Shared Services Project Authorization Form

Project Title: Windsor ERP Staging Site	**Project Number:** 22760
Date Prepared: 12/29/2022	**Company:** CL&P Electric Distribution 11 Choose an item. Choose an item.
Organization: Real Estate & Property Management	**Class(es) of Plant: Building Structures**
Project Initiator: [redacted]	**Authorization Type:** Full Funding
Project Manager: [redacted]	**Project Type:** Specific
Project Sponsor: [redacted]	
Estimated in service date: 04/01/2024	**Capital Investment part of original Operating Plan:** Yes
Total Capital Request: $8,973,334	**O&M Expenses part of request:** No
Estimated Life of Asset (check one): ☐ 5yrs ☐ 10yrs ☐ 15yrs ☐ Other:_____	**Emergency Related Request?** No

Executive Summary

Briefly describe (in a few sentences) the overall description of the project (do not include technical details):

A project authorization for $8.9M is being requested to fund the development of an Emergency Response Plan (ERP) staging site at Eversource's Windsor facility. A staging site allows for consolidated crew meet up points, feeding, fueling, deployment and redeployment in the surrounding area. Crews will be able to receive work instructions and safety briefings from these sites. During an ERP, this site will be activated when necessary to receive crews for restoration. The Windsor ERP will be paved and contain permanent lighting and can house more than 350+ vehicles, mobile command centers, restoration materials and support equipment all necessary during a major utility restoration event. Vehicles maybe staged overnight, and crews can be bussed to local hotels. The development of these sites and these site locations are critical for a fast restoration. Eversource looks to develop staging sites based off need of the surrounding community and proximity to other staging sites within our territory. With Eversource developing this property that we already own; it allows ease of use during an event. This Windsor site would guarantee the ability to have a staging site to expediate restoration to the neighboring communities without having to check availability or ensure that the site is physically in the condition we would require. With Eversource already owning this property and its prime location near central Connecticut just off interstate 91 makes Windsor easy to navigate to for crews.

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 2022	Year 2023	Year 2024	Total
Direct Capital Costs				
Internal Labor		$50,000	$1,000	$51,000
Outside Services	$483,197	$6,985,151	$15,000	$7,483,348
Materials				
Removals		$300,000		$300,000
Risk and Contingency		$450,000		$450,000
Other				
Subtotal	$483,197	$7,785,151	$16,000	$8,284,348
Indirect Capital Costs				
Indirect/Overheads (including benefits)	$48,301	$43,650	$873	$92,824
Capitalized interest or AFUDC, if any		$595,842	$320	$533,812
Subtotal	$48,301	$639,492	$1,193	$688,986
Total Capital Project Costs	**$531,498**	**$8,424,643**	**$17,193**	**$8,973,334**

Costs by Entity	CL&P Electric Distribution 11	Choose an item.	Choose an item.	Total
Direct Capital	$7,984,348			$7,984,348
Indirect Capital	$688,986			$688,986
Removal net of salvage	$300,000			$300,000
Total Capital Project Costs by Entity	**$8,973,334**			**$8,973,334**

O&M Project Costs	Year 20__	Year 20__	Year 20__	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:

Were alternative solutions considered/applicable?

Alternatives were considered (please describe below)
An alternative that was evaluated was to continue to use available vacant, paved parcels in the general area on an ad-hoc basis as identified and negotiated through Eversource Real Estate. However, there is no certainty that parcels remain available when needed for an ERP event and securing owner permission under quick notice is not guaranteed which could impact the restoration response.

Regulatory Requirements:

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	$60,000	$60,000	$60,000	$60,000
Other				
Total Future Costs				

Future O&M represents: Snow removal costs due to the additional area of pavement

What functional area(s) will these future costs be funded in (include manager and CCC)? [redacted] CCC 121 - Windsor

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

In December 2021, Eversource purchased three parcels located on Blue Hills Avenue Extension in Windsor, CT. One of the parcels, 1995 Blue Hills Avenue Extension, a 19.3-acre former agricultural parcel adjacent to Eversource's Windsor Operations Center, is intended to be utilized as an Emergency Response Plan (ERP) staging site. In consultation with Eversource's Emergency Preparedness organization, the parcel at 1995 Blue Hills Avenue Extension was deemed desirable based upon its size, topography, adjacency to existing Eversource Facilities, proximity to hotels and highways and its location to be able to serve the northern, northwestern and central parts of Connecticut as well as the southern portion of Eversource's Western Massachusetts territory.

The Windsor ERP site is expected to stage 350+ mutual aid vehicles, mobile command centers, restoration materials and support equipment all necessary during a major utility restoration event. While on site, mutual aid crews will receive work instructions, safety briefings, obtain materials, discard non-hazardous materials in dumpsters, get boxed meals (or utilize adjacent Eversource Operations Center for feeding), utilize portable restroom facilities, etc. On site fueling will be performed for both diesel (wet fueled) and gasoline (on site portable fuel tank.) Vehicles maybe staged overnight, and crews would then be bussed to local hotels.

The development of the 1995 Blue Hills Avenue parcel will include soil remediation, storm water management, including oil water separators, pavement of approximately 10 acres, a landscaped berm surrounding the majority of the site, site lighting, fencing and gates. The site will be accessed from the existing parking lot of the existing Eversource Operations Center at 1985 Blue Hills Avenue Extension and egressed onto the same property, thus utilizing existing curb cuts from 1985 Blue Hills Avenue Extension.

Project Schedule:

Milestone/Phase Name	Estimated Date
Design	12/28/2022
Construct	4/17/2023 to 11/1/2023
In Service Date	12/1/2023

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.)

Environmental soil remediation has been identified, Eversource environmental has provided soil management plan. A ($164,950) contingency has been carried for unplanned environmental conditions.

Contractor cost escalation – A contingency ($450,000) has been carried for unforeseen conditions/change orders

Appendices

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

- ***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: N/A

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.