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SIMS SITE REDEVELOPMENT

Design Progress Report



PROGRESSIVE AE TEAM

- ✓ Architecture and Engineering Design
- ✓ Headquarters in Grand Rapids Michigan
- ✓ 58 Years serving West Michigan Region
- ✓ Long Term Commitment to Grand Haven
- ✓ Key Focus: Sustainable Performance Based Design

SIMS SITE REDEVELOPMENT MILESTONES

2018	GHBLP makes a strategic decision to close Sims.
2018	Board and Council establish a goal of 36 mW new generation, half of GHBLP demand, coupled with snow melt system.
2019	Burns and McDonnell study 36 mW plant, recommend a smaller project.
2020	GHBLP, PEC, and PAE “right-size” the project to 12.5 mW with snow melt.
2020	PAE provides a Master Plan for the re-development of the Sims site.
2021	PAE and PEC proceed to initial design to validate concepts and costs.
2021	Public presentation of project goals and status.
2021	GHBLP Board and City Council review and choose path forward.
2021/23	Final design and construction.



GHBLP KEY NEEDS

- ✓ Utility infrastructure
- ✓ Substation for in-town customers
- ✓ Snow melt system for downtown
- ✓ Operations facilities
- ✓ Renewable energy, energy storage, and peaking equipment

Harbor Island Sims Plant



Proposed Redevelopment



Comparison







GHBLP BUSINESS TRANSFORMATION

Past – Power plant operators, mechanics, and meter readers

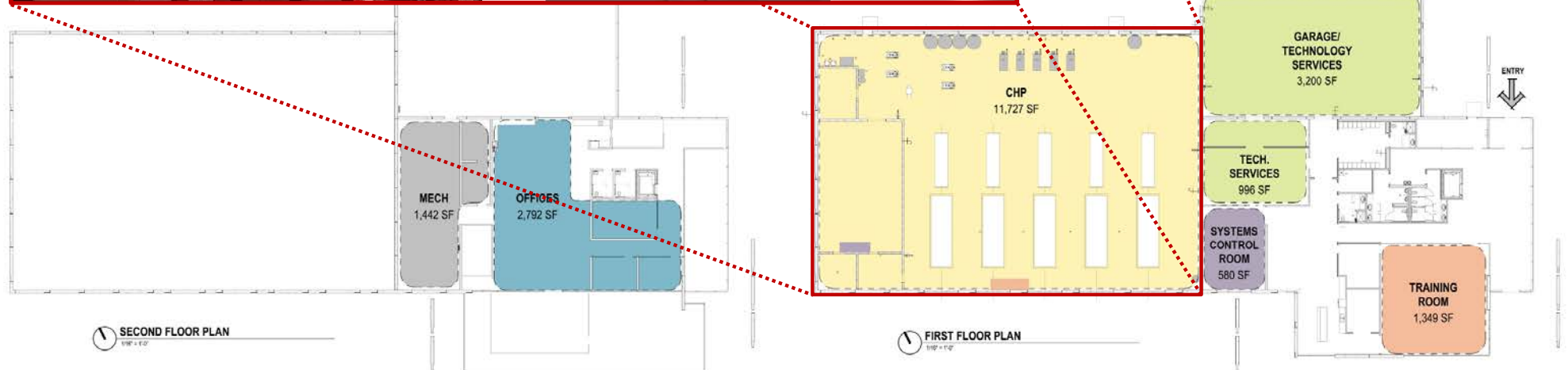
Present – Transition and training while operating in a cramped and inadequate space

Future – Higher level technicians, Information and Operations Technology

	<i>Sims Era</i>	<i>Transition Period</i>	<i>Integrated Operations</i>
	2017	2021	2023
Personnel Distribution			
Eaton Drive (Front Office)	15	14	13
Eaton Drive (Service Center)	19	36	16
System Operations (Sims Plant)	39		
Rental Space		4	
Operations & Technology Center			19
	73	54	48

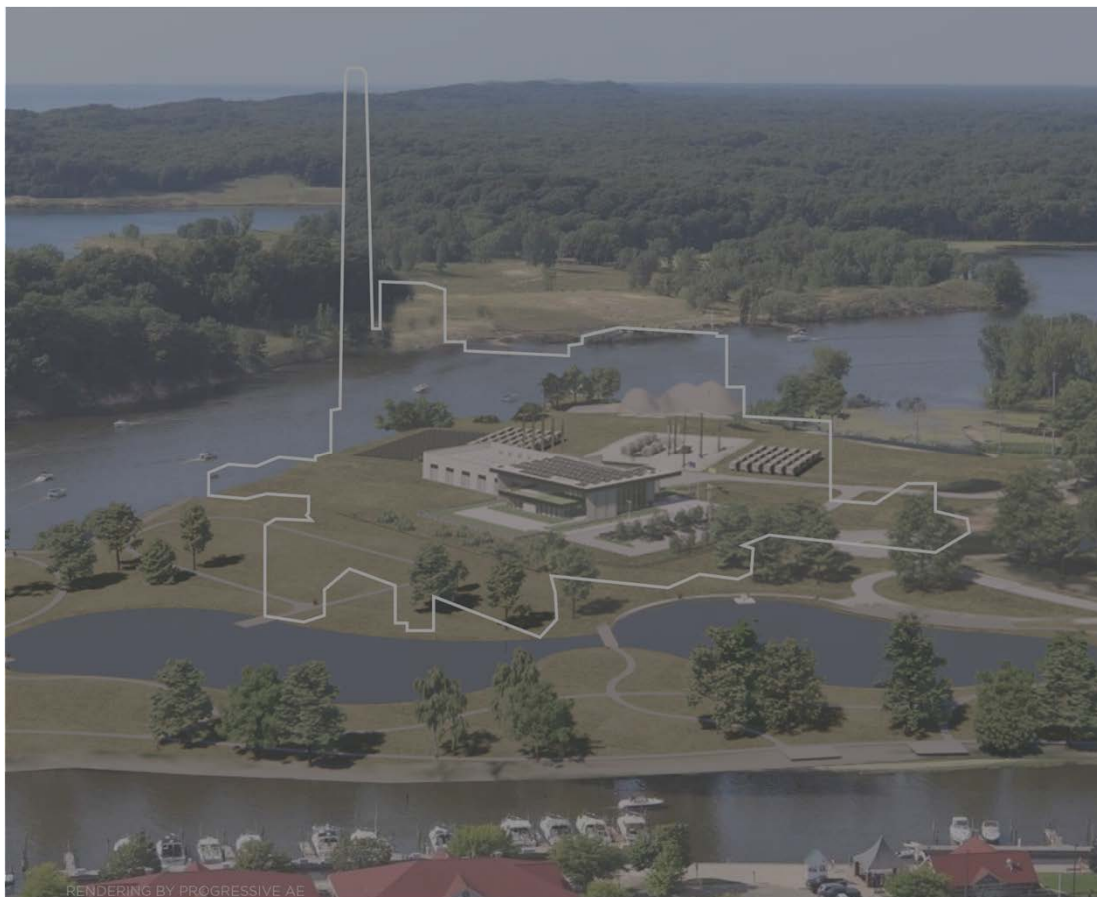
*24-7 System Control Room moved from Sims to Eaton to be included in Operations Center

PROPOSED BUILDING USE



COST PROJECTION

Date: 2/23/2021
Project: GHBLP Sims Site Redevelopment



GHBLP Sims Site Redevelopment Cost Opinion

APPROVED COMPONENTS

	Cost Estimate
JB Sims Plant Demolition	\$5,200,000.00
Snowmelt Equipment Installation	\$1,000,000.00 (funded by city capital cost)
Substation Improvements	\$4,000,000.00
AMI	\$2,000,000.00
	\$12,200,000.00

PROJECT COMPONENTS IN CONSIDERATION

Environmental Remediation and Wetlands Mitigation	\$8,000,000.00 \$8,000,000.00
Site Development & Utilities	\$2,100,000.00 \$2,100,000.00
Systems Operations and Technology Facility	
Operations Building Construction	\$7,100,000.00
CHP Building Construction	\$4,750,000.00
CHP Generation Equipment and Extended Cost:	\$13,800,000.00
	\$25,650,000.00

TOTAL PROJECT	\$47,950,000.00
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Proposed Redevelopment





THANK YOU

We welcome your feedback, insights and inquiries.

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