

Sacramento Municipal Utility District

Personnel Access Portal (PAP) Project Progressive Design-Build

Industry Outreach Project Briefing

July 22, 2026



Industry Outreach Project Briefing

The Sacramento Municipal Utility District (SMUD) has prepared this briefing to notify prospective Criteria Architects, Owner Representatives, Testing & Inspection agencies, Commissioning agents and Design-Build (DB) firms of its upcoming solicitation opportunity for the Personnel Access Portal (PAP) Project. This document provides high level information about SMUD, PAP Project background, scope, goals, funding source, procurement approach, and anticipated schedule. The general information shared in this document is subject to change as the PAP Project progresses.

Doing Business with SMUD

SMUD uses the PlanetBids sourcing platform to post and manage solicitations. In order to participate in the upcoming PAP Project Progressive Design-Build solicitation opportunity, interested DB firms need to be registered as a vendor on PlanetBids. For information on registering as a vendor in PlanetBids please navigate to the [Vendor Basics with PlanetBids](#) page. You can find SMUD sourcing events on SMUD's [Solicitation Portal](#). Click on an event to get more details and access the Request for Qualifications or Request for Proposal (RFP) documents. Once the PAP Project DB sourcing event is live in PlanetBids, DBs need to thoroughly read the RFP documents and follow the instructions for participating in SMUD solicitation events. Additional instructions related to registration in PlanetBids can be found on [SMUD's Vendor Portal](#). If your firm is not yet familiar with the PlanetBids sourcing platform, it is advised that DBs get registered as soon as possible, tour the site, and test features and functionality. For additional resources on how to do business with SMUD please visit [Do Business with SMUD](#).

PAP Project Team Contacts

SMUD Facilities Management	SMUD Procurement
Ramesh Iyengar <i>Program Manager</i> Ramesh.Iyengar@smud.org	Katherine Manne <i>Senior Procurement Specialist</i> Katherine.Manne@smud.org
Bob Hart <i>Senior Project Manager</i> Bob.Hart@smud.org	Austin Svien <i>Senior Procurement Specialist</i> Austin.Svien@smud.org
Everett Howard <i>Project Manager</i> Everett.Howard@smud.org	
Shannon Flanary <i>Project Manager</i> Shannon.Flanary@smud.org	

About SMUD

As the nation's sixth-largest, community-owned, not-for-profit electric utility, SMUD has been providing low-cost, reliable electricity to Sacramento County and small adjoining portions of Placer and Yolo Counties for over 75 years. SMUD is a recognized industry leader and award winner for its innovative energy efficiency programs, renewable power technologies and for its sustainable solutions for a healthier environment.

Purpose

SMUD's purpose is to enhance the quality of life for our customers and community by providing reliable and affordable electricity and leading the transition to a clean energy future.

PAP Project Purpose

SMUD proposes to construct a new 50,000 square-foot Personnel Access Portal (PAP) building at the Decommissioned Rancho Seco Nuclear Generating facility site to replace aging, legacy structures originally built in the 1960s. The PAP Project will consolidate dispersed and outdated security functions into a single, modern building designed to meet current regulatory requirements, enhance operational efficiency, and support 24/7 security operations.

SMUD expects that it will take approximately 4 years to complete the PAP Project. The PAP Project will include a complete green field ground-up PAP building. The new PAP building will address aging HVAC and building systems, and incorporate biometric authentication, improved alarm-station infrastructure, redundant utilities, enhanced communications systems, and amenities needed for extended-shift operations and first-responder readiness. The PAP Project will also reduce maintenance exposure.

Overall, the PAP Project will significantly strengthen SMUD's security posture, streamline operations, and support SMUD's long-term operational, regulatory, and safety objectives.

PAP Project Background and Scope

The project involves the design and construction of a modern Personnel Access Portal (PAP) building located at SMUD's Decommissioned Rancho Seco Nuclear facility. Sited within a secure multi-acre area enclosed by a perimeter security fence, the new PAP building will replace legacy structures originally built in the 1960s that are nearing their useful life. The facility will serve as a central hub for 24/7 security operations, controlled access, and technical support functions essential to protecting sensitive onsite infrastructure.

The new PAP building will consist of an approximately 50,000 square-foot structure designed to consolidate dispersed and aging security functions into an integrated, highly secure facility. Key program elements include a modern Alarm Station, biometric access control areas, Technical Support Center (TSC), armory, briefing and training rooms, secure record keeping spaces, administrative offices, and amenities necessary to support extended shift operations. Additional support areas will include dedicated workspaces, storage areas, utility and mechanical rooms,

and specialized spaces designed to enhance first responder access and reduce interference from non-ISFSI operations.

The site will also include critical supporting infrastructure such as emergency generators, redundant utility feeds, secure staff parking, and improved site circulation. Communications reliability will be enhanced through upgraded microwave and fiber optic links, along with hardened pathways serving key facilities such as the Primary Alarm Station, Riser Room, Electrical Building, Microwave Building, and Independent Spent Fuel Storage Installation (ISFSI) support structures.

The PAP Project incorporates comprehensive utility, site improvement, and road infrastructure development, scope for a greenfield site. This includes integrating redundant electrical and telecommunications services, improving stormwater drainage, upgrading wastewater systems, ensuring adequate water supply, and coordinating roadway access with local agencies and Authorities Having Jurisdiction (AHJs). Work will involve coordinating with SMUD operations and external utility providers for other essential infrastructure. These improvements will enable the new PAP building to operate reliably during emergencies and support extended operations.

The estimated PAP Project cost is \$150 million to capture the scale, security requirements, and technical complexity associated with replacing aging facilities and constructing a modern, integrated security and operations center at the Decommissioned Rancho Seco Nuclear Generating facility.

PAP Project Goals

SMUD's goals for the PAP Project are as follows:

- **Bolster Site Security & Compliance:** Construct a modern, fully compliant PAP building that strengthens controlled access, consolidates critical security functions, and meets or exceeds current regulatory standards.
- **Upgrade Operational Capabilities:** Enhance 24/7 security operations with centralized workflows, advanced alarm-station technology, modern building systems, and improved communications reliability.
- **Improve Infrastructure Resilience:** Integrate redundant utilities, hardened communication pathways, and emergency-ready systems to ensure the facility remains reliable under all operating conditions.
- **Leverage Technology for Efficiency:** Implement biometric authentication, integrated monitoring systems, and streamlined access-control processes to reduce maintenance exposure and improve operational performance.
- **Developing Capacity for Future Growth:** Design scalable facilities and site infrastructure that accommodate long-term expansion opportunities, including evolving security needs.

Funding Source

SMUD intends to fund the work under its Capital Project Budget.

Location

The PAP Project site is in Rancho Seco, California in Sacramento County. The site is a greenfield location located on approximately 6 acres owned by SMUD, to date site topo has been performed as well as an initial soils report.

Procurement Approach

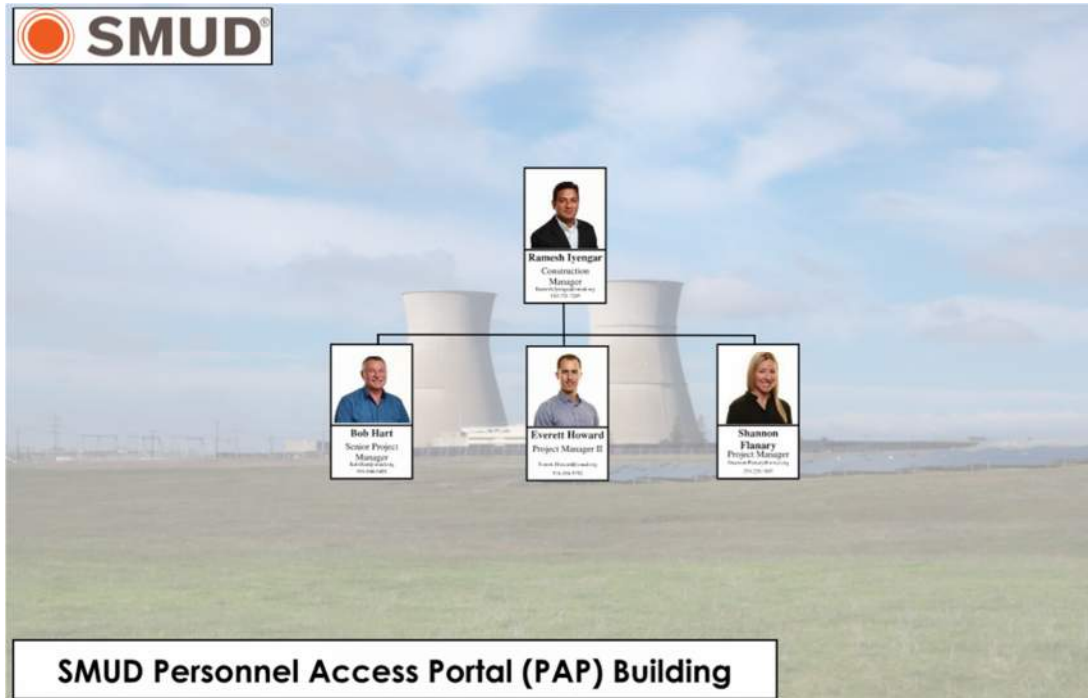
SMUD has elected to utilize a Progressive Design-Build delivery procurement method, with a Fixed Fee for design services and a Target Guaranteed Maximum Price (TGMP) with multi-GMPs to meet project delivery.

The PAP Project will be delivered using a single contract for design and construction of the PAP building. Responsibilities will include certain performance requirements to be validated via acceptance testing and certain warranty requirements that will extend beyond acceptance and final completion. SMUD intends to provide a draft contract during the procurement process, and to ensure equity between SMUD and prospective design-build firms where risk allocation is concerned.

The procurement will utilize the following two-step process:

Step 1: A Request for Qualifications (RFQ) is anticipated to be issued in **early Q4 of 2027** soliciting statement of qualifications (SOQs) from interested design-build firms. Respondents will be evaluated based on company and project team composition, experience, relevant project experience, resource and capacity availability, financial capacity, and safety record. A two-step procurement process will be utilized with a shortlist to be established through Step 1 and only three successful design-build firms will be invited to participate in Step 2 of the procurement process.

Step 2: A Request for Proposals (RFP) is anticipated to be issued near the end **of Q4 2027** by soliciting proposals from design-build firms shortlisted as a result of the RFQ process. During the RFQ-RFP phase SMUD intends to host up to three proprietary meetings with shortlisted firms. Shortlisted firms will also be provided with the Criteria Document/Performance Specifications and associated Threat Vulnerability Risk Assessment (TVRA) as part of the RFQ to RFP process. Contract award is anticipated in October 2027. Respondents will be evaluated based on proposed approach and project schedule, experience and qualifications of key project personnel, safety and sustainability, commercial terms for design phase (price), and compliance with SMUD's contractual terms.



PAP Procurement Schedule



	Task Name	Duration	Start	Finish	Q3				Q4			Q1			Q2			Q3			Q4			Q1		
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
1	Criteria Architect	51d	08/24/26	11/02/26																						
2	Criteria Architect Procurement RFP Issuance	1d	08/24/26	08/24/26																						
3	Criteria Architect RFP Period	30d	08/25/26	10/05/26																						
4	Criteria Architect Shortlist Interviews	5d	10/06/26	10/12/26																						
5	Criteria Architect Award	15d	10/13/26	11/02/26																						
6	Geotechnical	46d	04/05/27	06/07/27																						
7	Geotechnical Representative Procurement RFP Issuance	1d	04/05/27	04/05/27																						
8	Geotechnical Representative RFP Period	30d	04/06/27	05/17/27																						
9	Geotechnical Representative Award	15d	05/18/27	06/07/27																						
10	Owner Representative	51d	06/14/27	08/23/27																						
11	Owner Representative Procurement RFP Issuance	1d	06/14/27	06/14/27																						
12	Owner Representative RFP Period	30d	06/15/27	07/26/27																						
13	Owner Representative Shortlist Interviews	5d	07/27/27	08/02/27																						
14	Owner Representative Award	15d	08/03/27	08/23/27																						
15	Commissioning Agent	51d	06/14/27	08/23/27																						
16	Commissioning Agent Procurement RFP Issuance	1d	06/14/27	06/14/27																						
17	Commissioning Agent Representative RFP Period	30d	06/15/27	07/26/27																						
18	Commissioning Agent Representative Shortlist Interviews	5d	07/27/27	08/02/27																						
19	Commissioning Agent Representative Award	15d	08/03/27	08/23/27																						
20	Design Builder	113d	10/04/27	03/08/28																						
21	Design Builder RFQ Issuance	1d	10/04/27	10/04/27																						
22	Design Builder RFQ Period	45d	10/05/27	12/06/27																						
23	Design Builder RFQ Shortlist Posting	1d	12/07/27	12/07/27																						
24	Design Builder RFP Issuance	1d	12/08/27	12/08/27																						
25	Design Builder RFP Period	45d	12/09/27	02/09/28																						
26	Design Builder RFP Shortlist Interviews	5d	02/10/28	02/16/28																						
27	Design Builder RFP Issuance	15d	02/17/28	03/08/28																						

SMUD Rancho Seco Facility

Path of travel from main road

Potential
Site
Location

Nuclear power cores

Rancho Seco Nuclear
Generating Station

