



# Lafayette Park Revised Plan for Energy System Improvement



# Revised Plan to Provide Heat to for 600 Lafayette Park Residents

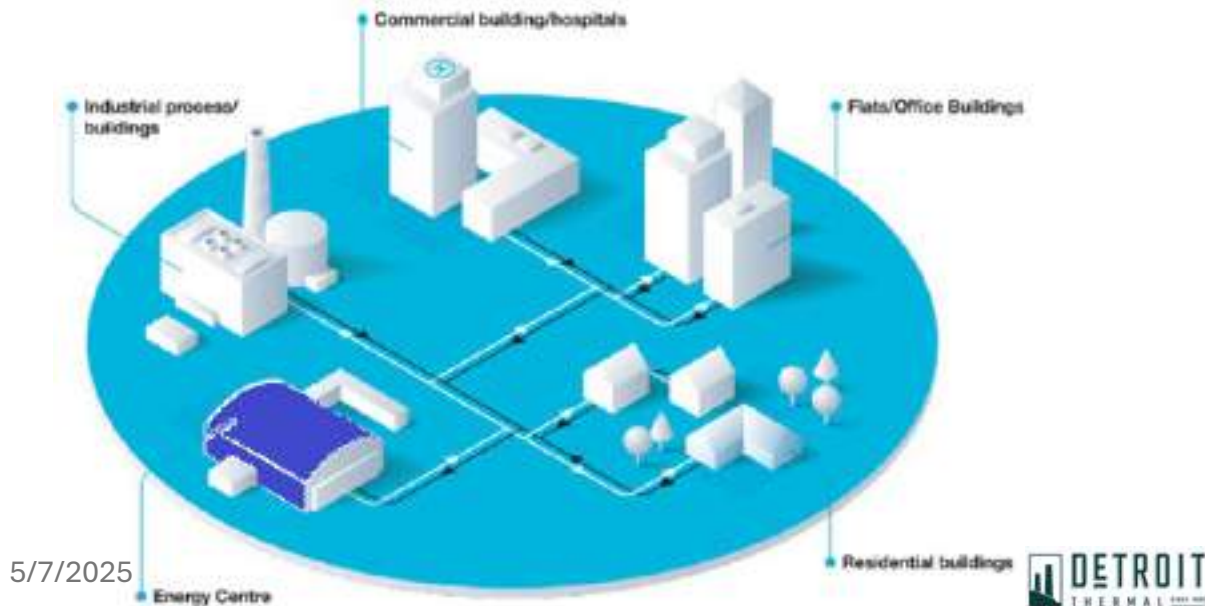
Revised plan will provide clean, affordable, reliable, and safe heat to the 600-plus residents at 1300 Lafayette East Cooperative, upgrading and reconnecting the Detroit Thermal line in a manner that serves the entire Lafayette Park Neighborhood.

# Detroit Thermal Is District Energy

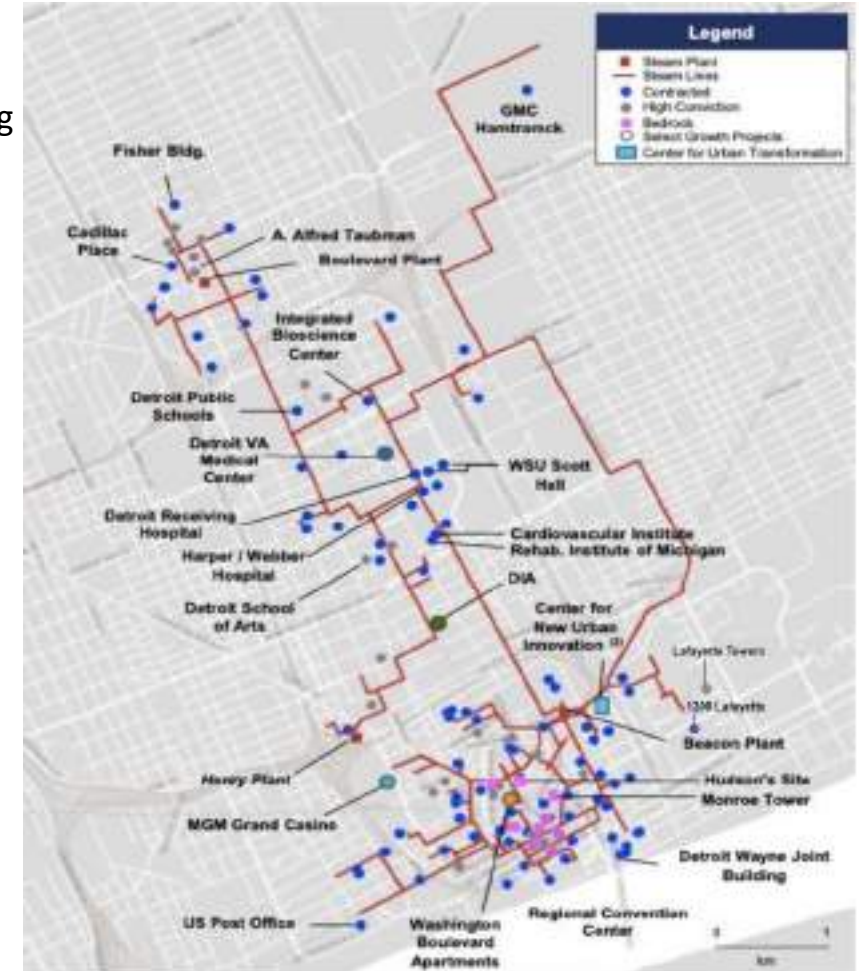
District Energy is a superior solution for large energy users with distributed or centralized real estate footprints. A central plant makes steam, chilled water and hot water, while underground pipes distribute to buildings. It is **cost effective**, **safe**, **reliable**, and **sustainable**.

## Benefits of district energy for the customers:

- **Energy cost reduction** compared to utility bill and on-site systems
- **Lower carbon impact** and **sustainable system**
- **Reliable** energy sources benefiting from **redundancy** N+1 technology configurations, ensuring continuous customer operations
- **More efficient and resilient** services than onsite energy options
- **Safer service**, eliminating the risk of onsite combustion
- 100% off balance sheet funding and **eliminating upfront capital cost to the customer**
- **Reduction of operations and maintenance costs** of complex energy infrastructure
- No onsite boilers or chillers, **freeing up space**



## Detroit Thermal's District Energy



# Lafayette Park Timeline Regarding the Project

## Jul 2024:

1300 Lafayette East Cooperative engages Detroit Thermal to explore the option of reconnecting to District Energy

## Sep-Oct 2024:

Detroit Thermal Initiates and Exploratory restoration

On 9/12/24: Detroit Thermal conducts a walk-through with KC Property Management and 20-30 residents

Three areas determined to be evaluated via annual permit:

- 2 authorizing work in the rights-of-way (Joliet parking lot and Nicolet parking lot)
- 1 authorizing work in an easement but not right-way (playground area)

## Jan 2025:

Detroit Thermal files application filed with the Michigan Public Service Commission (MPSC) for approval of contract

## Feb 2025:

MPSC issues order approving contract with a finding that it is in the public interest

## Mar 2025:

Agreement signed with 1300 East Cooperative and Detroit Thermal to move forward.

Detroit Thermal requested another meeting with the Lafayette Park Co-ops to be coordinated by KC Properties

## Apr 2025:

Detroit Thermal initiates the permitting process with the City's Legal and DPW

Detroit Thermal secures the DPW permit

Residential Concerns re safety and Historic District Commission permissions were expressed

The city issues a stop-work order

Detroit Thermal agrees to present a revised plan to the Historic District Commission on May 14



# Detroit Thermal Revised Plan (to be approved)



# PLAN SET



## SCOPE - LEGEND

CONCRETE PAVED SURFACE	
PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY AREAS	
TRANSIT STATION AREA	
PROPOSED TRANSIT STATION AREA	
NEW STATION PLATFORM BUILDING	
EXISTING STATION BUILDING	
EXISTING STATION BUILDING	

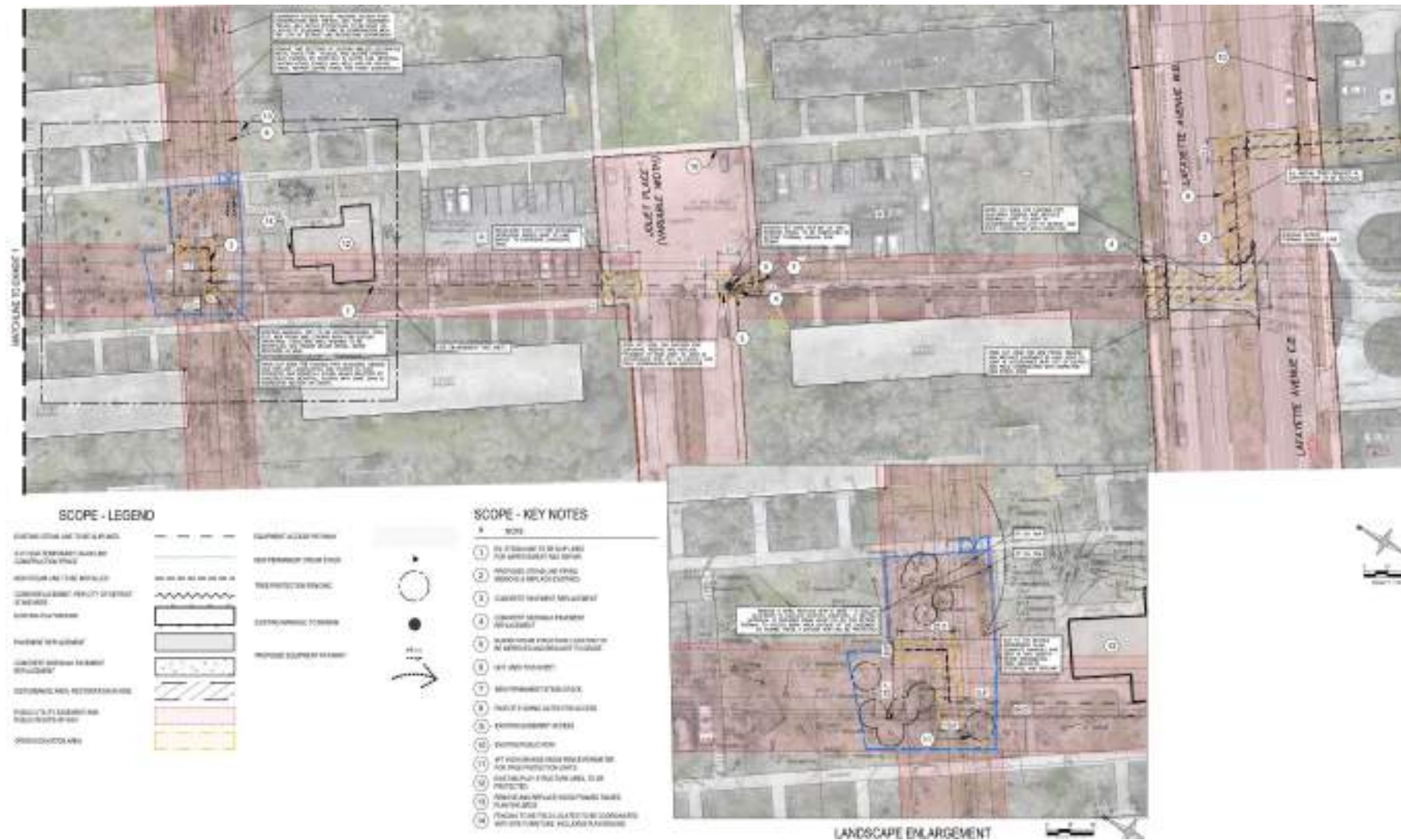
## SCOPE - KEY NOTES

- # NOTE
1. ST. PAVING TO BE SUPPLIED BY APPROVED BIDDER
  2. EXISTING STATION BUILDING
  3. NEW PERMANENT STATION
  4. EXISTING STATION BUILDING
  5. EXISTING PUBLIC ROAD





# PLAN SET



# PHOTO OPEN CUT DIAGRAM



Looking Northeast, Former Macomb  
and Russel Intersection



# PHOTO OPEN CUT DIAGRAM



Looking West Former Macomb and  
Russel Intersection

# MANHOLE COVER SYSTEMS



Cast iron manhole cover



The Fiberlite manhole cover is safer because it is a composite material that does not transfer heat, and it has a gasket sealed lid

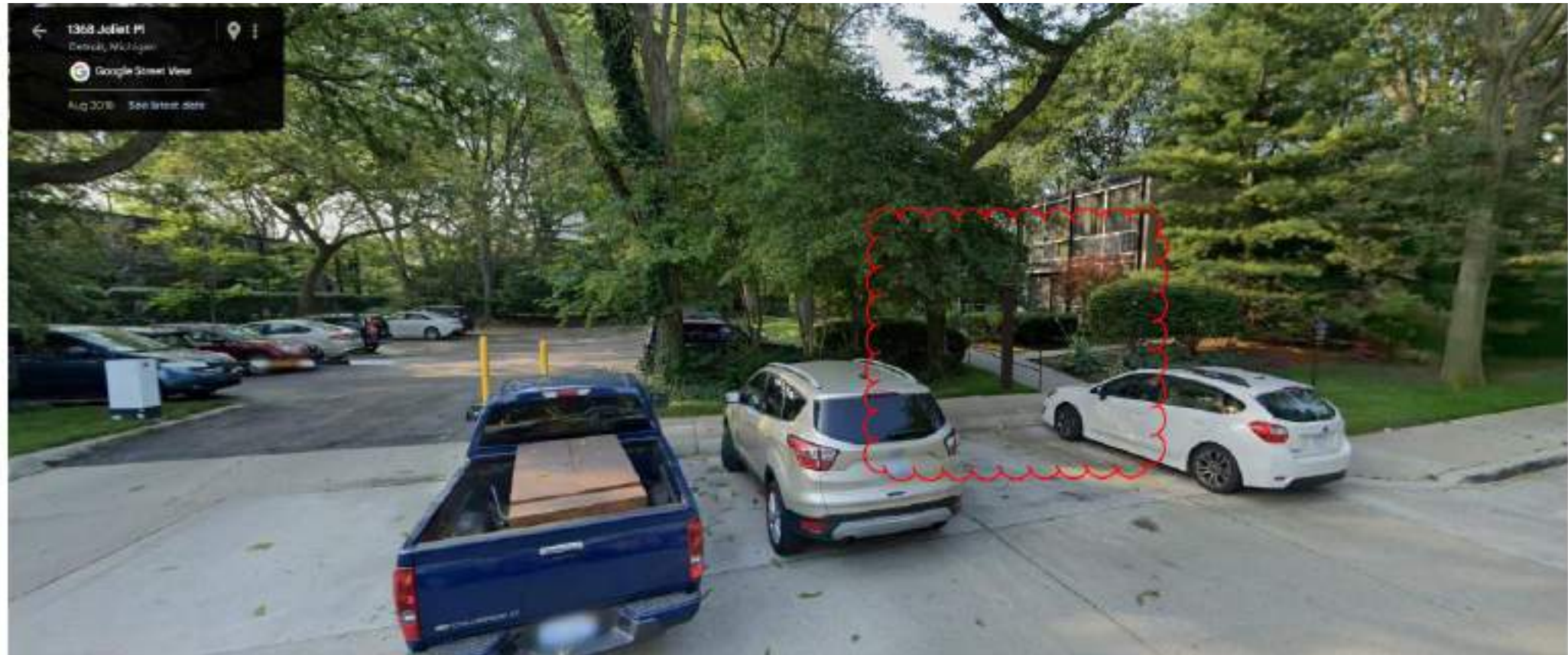


# VENT EXAMPLE



Example Detroit Thermal Venting Installation

# PHOTO OPEN CUT DIAGRAM

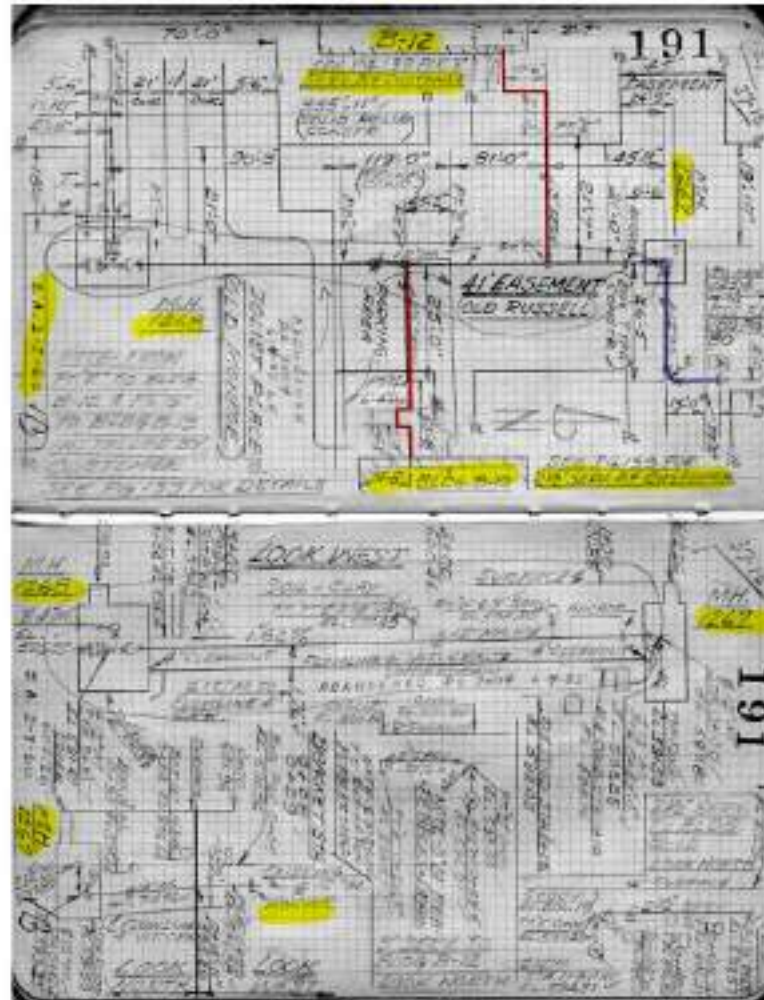


Proposed Detroit Thermal Venting Installation





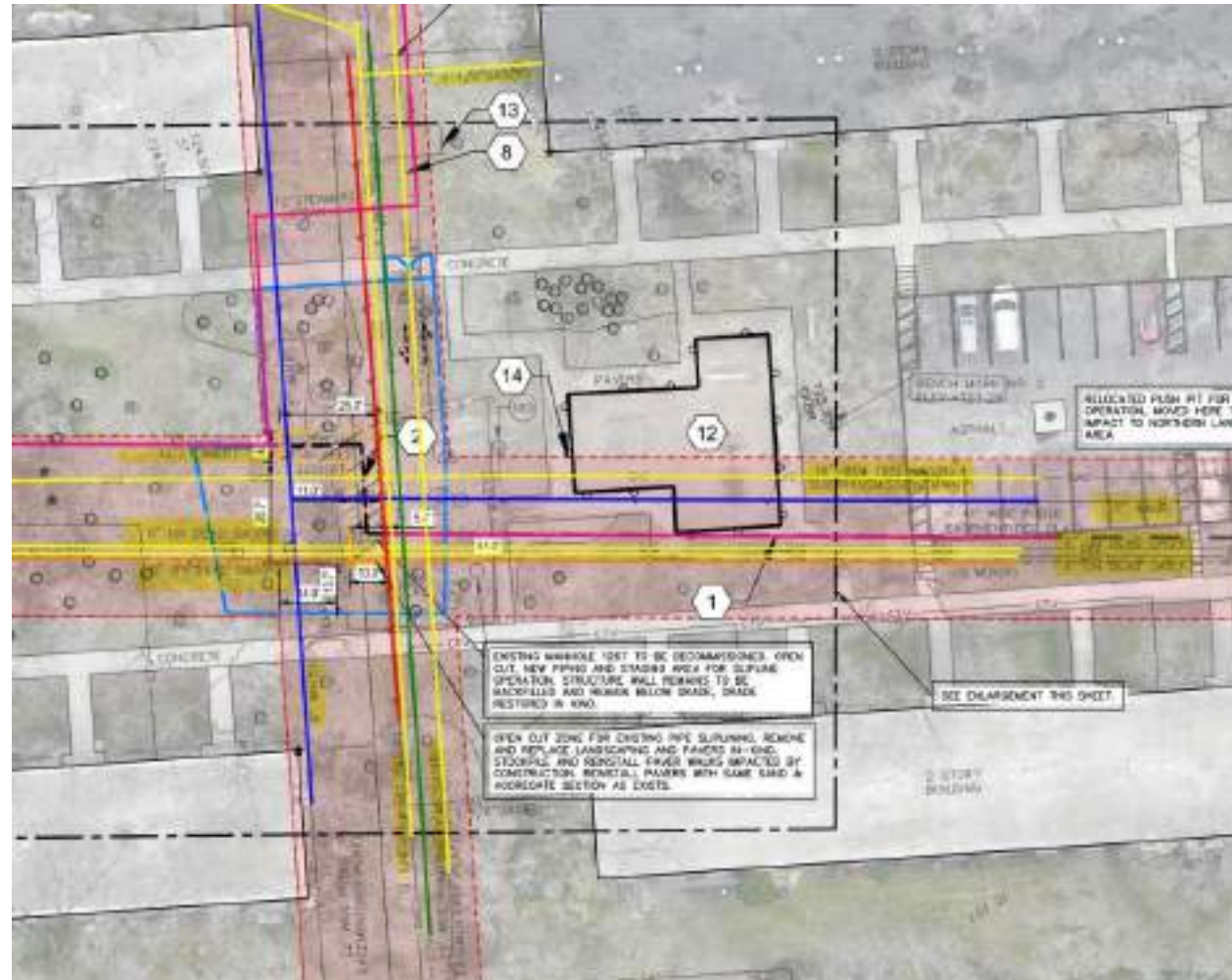
# HISTORIC FIELD BOOK



# APPENDIX



# EXISTING UTILITIES WITHIN EASEMENT



# Steam Pipes That Provides Heat





# FENCING PHOTO





# STOCKPILED/REPLANTED ORNAMENTAL





# YEWS TO PROTECT IF APPROVAL FOR ACCESS OUTSIDE EASEMENT IS PROVIDED

