

GRAND HAVEN BLP DIESEL PLANT
RFP PROCESS
SUMMARY OF PROPOSALS received by September 30, 2020

PROPOSAL TEAMS

DRAFT #4, October 14, 2020

	Weight % impact	CL/Lakewood	Melching	Capstone	Elite Hospitality Group	Jeff Ward
OVERALL PROJECT APPROACH		Save & Reuse Diesel Plant Restaurant, Event space, Office	Save & Reuse Diesel Plant Add 5 new Townhomes	Demolish Diesel Plant Add 8 duplex Townhomes	Demolish Diesel Plant New construction - 6 story hotel	Save & Reuse Diesel Plant Museum - industr, elect, diesel
PROPOSED SITE PURCHASE PRICE		Up to \$400,000	Up to \$400,000	\$1,525,000	Up to \$1,000,000	\$100,000
PROJECT INVESTMENT ESTIMATE		\$5,400,000	\$8-9,000,000	\$10,000,000+	\$12-15,000,000	Unstated
SUMMARY OF REDEVELOPMENT CONCEPT <i>What is being proposed?</i>		RESTAURANT EVENT space OFFICES	13 new CONDOMINIUMS in DP ENTERTAINMENT venue -lower level 5 new CONDOMINIUM townhomes	8 new 2-unit TOWNHOMES	HOTEL and related RETAIL 90 hotel rooms	Museum Shop, coffee shop
PROJECT TOTAL AREA (square footage)		Approx. 13,800 sf +/- 4,000sf	42,144 sf (32,144 DP + 10,000 TH)	Approx. 32,000 sf	Approx. 85,000+ sf	13,800+ sf?
PROJECT PARKING - proposed onsite parking		41 spaces + Sherman overflow	73 spaces (design std?)	32 interior; 7-10 outside spaces	90 spaces (design std?)	23 existing spaces
DEVELOPER QUALIFICATIONS & COMPARABLE PROJECTS <i>How effective has the team/members been in accomplishing similar projects? Familiarity with MEDC/other incentives.....</i>		Recent rehab and new regional projects in MI, IL Familiar with Incentives	Local/Regional projects Familiar with incentives	Recent new local projects Familiar with incentives	Solid projects, mostly in SE MI, Local Holiday Inn renovation Familiar with incentives	Unstated, missing
FIT with MASTER PLAN and CITY VISION		STRONG	STRONG	STRONG	66'-70' height allowed? Pkg?	?
FIT with SITE		Well designed, good fit Adds commercial & offices Strengthens commercial mix, and Office opportunities.	Well designed, good fit Adds residential and commercial Strengthens residential offerings, and Entertainment venue	Well designed, good fit Complements residential Strengthens resid offerings	Fits site, unclear on height, pkg. Adds hotel/hospitality Strengthens hospitality, with national flag hotel...	Saves building Adds museum attraction
FIT with NEIGHBORHOOD CONTEXT						
FIT with COMMUNITY						
ARCHITECTURAL/DESIGN HERITAGE <i>Legacy of Diesel Plant design Public access to historic building</i>		Preserves & Utilizes Diesel Plant Fully reuses, features engines	Preserves & Utilizes Diesel Plant Fully reuses, features engine Adds new townhomes...design?	Good design references Reuse DP bldg materials \$35k Donation to Museum - DP	Unclear if any reference to Diesel Plant design elements	Preserves & Uses Diesel Plant Features engines Add other energy displays
IMPACTS ON GRAND HAVEN COMMUNITY						
ECONOMIC - estimated impacts						
Investment level		\$5,400,000	\$8-9,000,000	\$10,000,000+	\$12-15,000,000	Unstated
Tax base enhancement - approx 1/2 investment		\$2,700,000	\$4.5-5,000,000	\$5,000,000	\$6-7,500,000	
Jobs creation - TBD		TBD	TBD	TBD	TBD	
1.) Construction jobs; 2.) Ongoing jobs						
VITALITY & VIBRANCY						
Residential Life		More commercial opps	Strong, 18 more R units; Ent. Venue	Strong, 16 more R units	More hospitality opps	Additional museum attraction
Commercial Life		Very strong identity restaurant	Entert. venue will add uses, vibrancy	Residents' impact	Strong hotel/hospitality addition	Minor shops?
Visitor/Tourism		Very strong & unique addition	Entert. venue will enhance vibrancy	Museum display	Strong hotel/hospitality addition	Visitor attraction?