Operations Project Authorization Form

Date Prepared: 05/14/2019	**Project Title:** Stamford New Service – [redacted]
Company/ies: Eversource	**Project ID Number:** CD01296
Organization: Electric Distribution	**Class(es) of Plant:** Distribution
Project Initiator: [redacted]	**Project Category:** Line
Project Manager: [redacted]	**Project Type:** Spec Proj – New Service – Stmfd Exp
Project Sponsor: [redacted]	**Project Purpose:** Provide Electric Service to New Customer
Estimated in service date: 12/31/2020	**If Transmission Project: PTF? N/A**
Eng. /Constr. Resources Budgeted?	**Capital Investment Part of Original Operating Plan?**
Authorization Type: Initial Funding	**O&M Expenses Part of the Original Operating Plan?**
Total Request: $432,000	

Financial Requirements:

Project Authorization

ERM: _____

FP&A: _____

Executive Summary

A new customer will be constructing a new office and commercial building at [redacted]. The project will consist of a new 130,995 square foot office building. The first floor will consist of a common area, fitness center, restrooms, multipurpose spaces, brewery/restaurant, retail tenant space. The other four floors will have office or tenant space. In addition, there will be a freestanding 137,500 square foot, five level parking garage and a 15-boat slip marina. To serve their load, the customer is requesting [redacted].

Project Costs Summary

	Prior Authorized	2020	2021	2022+	Totals
Capital Additions - Direct	$0	$205,357	$0	$0	$205,357
Less Customer Contribution	$0	$0	$0	$0	$0
Removals net of Salvage ____%	$0	$22,909	$0	$0	$22,909
Total - Direct Spending	$0	$228,266	$0	$0	$228,266
Capital Additions - Indirect	$0	$157,917	$0	$0	$157,917
Subtotal Request	$0	$386,182	$0	$0	$386,182
AFUDC	$0	$9,257	$0	$0	$9,257
Total Capital Request	$0	$395,440	$0	$0	$395,440
O&M	$0	$36,560	$0	$0	$36,560
Total Request	$0	$432,000	$0	$0	$432,000

Financial Evaluation

Direct Capital Costs	2020	2021	2022+	Total
Straight Time Labor	$34,125	$0	$0	$34,125
Overtime Labor	$5,532	$0	$0	$5,532
Outside Services	$125,575	$0	$0	$125,575
Materials	$63,034	$0	$0	$63,034
Other, including contingency amounts (describe)	$0	$0	$0	$0
Total Direct Costs	**$228,266**	**$0**	**$0**	**$228,266**

Indirect Capital Costs	2020	2021	2022+	Total
Indirects/Overheads (including benefits)	$157,917	$0	$0	$157,917
Capitalized interest or AFUDC, if any	$8,457	$0	$0	$8,457
Total Indirect Costs	**$166,373**	**$0**	**$0**	**$166,373**
Total Capital Costs	**$394,639**	**$0**	**$0**	**$394,639**
Less Total Customer Contribution	**$0**	**$0**	**$0**	**$0**
Total Capital Project Costs	**$394,639**	**$0**	**$0**	**$394,639**
Total O&M Project Costs	**$37,361**	**$0**	**$0**	**$37,361**

Total Project Cost	**$432,000**	**$ -**	**$ -**	**$432,000**

Technical Justification:

Project Need Statement

The project at [redacted]. is a new office and commercial development in Stamford. [redacted] to provide electric power to its new office, retail, parking and other services.

Project Objectives

This project will provide electric service to this new development that is projected to be built at [redacted].

Project Scope

Segment 1

- Install [redacted]
- [redacted]



[redacted]
185M.pdf

[redacted]

Background / Justification

A customer is requesting a new service which will consists of a new 130,995 square foot office building. It will consist of first floor common area, fitness center, restrooms, multipurpose spaces, brewery/restaurant, retail tenant space and four office tenant floors above. In addition, there will be a freestanding 137,500 square foot five level parking garage and a 15-boat slip marina. Based on the requested service and the square foot of the development, it is estimated that the demand will be approximately 1.3 MW.

Business Process and / or Technical Improvements:

[redacted].

Alternatives Considered with Cost Estimates

Based on the location of the customer's site and the load demand, installing a switchgear is the preferred option to provide service to this customer.

Project Schedule

Milestone/Phase Name	Estimated Completion Date
Order Switchgear & Transformer	June 2019
Cable work	January 2020
Complete service	February 2020

Regulatory Approvals

N/A

Risks and Risk Mitigation Plans

Risk Event	Risk Horizon	Likelihood of Occurrence	Expected Value Cost Exposure ($K)	Risk Mitigation
Actual cost higher than estimated due to scope changes.	2020	5%	$432 x 5% = $21.6	Included contingency costs in the funding request. Perform detailed Field Analysis and walk down in project development to avoid potential issues.
Internal construction resources not available to perform the work.	2020	5%	$432 x 5% = $21.6	Plan internal resources to perform the work. Use competitive bidding to ensure lowest outside labor cost.
Materials Shortage or long lead times	2020	5%	$432 x 5% = $21.6	Pre-order long lead time material; minimize the use of non-standard and non-stocked material.
System abnormal configuration	2020	5%	$432 x 5% = $21.6	Schedule work to minimize system abnormal time. Install temporary bypasses/equipment if system will be abnormal for extended periods

References

Load Estimation			
	Square Foot	Watt/SF	KW
Office	130,995	[redacted]	[redacted]
Parking Garage	137,500		
15 Boat Slip Marina			
		Total	

load%20Projections.xlsx

Attachments (One-Line Diagrams, Images, etc.)

[redacted]185M.pdf

Cost Estimate Backup Details

CD01296_project_needs_statement.pdf