

## **Property & Structures/Facilities**

To deliver energy services to our customers, GMP operates facilities across our service territory supported by a statewide workforce. GMP maintains 16 district operations locations and two administrative facilities. These sites are critical hubs from which local services are delivered. Our facilities management strategy is focused on providing safe, resilient, and efficient working spaces that create an environment of connection and communication among our team members and help our work groups deliver services in a productive and high-quality manner. Most capital projects undertaken in the Property & Structures unit will consist of:

1. Replacing equipment that has failed, exceeded its normal life expectancy, or is obsolete and can no longer be economically maintained.
2. Adaptations to meet operation needs, such as space reconfiguration, new construction, or equipment upgrades – including the addition of electric vehicle supply equipment to support fleet electrification. These include adaptations to conform to regulatory requirements, such as stormwater infrastructure or safety equipment.

Historically, approximately 65% of the capital projects are planned in the budgeting process, addressing planned replacement or adaptation needs. The remaining approximately 35% of Property and Structures capital projects are emergent, often driven by unforeseen events such as equipment failure, sudden safety hazards, or climate-related damage. These projects are budgeted under a blanket which is built on a 5-year average.

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

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

**Safety Improvements:** Addressing hazards that could result in injury to GMP employees, customers, or visitors. Examples include fall-prevention measures, lighting upgrades, parking lot resurfacing, roof replacements, and secure storage solutions.

**Building Efficiencies:** Reducing GMP's facilities energy use and carbon footprint through upgrades such as converting HPS lighting to LED, replacing LP unit heaters with high-efficiency infrared tube heaters, and upgrading HVAC and control systems. These projects also include the installation of EVSE to meet the needs of an electrified fleet.

**Compliance with Regulatory Requirements:** Ensuring facilities meet evolving codes and standards, including life safety equipment (fire alarms, sprinklers), hazardous material storage, and underground oil tank removal in alignment with state and federal requirements.

**Reliability Improvements:** Supporting operational reliability by acquiring or expanding sites for substations and related grid facilities, in coordination with long-term T&D planning and the Vermont System Planning Committee process.

**Resiliency Improvements:** Enhancing facility resilience to climate change impacts, particularly extreme weather and flooding. This includes floodproofing, elevating or hardening critical systems, and adding redundancies for IT, operations, and control systems to ensure continuous service.