

Property & Structures Capital Planning

In order to deliver energy services to our customers, GMP operates statewide with a statewide workforce. GMP maintains 15 district operations locations and 3 administrative facilities throughout the service territory from which local services are delivered. Our objective is to have working spaces that are safe, that create an environment of interactivity and communication among our team members and help our work groups deliver services in a productive and quality manner. The majority of capital projects undertaken in the Property & Structures unit will consist of:

1. Replacing equipment that has either failed, has exceeded its normal life expectancy or is obsolete and can no longer be economically operated or maintained.
2. Accommodating systematic changes (space, adjacency, material, equipment) that workgroups need to function to satisfactorily complete their goals. Accommodations can include modifying/renovating existing spaces, construction of new spaces or purchase and installation of equipment.

Historically, approximately 85% of the capital projects are planned as part of the budget development process and address issues related to category 1 or 2 above. Approximately 15% of property & structures capital projects are emergent and therefore not able to be identified at the time of budget development and approval. These projects are budgeted under a blanket which is built on a 5 year average. The unforeseen emergent projects consist of replacing failed equipment, furniture and racking to meet operational needs and were not able to be predicted.

The Property & Structures process identifies and prioritizes projects to land and buildings in any of the following ways:

- Safety Improvements
- Building Efficiencies
- Compliance with Regulatory Requirements
- Reliability Improvements

Safety Improvements: Projects where a safety hazard has been identified that could result in injury to a GMP employee, customer or visitor. These projects create safe work areas inside and out of facilities that are free from hazards such trip and falls and such as lighting improvements, parking lot paving, roof replacements and constructing storage areas.

Building Efficiencies: Project that reduce GMP's energy consumption. These projects consist of replacement or upgrade to mechanical, electrical and HVAC systems such as replacing all HPS light fixtures to LED and LP unit heaters to infrared tube heaters.

Compliance with Regulatory Requirements: Projects that Property and Structures that are due to new regulatory requirement include life safety equipment (fire alarm & sprinkler Systems), underground oil tanks and storage of hazardous materials.

Reliability Improvements: Projects that are identified by operations that require the purchase of land to either construct a new substation or to expand a current substation. Operations provide a list of future sub expansions that have been prioritized due to age and demand.