

Exhibit to Agenda Item #1

Brief the Board on the current status and long range planning of SMUD facilities.

Board Strategic Development Committee and Special SMUD Board of Directors Meeting

Wednesday, August 13, 2025, scheduled to begin at 6:00 p.m.

SMUD Headquarters Building, Auditorium



SMUD Facilities

Informational Briefing

The State of Facilities

Kirsten DePersis

Director

Facilities, Security & Emergency Operations

Agenda

- Strategic Alignment
- SMUD Building Assets
- Asset Lifecycle Management
- Current Projects & Initiatives
- Sustainability & Electrification
- Key Performance Indicators
- Facilities Staffing

Strategic Alignment

Enterprise Strategy

- Invest in infrastructure needs through grid modernization and resiliency to support load growth and SMUD's Zero Carbon commitment
- Strategy-driven investment

Facilities Security & Emergency Operations Mission

- Through trusted partnerships, we build, maintain and secure a reliable, productive and sustainable environment for our employees and customers. We provide innovative, cost-effective solutions to facilitate the transformation of SMUD's workplace of the future.

Facilities Security & Emergency Operations Key Objectives

- Develop a Facilities Master Plan that aligns with SMUD's enterprise strategy
- Design and construct new, reliable, redundant critical operations buildings for Grid Operations, in alignment with compliance requirements

Headquarters Campus



Headquarters (HQ)

- Year Constructed: 1960 (2019*)
- Square Footage: 150,000
- Building Condition: **Satisfactory to As New**
- Equipment Assets: 257
- Insurance Replacement Value: \$152M

**Year Renovated*

Customer Service Center (CSC)

- Year Constructed: 1996
- Square Footage: 170,000
- Building Condition: **Satisfactory to As New**
- Equipment Assets: 246
- Insurance Replacement Value : \$79M

Energy Management Center (EMC)

- Year Constructed: 1988
- Square Footage: 50,339
- Building Condition: **End of Life**
- Equipment Assets: 218
- Insurance Replacement Value : \$105M

Headquarters Campus (cont'd)



Field Reporting Facility (FRF)

- Year Renovated: 1996
- Square Footage: 52,584
- Building Condition: **Poor to Satisfactory**
- Equipment Assets: 130
- Insurance Replacement Value: \$15M

HQ Central Plant (CP)

- Year Constructed: 1996
- Square Footage: 14,225
- Building Condition: **Poor to Satisfactory**
- Equipment Assets: 115
- Insurance Replacement Value: \$15M

East Campus Operations Center



East Campus Operations Center (All Buildings)

- Year Constructed: 2013
- Square Footage: 410,105
- Building Condition: **Satisfactory to As New**
- Equipment Assets: 996
- Insurance Replacement Value: \$296M

SMUD Power Academy (SPA)

- Year Constructed: 2008
- Square Footage: 17,292
- Building Condition: **Satisfactory**
- Equipment Assets: 47
- Insurance Replacement Value: \$9M

Rancho Seco



Rancho Seco Administration Building

- Year Constructed: 1975
- Square Footage: 10,810
- Building Condition: **End of Life**
- Equipment Assets: 182
- Insurance Replacement Value: \$21M

Rancho Seco Recreation Area

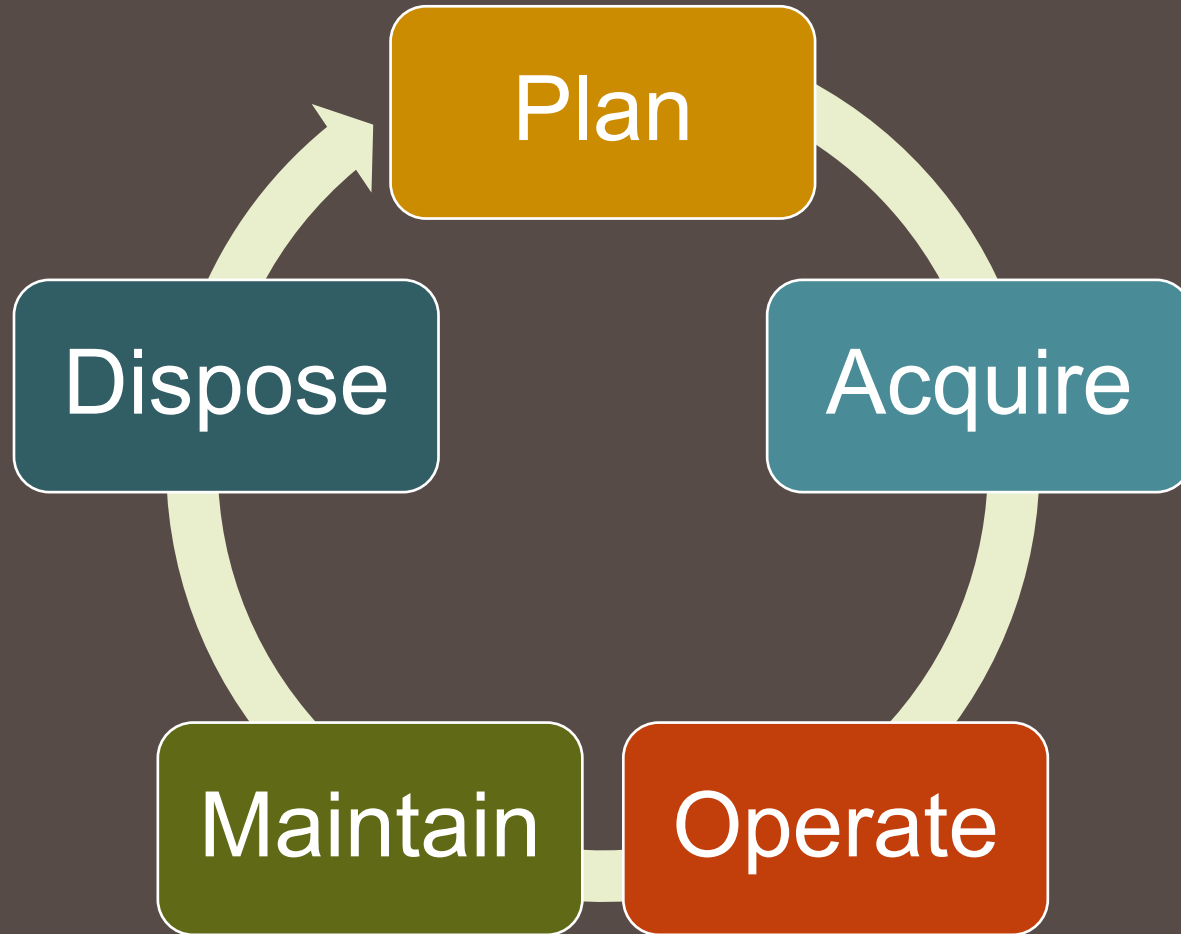
- Year Constructed: 1972 (2016*)
- Area: 433 Acres
- Condition: **Satisfactory to As New**
- Equipment Assets: 21
- Insurance Replacement Value: \$20M

**New Buildings*

Total Square Footage – 879,607

Total Assets – 2,651

Asset Lifecycle Management



Continuous Activities:

- Campus Planning
- Asset Inventory Condition Assessments
- Project Prioritization
- Project Implementations

Current Projects and Initiatives

The Facilities Team fulfills various roles in supporting SMUD and completes over **100** projects each year.

Current priorities:

- Folsom Administrative Office Building
- Asset Lifecycle Management
- Building Refreshes
- Building Automation Upgrades

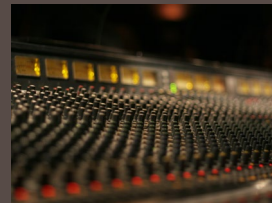


2025 Key Projects

Hydronic Piping Replacement Project at the Headquarters (Asset Lifecycle)



Rubicon Refresh Project at the Customer Service Center to provide space for conferences, gatherings, and public meetings (Building Refresh)



Upgrading Siemens Building Automation System Control (Building Automation Upgrade)



Campus Master Planning (Long-Range Asset Lifecycle)

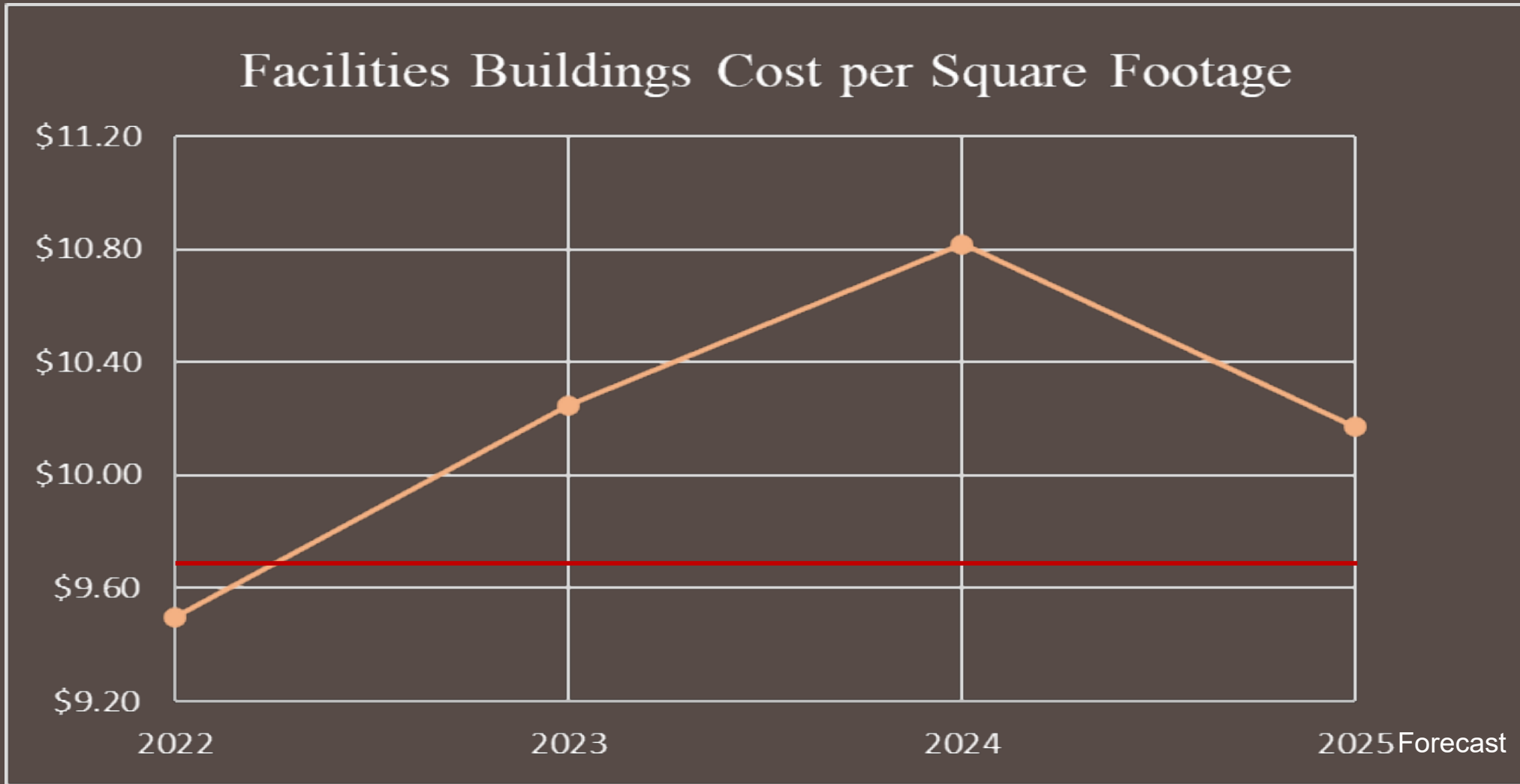
Sustainability / Electrification

Contributing to SMUD's Clean Energy Vision by reducing the carbon footprint of buildings and facilities

- Building Systems and Efficiency
- Transportation Electrification
- Workspace Optimization and Ergonomics
- Campus Maintenance and Landscaping



Key Performance Indicators



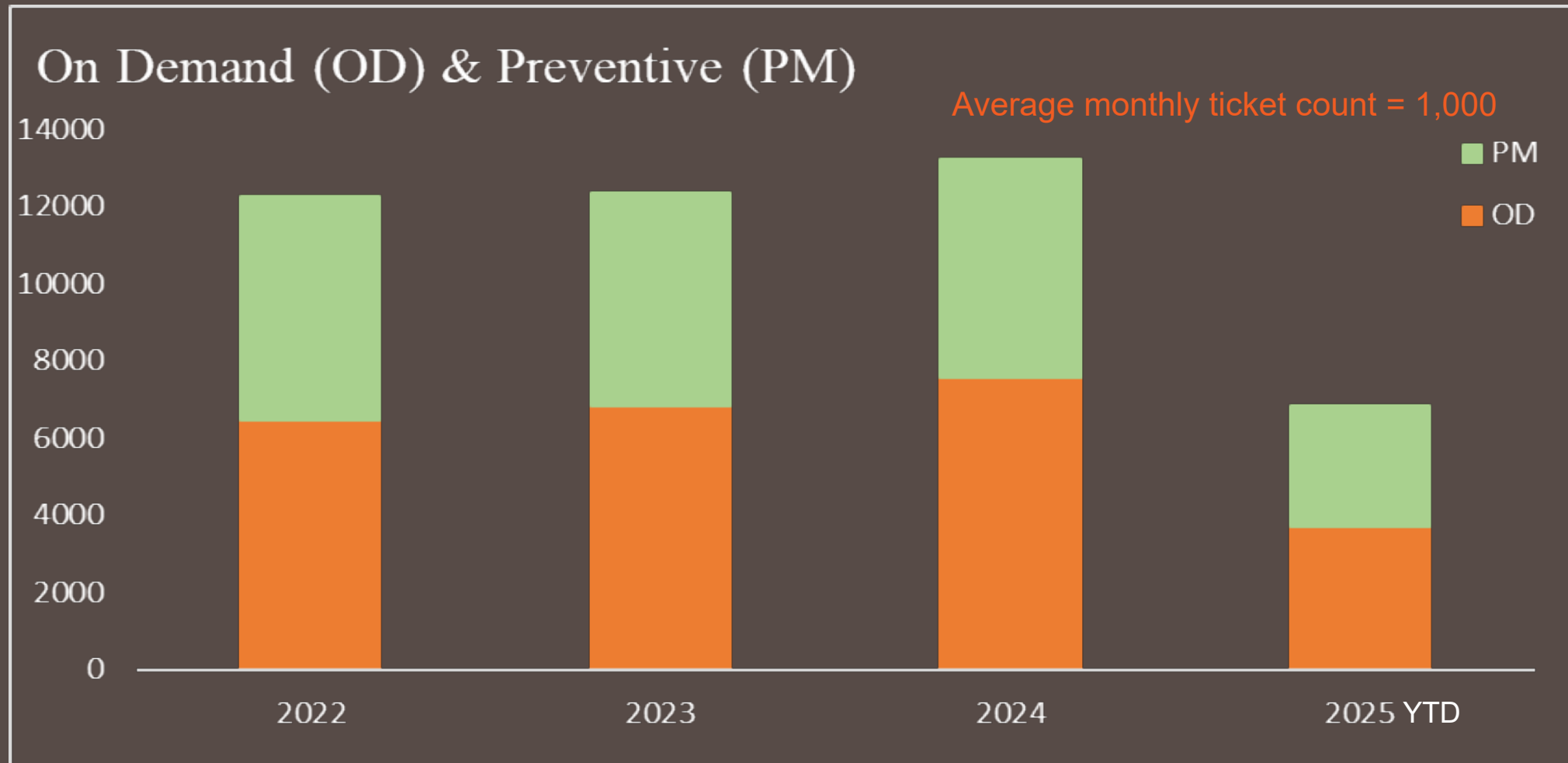
*2022 International Facilities Management Association benchmark: \$5.20-\$9.71

Total Square Footage - 879,607

SMUD Cost per Square Foot

Key Performance Indicators

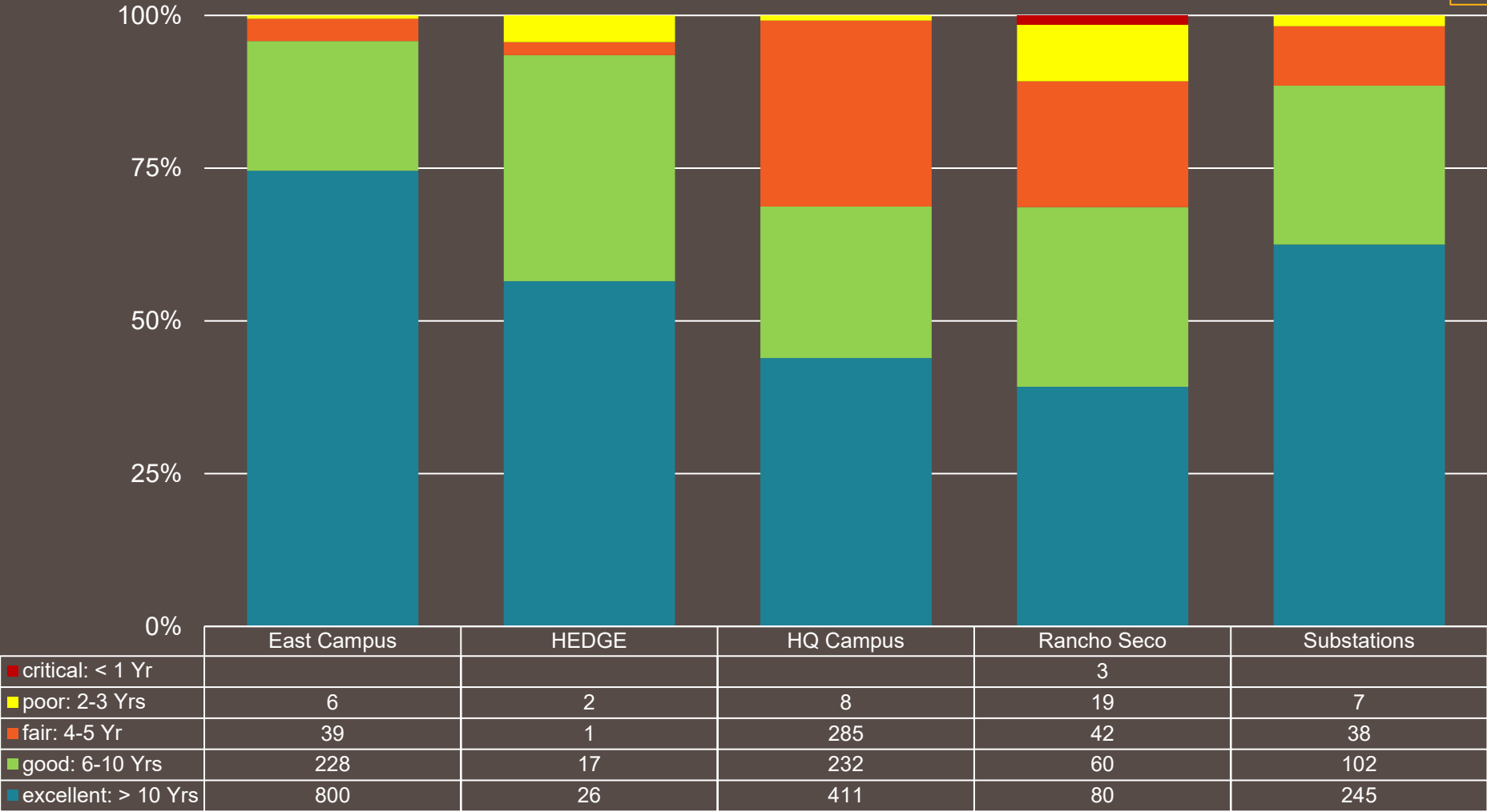
Facilities Maintenance Completed Tickets



Key Performance Indicators

Total Number
of Equipment
Assets
Maintained:
2,651

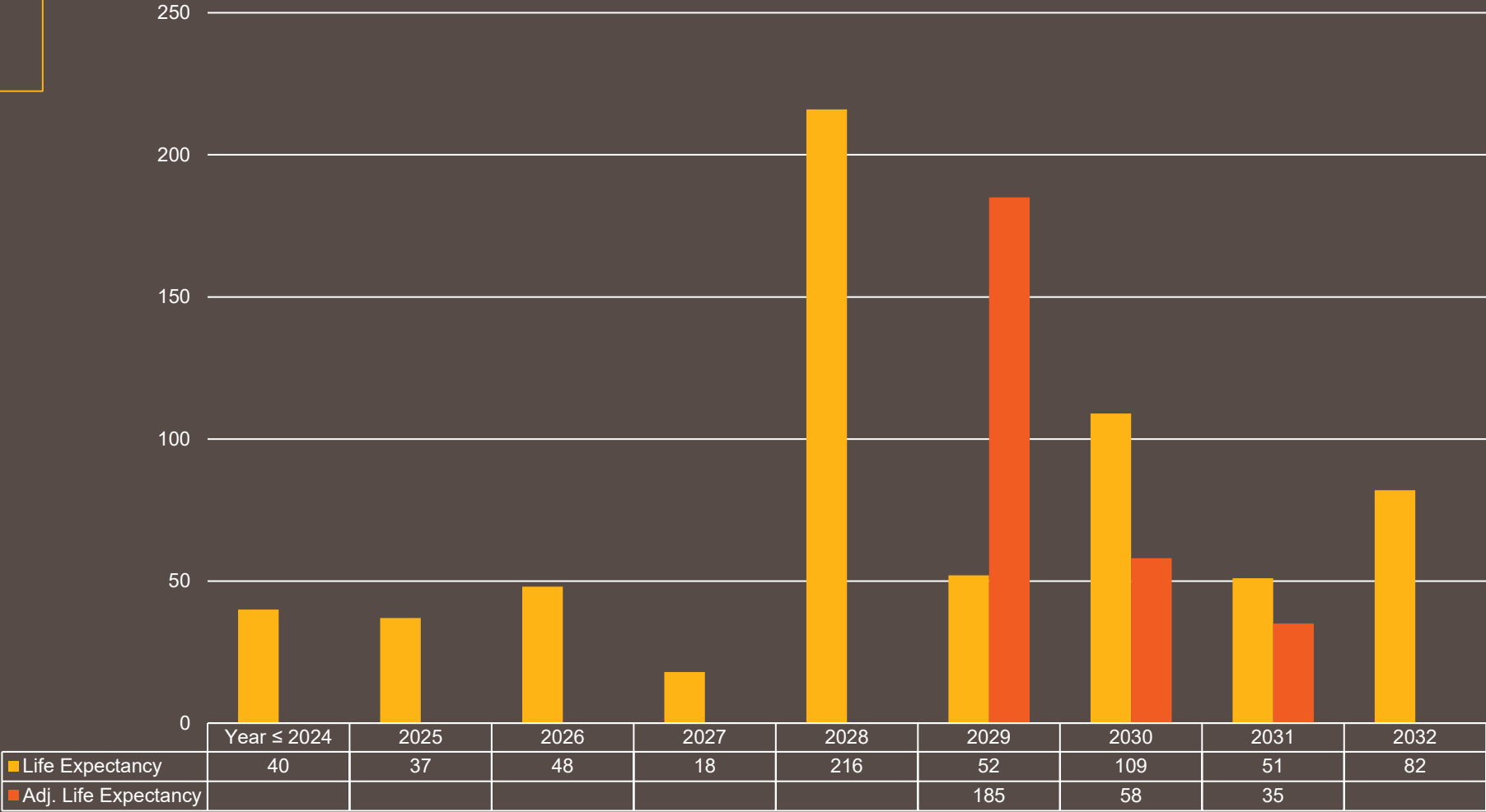
Condition of Assets by Site



Key Performance Indicators

Asset Life Expectancy

Total Number of Assets:
2,651



Facilities Staffing

Staffing Levels	
SMUD Employees	65
Contractors	185

Contracts	# Contracts	Dollars
SEED	33%	43%
Non-SEED	67%	57%



Questions?