

Project Name	Macomb Operating Center	Asset Corp	AIC	CBS WO Nbr(s)	J02NC
Project Manager	Dave Hamilton	Funding Corp(s)	AIC	Need By Date	3/13/15
BL Sponsor(s)	Ron Pate	Technical Review By	Dave Hamilton	Priority Ranking (*High, Medium, or Low)	Medium
BL Contact	Stopka / Gilson	Customer Review By	Bruno Stopka	5 YR (Cost)/Benefit (\$000)	\$ (8,370)
BL Dept	IL Regulated Operations	Strat Srcing Review By	Michelle Peterson	Cumulative NPV of Net Annual Cash Flow @ Year 10	\$ (2,925.3)

**Form Usage Notes:**

**HIGH - Priority Ranking System**

Project is directly related to safety, security, regulatory or code compliance  
Project is related to building structure, contents, equipment or property and deferral could result in significant degradation or damage  
Project cost will increase significantly with a delay in completion  
Projects to support critical 24 hour operations

**MEDIUM - Priority Ranking System**

Project offers gain in operating efficiencies which are quantifiable  
Project deferral could result in significant cost impact

**LOW - Priority Ranking System**

Project delay will not result in any significant cost impact or damage

BL (Bus. Line for which project is being done)

Calculated or referential cells are marked with comments. Do not enter data in these cells.

Row heights do not automatically "size". If text overflows the row display height, manually adjust it.

Excel is limited on the amount of data in a cell which will display, and the limit is dependent on font size and characters used. Additional rows may need to be added to accommodate text.

Use *alt+enter* within a cell to start a new line of text.

Text may display on screen, but not display on a printed copy. Use *print preview* and adjust as necessary.

**Project Short Description and Scope Statement:**

Construction of a new operating center for gas and electric employees, consisting of a 9,200 SF office, 24,000 SF enclosed truck shelter, 9,500 SF covered storage and site work improvement of 14 acres.

**Project Goals:**

Provide a new office building for operating personnel along with truck and equipment storage areas to keep equipment out of the weather, which will help reduce maintenance and exposure to severe weather. Project is to replace existing operating center in Macomb which is no longer functional and is located on an MGP site.

**Project Requirements:**

Provide a new office building for Macomb personnel. Provide an enclosed truck and equipment storage area to protect equipment from the weather elements. There will be room for 21 trucks inside the truck shelter. There is a wash bay and two mechanic bays. Concrete pavement is included at the storage yard. The City of Macomb does not allow crushed rock due to dust issues.

**Risks if Project Not Implemented**

The existing site in Macomb is an MGP site. Remediation of this site requires relocation of the operating center and the demolition of the existing buildings.

**Other Risks:**

There is a substantial amount of deferred maintenance on the existing operating center that would have to be completed if the new operating center does not move forward. The layout of the existing site and buildings is not conducive to operations.

**Key Assumptions or Constraints (in order to develop estimates)**

The work order estimate is based on a contractor's bid.

**Alternatives Considered:**

Check here if alternative financials are being

**Dependencies/Impacts on other Teams/Depts/Initiatives:**

After construction of new complex is complete and personnel are moved out of the existing operating center, clean up of the existing site can be started by Ameren Environmental group.

**Preliminary Implementation Plan**

Task	Task Description	Target Date
Bid Analysis	Review bids to verify completeness of scope.	3/21/14
WO Approval	Obtain approval to proceed with the project.	3/28/14
PO Approval	Issue a PO to the contractor.	4/4/14
Start Construction	Obtain permits and begin construction phase.	4/14/14
Complete Construction	Obtain substantial completion and occupy building.	3/13/15

**Macomb Operating Center**

WO #: J02NC

	Financial Impact (\$000)										RMC	Notes
	2013		2014		2015		2017		2018			
Costs	Cap	O&M	Cap	O&M	Cap	O&M	Cap	O&M	Cap	O&M		
Labor - Project Mgmt	20.7		70		16							
Consulting Services	108		100.3		12							
ESHD Remediation or Abatement												
Construction (Labor and Material)			5,053.7		1,818							
Telecommunications			158.6		73							
LEED Certification												
Land Purchase												
Furniture					154							
Moving Cost												
Training Rollout												
Equipment Purchases (!)												
Material Purchases (!)												
Removals	0											
<b>Cost Subtotal</b>	129	0	5383	0	2072	0	0	0	0	0		Sum of all above
Contingency					344							
<b>Subtotal (including contingency)</b>	129	0	5383	0	2415	0	0	0	0	0		
Purchasing Loadings	-4											
IDC & AFUDC 7% added to capital costs	2		391		168		0		0			
Labor Loadings @ 39.5%	7		31		5		0		0			
<b>Total Costs by Year/Cost Cat</b>	133	0	5805	0	2588	0	0	0	0	0		3 Year Cost
<b>Total Cost by Year</b>	133.4		5805		2588		0		0			5 Year Cost
												\$8,526
												\$8,525.8

Savings	Cap	O&M	RMC	Notes								
Employee Expenses												
Hardware Purchases												
Annual Building and Site Maint												
Energy Savings												
Operations Savings												
Retirements					156							
Other (describe)												
<b>Total Savings by Year/Cost Cat</b>	0	0	0	0	156	0	0	0	0	0		3 Year Savings
<b>Total Savings by Year</b>	0		0		156		0		0			5 Year Savings
												\$156
												\$156

Cumulative NPV of Net Cash Flow @ Year 10 enter data in (\$000)	-2925.3
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Cumulative NPV of Annual Total Revenue Requirement @ Year 20 enter data in (\$000)	12,131
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3 Yr (Cost)/Benefit	5 Yr (Cost)/Benefit
-\$8,370	-\$8,370

Additional Comments/Notes

Approval by Business Line: Per PowerPlant Approval  
Please Print or Type Approval Name

Approval by Business Line: Please See PowerPlant Approvals  
Signature

Date: Per PowerPlant Approval Dates