



progressive|ae

# Grand Haven Board of Light and Power



## WHY THE SIMS SITE?

- Progressive AE has evaluated BLP needs and determined that the proposed re-development is necessary for the Utility's future
- Progressive AE has determined that the BLP re-development will provide community benefit and is the highest and best use of the Sims site
- The BLP Charter secures the site until it is no longer needed by the Board of Light and Power. BLP needs part of the Sims site for critical facilities to serve their ratepayers.
- PEC studied a 12.5 mW CHP facility and recommends it as financially advantageous. The Sims site is the best place to locate the plant given gas supply and substation in place
- Re-development on Sims site allows BLP to capitalize demolition, remediation, and project costs on a single site. Remediation of Sims and then development of a second site is not financeable and would lead to potential rate increases.



# BUSINESS TRANSITION

## SIMS ERA

- Bum fossil fuel
- Centralized generation
- Simple distribution
- Maintenance intensive
- Environmentally challenging



## TRANSITION 2020 - 2023

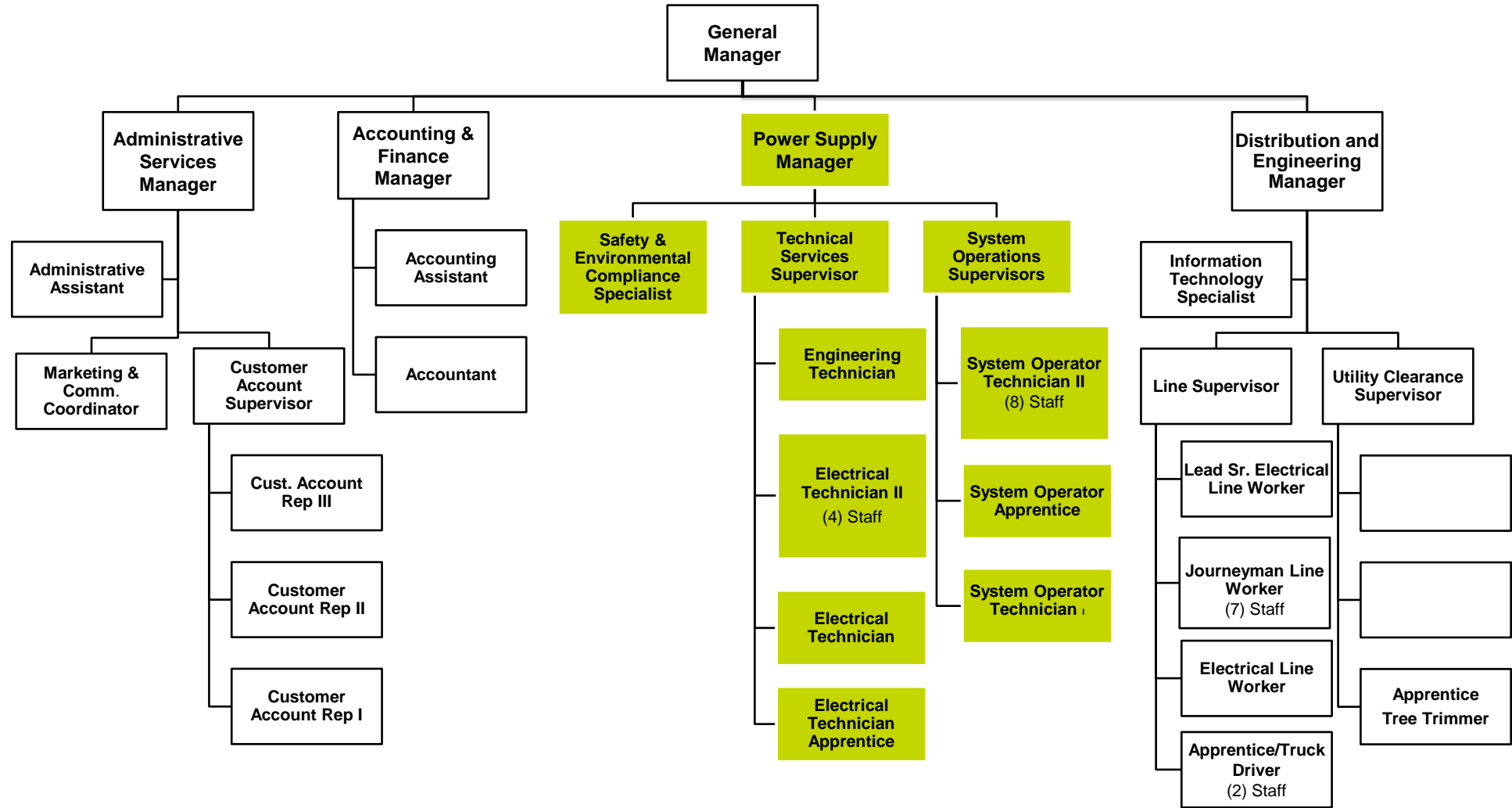
- Purchase best value energy and distribute
- Eliminate centralized generation
- Improve distribution and metering technology
- Re-train workforce
- Address environmental history



## FUTURE 2023 - ONWARDS

- Combine purchased and local energy using interactive distribution
- Customer focused improvements and options
- Sustainability focus, minimal environmental impact
- Distributed generation
- Evolving technology infrastructure
- Renewable options
- Energy storage
- Advanced training for workforce

# GHBLP ORGANIZATION

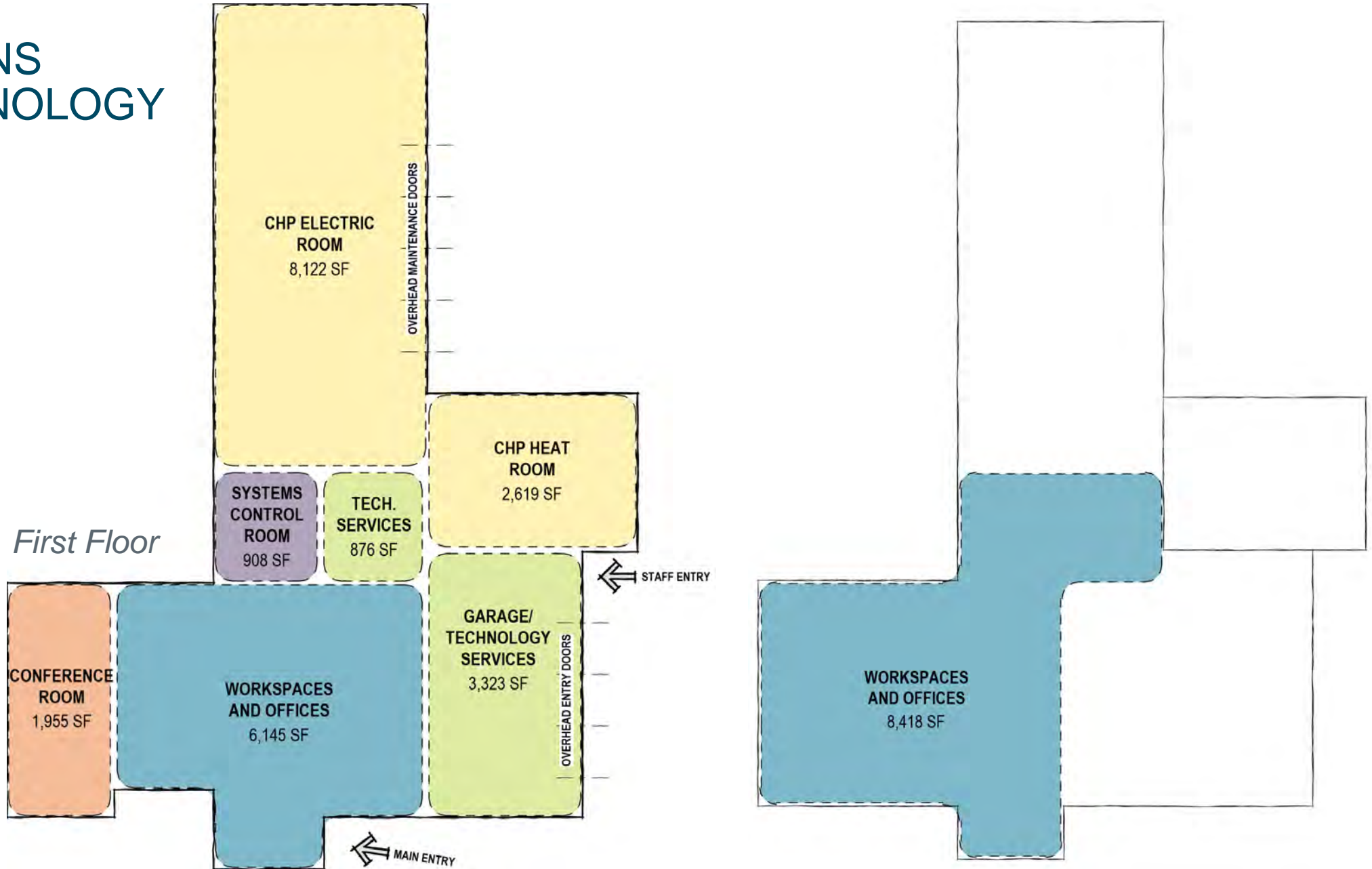


*40% of BLP Positions are displaced with Sims closure*

# FACILITIES TRANSITION

SIMS ERA		TRANSITION 2020 - 2023			FUTURE 2023 - ONWARDS	
Eaton Drive	Sims Site	Eaton Drive	Sims Site	Deficiency	Eaton Drive	Sims Site
<ul style="list-style-type: none"> <li>- Customer service</li> <li>- Executive offices</li> <li>- Offices distribution operations</li> <li>- Metering</li> <li>- Distribution garage</li> <li>- Distribution operations</li> </ul>	<ul style="list-style-type: none"> <li>- Substation</li> <li>- Generation</li> <li>- Waste heat re-use</li> <li>- Power operations offices</li> <li>- Meeting rooms</li> <li>- Control room</li> </ul>	<ul style="list-style-type: none"> <li>- Customer service</li> <li>- Executive offices</li> <li>- Offices distribution operations</li> <li>- Metering</li> <li>- Distribution garage</li> <li>- <i>Control room</i></li> </ul>	<ul style="list-style-type: none"> <li>- Substation</li> <li>- <i>Snow melt heat resource</i></li> </ul>	<ul style="list-style-type: none"> <li>- <i>Distribution operations</i></li> <li>- <i>Power operations offices</i></li> <li>- <i>Meeting rooms</i></li> <li>- <i>Eaton overcrowded</i></li> <li>- <i>Permanent control room</i></li> </ul>	<ul style="list-style-type: none"> <li>- Customer service</li> <li>- Executive offices</li> <li>- Offices distribution operations</li> <li>- Distribution garage</li> <li>- Distribution operations</li> <li>- <i>Expanded distribution services</i></li> </ul>	<ul style="list-style-type: none"> <li>- Combined heat and power</li> <li>- Operations technology</li> <li>- Technical services garage</li> <li>- Emerging technologies</li> <li>- Local renewables</li> <li>- Substation</li> <li>- Power operations offices</li> <li>- Meeting rooms</li> <li>- Control room</li> <li>- <i>Advanced metering and technologies</i></li> </ul>

# SYSTEMS OPERATIONS AND TECHNOLOGY CENTER





- 1 SYSTEMS CONTROL ROOM
- 2 WORKSPACES AND OFFICES
- 3 GARAGE/ TECHNICAL SERVICES
- 4 CONFERENCE ROOM
- 5 COMBINED HEAT AND POWER











# THANK YOU

We welcome your feedback, insights and inquiries.

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