Shared Services Project Authorization Form

Project Title: [redacted] **Elevator Modernization**	**Project Number:** 25767
Date Prepared: 12/15/2025	**Company:** CL&P Electric Distribution 11 Choose an item. Choose an item.
Organization: Real Estate and Property Management	**Class(es) of Plant: Building Structure**
Project Initiator: [redacted]	**Authorization Type:** Full Funding
Project Manager: [redacted]	**Project Type:** Life Cycle
Project Sponsor: [redacted]	
Estimated in service date: 04/10/2026	**Capital Investment part of original Operating Plan:** Yes
Total Capital Request: $ 597,067.00	**O&M Expenses part of request:** No
Estimated Life of Asset (check one): ☐ 5yrs ☐ 10yrs ☐ 15yrs ☐ Other:_____	**Emergency Related Request?** No

Executive Summary

A project authorization is requested to fund the modernization of the existing out of service elevator at [redacted]. This is a 51,000 square foot facility owned by CL&P and occupied by 132 employees. The facility was constructed in 1928 and was fully renovated in 1990. With parts for this 35-year-old unit obsolete, the replacement will provide service for everyday operations along with providing a means for employees with disabilities to reach all floors of the Facility as required by the Americans with Disabilities Act (ADA).

Project Costs Summary

See APS3 and APS8 requirements and consult with Plant Accounting for capital/O&M determination. Use published loaders for benefits, materials, and invoices, maintained by the Director, Budget and Internal Reporting.

Note: Dollar values are in whole numbers.

Capital Costs	Year 2025	Year 2026	Year 2027	Total
Direct Capital Costs				
Internal Labor	$ 4,000	$ 8,000		$ 12,000
Outside Services	$ 218,000	$ 256,000		$ 474,000
General Plant				
Removals	$ -	$ 22,000		$ 22,000
Risk and Contingency		$ 65,000		$ 65,000
Subtotal	$ 222,000	$ 351,000	$ -	$ 573,000
Indirect Capital Costs				
Indirect/Overheads (including benefits)	$ 3,188	$ 6,376		$ 9,564
Capitalized interest or AFUDC, if any	$ 4,534	$ 9,969		$ 14,503
Subtotal	$ 7,722	$ 16,345	$ -	$ 24,067
Total Customer Contribution				$ -
Total Capital Project Costs	**$ 229,722**	**$ 367,345**	**$ -**	**$ 597,067**

Costs by Entity	CL&P Dist 11	CL&P Dist 11		Total
Direct Capital	$ 222,000	$ 329,000	$ -	$ 551,000
Indirect Capital	$ 7,722	$ 16,345	$ -	$ 24,067
Removal net of salvage	$ -	$ 22,000	$ -	$ 22,000
Total Capital Project Costs by Entity	**$ 229,722**	**$ 367,345**	**$ -**	**$ 597,067**

O&M Costs	Year 2025	Year 2026	Year 2027	Year 20__
Labor				
Outside Services				
Materials				
Training				
Other				
Total O&M Related Costs	**$ -**	**$ -**	**$ -**	**$ -**

Software as a Service (SaaS):

SAAS*	Year 20__	Year 20__	Year 20__	Year 20__
Capital				
O&M				
Total				

**Identify any vendor software costs in this table and indicate whether or not they are included in the Project Costs Summary above. Identify capital vs. O&M costs based on parameters found in the vendor SaaS calculation document in the appendices. Ensure any future software O&M costs are also disclosed within the Future Costs section below.*

Alternatives Considered:

If Yes to any of the following, please provide a detailed explanation in the appendix section

Were project alternative solutions considered/applicable?
Alternatives not considered - Project has no viable business alternative

Were Energy Efficiency Design alternatives considered?
Yes - detailed explanation provided in appendix

Were Carbon Reduction Design alternatives considered?
No

Regulatory Requirements:

If yes, provide a detailed explanation in the appendix section
No

If yes, provide a detailed explanation in the appendix section
No

Future Costs:

Future Costs	Year 20__	Year 20__	Year 20__	Year 20__
Capital				
O&M				
Other				
Total Future Costs				

Future O&M represents:

What functional area(s) will these future costs be funded in (include manager and CCC)?

Future Financial Benefits:

If yes, provide a detailed explanation in the appendix section

No - project is not undertaken for financial benefits

Project Justification:

Include a summary of the project details including background and scope.

The facility at [redacted] is a combination Electric/Gas Area Work Center, owned by CL&P, where 132 employees report on a routine basis. This facility also houses a CL&P Emergency Operations Center used during major storm events. The elevator is 35+ years old and is no longer operable. Parts are obsolete and no longer available.

The elevator replacement will provide service for everyday operations along with providing a means for employees with disabilities to reach all floors of the Facility as required by the Americans with Disabilities Act (ADA).

The project scope of work includes:

[redacted]

Project Schedule:

Milestone/Phase Name	Estimated Date
Consultant Review	October 2025
Design	November 2025
Construction	January 2026 – April 2026
Test	May 2026
In Service Date	May 2026

Risks and Risk Mitigation Plans

List top risks and mitigation plans associated with this project (from Table in the Appendix). Include any contingency related to each risk.
(Permitting/siting; environmental; outage constraints; customer/community outreach; material delivery; constructability challenges; excavation; etc.)

Schedule may be delayed due to Supply Chain delays – Equipment specified has been reviewed by the Construction Manager and the lead time appears to be reasonable and within the proposed project schedule.

Employee Accessibility – While the elevator is out of commission, employees with disabilities will be provided reasonable accommodations of the first floor of the facility. Also, arrangements

have been made to have the Elevator contractor manually run the elevator 2x per month for delivery of freight/materials to the second floor.

Appendices

Reference appendices items in the appropriate section of the PAF and list items in the same order as referenced in the PAF.

With elevator efficiency dramatically improving over the last 35 years, shifting from standard motors to high-efficiency motors, we believe that there will be approximately 40% energy savings. New technology such as motor drives with smart controls are some of the benefits with this new equipment.

- ***Future Financial Benefits:***

If the project has future financial benefits, please use the following table to provide the yearly amounts.

Financial Benefits	**Year 20__**	**Year 20__**	**Year 20__**	**Year 20__**
O&M reductions				
Other (i.e: return on investment, revenues)				
Total Financial Benefits				

Describe the estimated future financial benefits noted above:

What functional area(s) will these benefits be reflected in?_____
A representative from the respective functional area is required to be included as a project approver.

- ***If the project has regulatory requirements, please disclose here***

N/A

Analysis of Vendor Software Payments for Cloud-Based Software Applications Hosting Fees ONLY

This document ONLY needs to be utilized if Eversource Energy is entering into a Cloud-Based Application and the Application has Hosting Fees which are also referred to as; Hosted Solution, Cloud Fees, Cloud Solution, Enterprise Agreement (EA), Enterprise License Agreement (ELA), Licensing Fee, RTU's (Rights to Use), Maintenance Agreement, Support & Service Agreement.

Project Name:

Complete the following analysis of vendor software payments for cloud-based software applications for the *hosting fees only* (as defined above):

- Accounting should be determined by Plant Accounting Services during PAF development.
- Attach documentation or information from IT supporting the nature of software payments.
- Also see APS 3 for capitalization policy for software costs.

NOTE: A pro rata portion **of the hosting fees** incurred during the development phase (described below) may be capitalized up to the point when the product goes **in-service**.

Development phase: In accordance with APS 3, SaaS/Cloud projects that do not meet the two capitalization criteria as outlined in APS 3 may have internal and external direct costs during the development phase (**prior to in service date**) that may be capitalized. External direct costs may include the pro-rata portion of an up-front software usage fee applicable to use of the software to develop the project before it is in service. Indicate below pro rata portion of development phase hosting fees requested to be capitalized:

Development phase: # months (provide support) (A) _____

÷ Total hosting contract period: # months (B) _____

= Pro rata portion that may be capitalized (A) ÷ (B) _____%

Total hosting fees over contract period $_____

Development phase amount requested to be capitalized (% x Total fees above) $_____
For costs after development phase, complete PAF break-out of capital/expense.