and functions housed there, and any federal or state government affairs, legislative or lobbying activity conducted there, and state the annual amounts charged to CL&P in years 2021 through 2025 and the basis for allocating costs for the rented facility to CL&P distribution customers.
b. For the $582,516 allocated to CL&P based on 13.45% of the Franconia Substation, Silver Substation, and Southwick Substation leases, identify the location, the lessor, the property leased, and the CL&P distribution function it serves. State the annual amounts charged to CL&P in 2021 through 2025, and the basis for the 13.45% allocation and for presenting a charge recorded as transmission of electricity by others as rent and other miscellaneous expenses.
c. For the Prudential Center, Boston, allocated at 16.06% or $183,442, to CL&P, and the Westwood (13.44%, or $1,042,391), Southboro (0.31%), and Westboro (0.07%), identify the functions housed in these facilities, the allocation method and rate code, the services provided to CL&P distribution, and the annual amounts charged to CL&P in 2021 through 2025.
d. Provide the calculation of the Rate Year adjustment to internal rent expense attributed predominantly to higher net book value and operating costs at 173 Mechanic Street in Danielson, the capital additions to that property in each of calendar years 2021 through 2025, and the basis for the 65% allocation of the Danielson rent to CL&P on page 2 of Attachment 3 of the response to Interrogatory RRU-023.

Response:

a. The Washington DC location at 901 F Street, Washington DC is leased by Eversource Energy Service Company ("ESC") for the business purpose of matters pending before the Federal Energy Regulatory Commission and legislative affairs and is allocated based on

gross plant assets. Please refer to RRU-189 Attachment 1, at page 1, for the annual amounts charged to CL&P in 2021 through 2025.

b. The Franconia Substation is in Longmeadow, MA; the Silver Substation is in Agawam, MA; and the Southwick Substation is in Southwick, MA. The lessor is WMECO and, since these substations are located near the Connecticut border, the stations distribute electricity to the CL&P territory as well. There is an adjustment needed to put these substations in internal rent instead of external rent expense and will be corrected in the next cost of service update. This will not have an overall impact to the dollars on the Rent Expense schedule. The 13.45% allocation is determined by each facility's overhead based on the average percentage of CL&P's system peak usage. Please refer to RRU-189 Attachment 1 (page 1) for the annual amounts charged to CL&P in 2021 through 2025.

c. The Prudential Center, Boston, serves as a corporate office for the executive leadership team, corporate communications, information technology, and corporate relations and is allocated based on gross plant assets and net income using the C04 rate code. Westwood also serves as a corporate headquarters, while Southboro is a service center for gas and electric, and Westboro serves as a corporate office for gas, although there is a small team of energy efficiency employees that provides support to CL&P. These locations provide numerous functions and services to CL&P including, but not limited to, financial services, customer service, engineering, and other operations. Westwood, Southboro, and Westboro rent is charged based on utilization and do not use rate codes as they are owned by operating companies. Please refer to RRU-189, Attachment 1, (page 1) for the annual amounts charged to CL&P in 2021 through 2025.

d. Please refer to RRU-189, Attachment 1, (pages 2 and 3) for the calculation of the Rate Year adjustment to internal rent expense for 173 Mechanic Street in Danielson, Southboro, and Westboro. The calculation applies the square footage utilization to the total billing components of return, depreciation, and taxes of each location. Please also refer to RRU-189 Attachment 1, (page 4) for the capital additions to Danielson in 2021 through 2025. The 65% allocation of the Danielson rent to CL&P is the percentage of the building's square footage dedicated to CL&P related business.