Shared Services Project Authorization Form

Project Title: Madison Restroom & Locker Room Renovation	**Project Number:** 24775
Date Prepared: 10/25/2024	**Company:** CL&P Electric Distribution 11 Choose an item. Choose an item.
Organization: Real Estate and Property Management	**Class(es) of Plant: Building Structures**
Project Initiator: [redacted]	**Authorization Type:** Full Funding
Project Manager: [redacted]	**Project Type:** Life Cycle
Project Sponsor: [redacted]	
Estimated in service date: 02/28/2025	**Capital Investment part of original Operating Plan:** Yes
Total Capital Request: $1,046,358	**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 for $1,046,358 is being requested to fund the renovation of the showers, locker rooms and rest rooms on the main level of the Madison Area Work Center. The building is occupied by Electric Operations and services the surrounding communities. There are approximately 90 employees reporting to this location. The building was constructed in 1972 and there is currently only one ADA (Americans with Disabilities Act) accessible restroom on site. Out of the five showers in the men's locker room, only one fixture is operating due to antiquated plumbing and fixtures. The tile walls and floors are worn and have been patched throughout the years and need a refresh to prevent mold from accumulating.

Project Costs Summary

Note: Dollar values are in thousands

Capital Costs	Year 2024	Year 2025	Year 2-__+	Total
Direct Capital Costs				
Internal Labor	$ 8,000	$ 6,000		$ 14,000
Outside Services	$ 500,000	$ 300,000		$ 800,000
Removals	$ 100,000	$ -		$ 100,000
Risk and Contingency	$ 60,000	$ -		$ 60,000
Other				$ -
Subtotal	$ 668,000	$ 306,000	$ -	$ 974,000
Indirect Capital Costs				
Indirect/Overheads (including benefits)	$ 6,376	$ 4,782		$ 11,158
Capitalized interest or AFUDC, if any	$ 40,800	$ 20,400		$ 61,200
Subtotal	$ 47,176	$ 25,182	$ -	$ 72,358
Total Customer Contribution				$ -
Total Capital Project Costs	**$ 715,176**	**$ 331,182**	**$ -**	**$ 1,046,358**

Costs by Entity				Total
Direct Capital	$ 568,000	$ 306,000	$ -	$ 874,000
Indirect Capital	$ 47,176	$ 25,182	$ -	$ 72,358
Removal net of salvage	$ 100,000	$ -	$ -	$ 100,000
Total Capital Project Costs by Entity	**$ 715,176**	**$ 331,182**	**$ -**	**$ 1,046,358**

O&M Costs	Year 2024	Year 2025	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:

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:

N/A

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:

The proposed renovation comprises approximately 2000 SF and includes a renovated men's shower and locker room and a woman's shower and locker room. The existing rooms require extensive plumbing repair, accessibility requirements and materials and finishes that can be maintained more effectively. Out of five total shower heads, there is only one functioning shower head in the men's locker room. The tile walls and floors are worn and have been patched over the years. However, there has been mold build up in these repaired areas, causing concern and complaints from employees. The new design will also accommodate ADA accessibility requirements, energy efficient shower heads, faucets and toilets. The new design also allows for individual showers stalls, rather than the existing gang showers.

Project Schedule:

Milestone/Phase Name	Estimated Date
Design	10/28/24
Construct	11/18/24
Test	2/10/25
In Service Date	2/28/25

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.)

Appendices

Energy Efficient Design Alternatives

The renovated showers will include low flow shower heads, and faucets and high efficiency toilets.

- ***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***

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.