

Count on Us[®]

Consumers Energy

SW Corner of Davison Rd. & Genesee Rd. (Commonly known as Davison Road Site) **Burton, MI**



ENERGY READY **OVERVIEW**

September 1, 2016

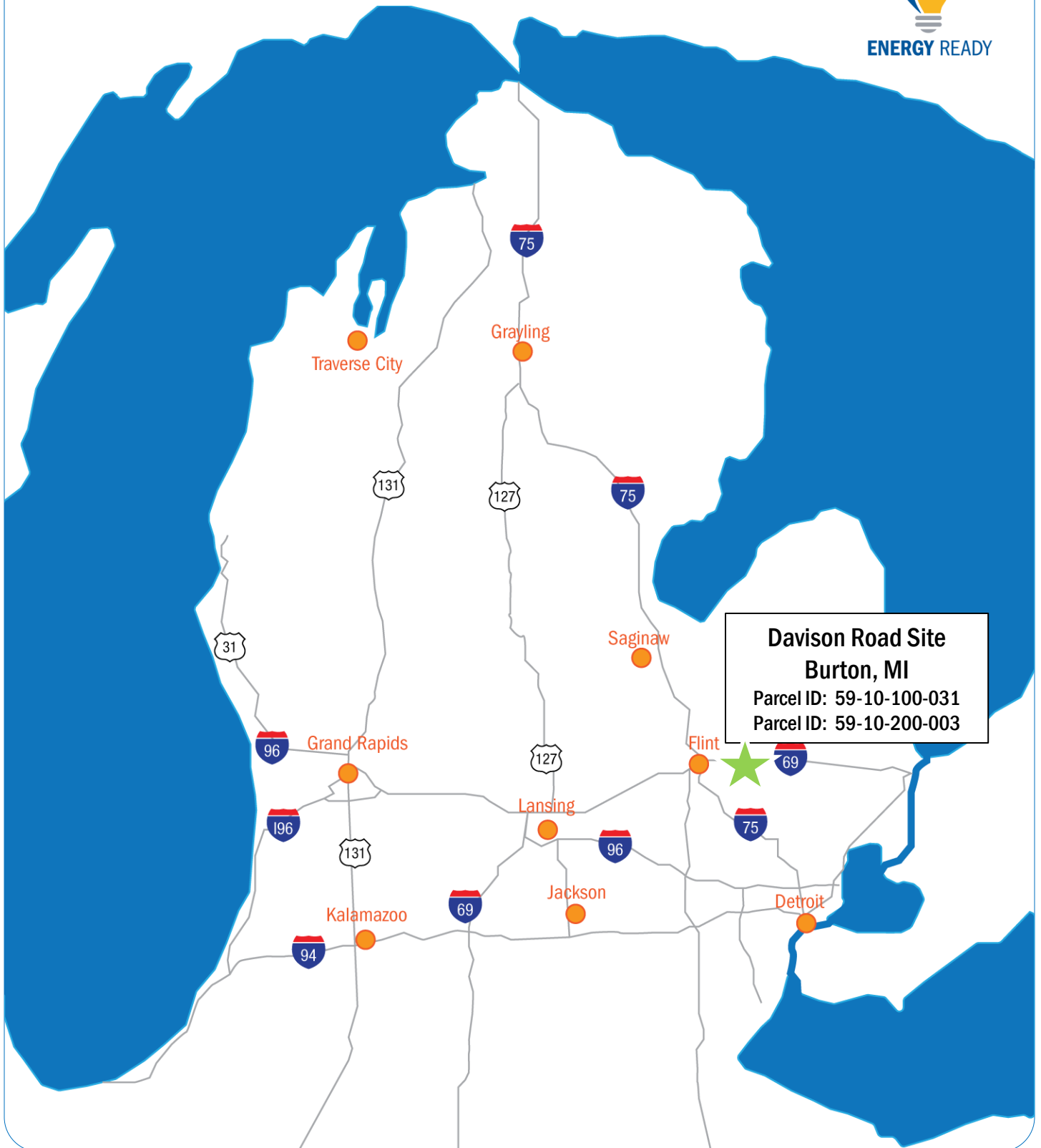
FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Michele Eaton, Economic Development Manager
810-760-3497 ▪ michele.eaton@cmsenergy.com

Consumers Energy Business Center ▪ 800-805-0490
ConsumersEnergy.com/businessmatters

Michigan

Consumers Energy Count on Us®



At Consumers Energy, we're committed to providing information to help you make sound business decisions. We strive to meet and exceed your expectations and champion the success of your business in Michigan.

This Energy Ready profile is our assessment of this site's energy potential. You'll find details about the site's existing energy infrastructure, and estimated costs to adjust the site's features based on how your business plans to use energy. We hope you'll find it useful as you evaluate and make decisions about this site's potential for your business.

To help us deliver more precise cost estimates, we would like to learn more about how your business uses energy. Specifically:

Electricity

- Diversified peak demand in megawatts (MW)
- Estimated annual electricity use in kilowatt hours (kWh)
- Hours of operation

Natural gas

- Estimated hourly natural gas use in million cubic feet per hour (MCFH)
- Estimated annual natural gas use in thousand cubic feet (MCF)
- Required natural gas delivery pressure in pounds per square inch gage (psig)

I would appreciate the opportunity to learn more about your project, understand your long-term plans and find sites that meet your unique needs. Contact me directly at 810-760-3497 or michele.eaton@cmsenergy.com.

Sincerely,



Michele M. Eaton
Economic Development Manager



ENERGY READY SITE OVERVIEW



SITE ADVANTAGES

200 psig natural gas pressure and up to 1000 MCFH available

Low voltage distribution available, up to 3.0 MW

High voltage distribution available from 5.6 MW to 100 MW

Competitive electric and natural gas rate options

Energy efficiency and construction incentives available

High voltage electric and natural gas service reliability

Construction timelines tailored to your needs

ECONOMIC DEVELOPMENT SERVICES

CONSUMERS ENERGY

Energy Rate Estimates

We'll estimate your electric and natural gas costs and offer energy-intensive rate options with your growth plans in mind.

Engineering Service Estimates

We'll estimate your costs to re-engineer sites based on how your business uses energy.

Utility Infrastructure Mapping

Our maps show you where pipes and wires lie, and can help service providers understand how to serve your site.

Site-Specific Engineering Information

Our Energy Ready site inventory is backed by our strong relationships with local community agencies.

New Construction and Energy Efficiency Incentives

We offer rebates for energy-efficient equipment and buildings, and help you reduce or eliminate upfront energy infrastructure costs.

CONTACT

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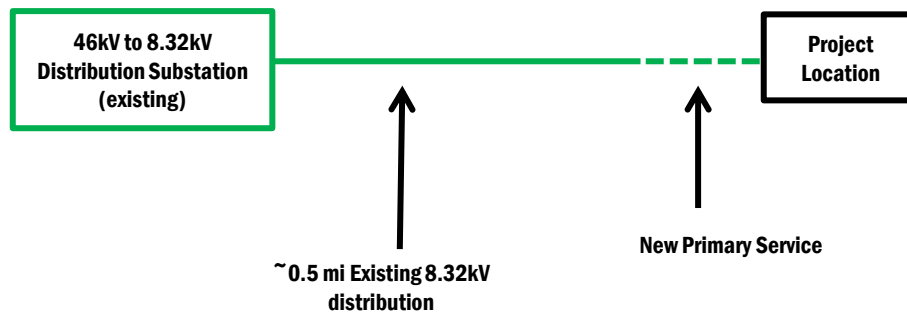
FLINT & GENESEE CHAMBER OF COMMERCE

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ELECTRIC – LOW VOLTAGE DISTRIBUTION

Ideal Load Range: Up to 3 MW



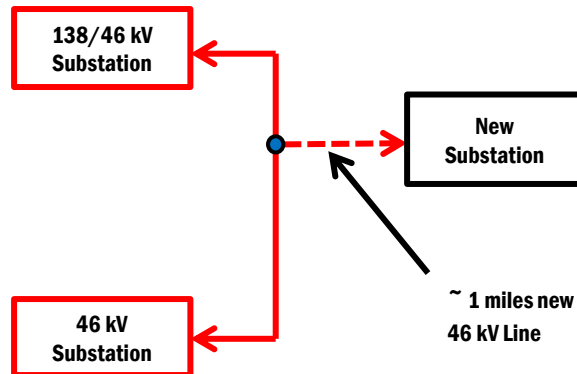
Connection Options: Costs for Electric Service

Option	Estimated Lead Time ³	Estimated New Right of Way Required ⁴	Estimated Minimum Project Cost	Maximum Electric Demand	Consumers Energy Construction Incentive	Customer Contribution
Base Service – Single 8.32kV line from existing distribution system	6 months	Minimal	\$130,000	2.0 MW	\$130,000	\$0 ¹
Base Service – Single 8.32kV line from existing distribution system	6 - 12 months	Minimal	\$390,000	3.0 MW	\$390,000	\$0 ²

1. A 1 year full service contract for 2.0 MW or more of demand at CVL3 and rate GPD will provide the construction incentive shown. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. A 1 year full service contract for 3.0 MW or more of demand at CVL3 and rate GPD will provide the construction incentive shown. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
3. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities.
4. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.

ELECTRIC – HIGH VOLTAGE (46 kV)

Ideal Load Range: 5.6 MW to 11 MW



Service Options: Costs for Electric Service if Electric Demand is at least 5.6 MW

Option	Estimated Lead Time ²	Estimated New Right of Way Required ⁵	Estimated Minimum Project Cost	Minimum Electric Demand	Practical Maximum Demand ⁶	Consumers Energy Construction Incentive	Customer Contribution
Base Service – 46 kV Line Only (customer builds/owns substation)	18-24 months	Approx. 1 mile	\$ 0.4 million	5.6 MW	11 MW	\$ 0.4 million ¹	\$ 0.0 million ¹
Base Service – Single 46 kV Line and Single Transformer Substation	18-24 months	Approx. 1 mile	\$ 2.4 million	5.6 MW	11 MW	\$ 2.4 million ¹	\$ 0.0 million ¹

46 kV Line Reliability for Base Service Options:

Predicted Momentary Interruption Rate ^{3,4}	Predicted Extended Outage Rate ^{3,4}	Predicted Reliability % ⁴
1 every 4.8 years	1 every 8.25 years	99.997%

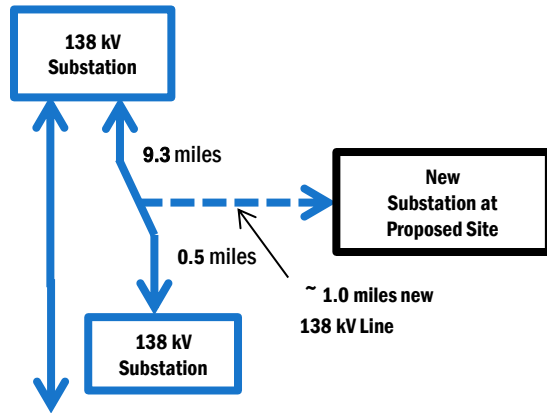
1. A 5 year full service contract for 5.6 MW or more of demand at CVL2 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities.
3. Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes.
4. Outage rates are based upon system average outage rates for 46 kV lines only, and the predicted reliability % represents the estimated amount of time the facility is in service.
5. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
6. This represents the maximum demand that can be practically served from the respective option with minimal system upgrades. Greater demands will be considered with additional analysis.

ELECTRIC – HIGH VOLTAGE (138 kV)

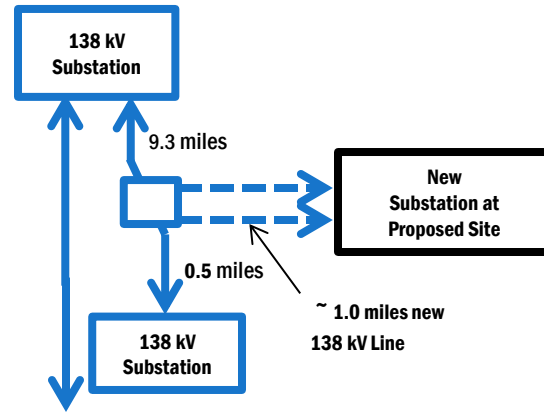
Ideal Load Range: 11 MW to 100 MW



ENERGY READY



138 kV BASE SERVICE CONNECTION OPTION



138 kV REDUNDANT SERVICE CONNECTION OPTION

Connection Options: Costs for Electric Service if Electric Demand is at least 11 MW

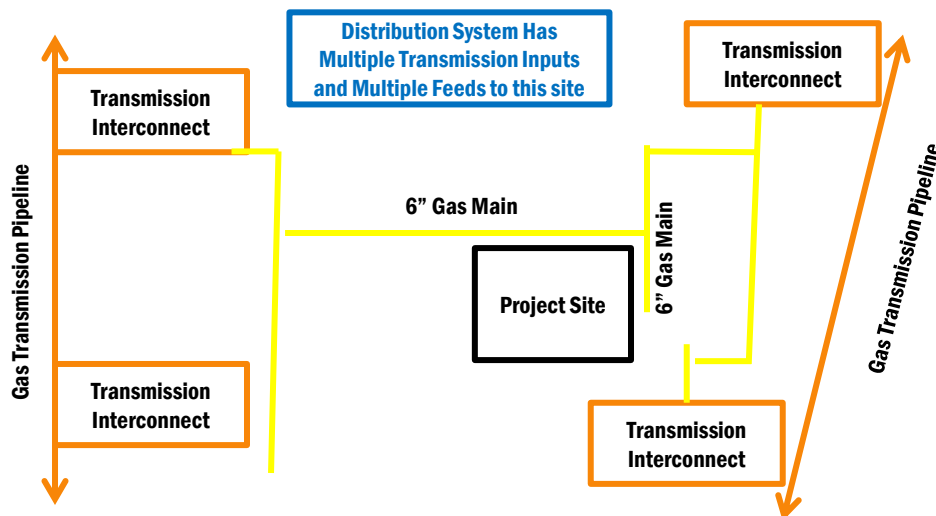
Option	Estimated Lead Time ³	Estimated New Right of Way Required ⁶	Estimated Minimum Project Cost	Minimum Electric Demand	Practical Maximum Demand ⁷	Consumers Energy Construction Incentive	Customer Contribution
Base Service – 138 kV Line Only (customer builds/owns substation)	18-24 months	Minimal	\$ 0.4 million	11 MW	100 MW	\$ 0.4 million ¹	\$ 0.0 million ¹
Base Service – Single 138 kV Line and Single Transformer Substation	18-24 months	Minimal	\$ 2.8 million	11 MW	100 MW	\$ 2.8 million ¹	\$ 0.0 million ¹
Redundant Service – two 138 kV Lines and Two Transformer Substation	24 months	Minimal	\$8.6 million	20.3 MW	100 MW	\$7.2 million ²	\$1.4 million ²

138 kV Line Reliability for Base Service Options:

Predicted Momentary Interruption Rate ^{4,5}	Predicted Extended Outage Rate ^{4,5}	Predicted Reliability % ⁵
1 every 5.7 years	1 every 20.1 years	99.999%

1. A 5 year full service contract for 11 MW or more of demand at CVL1 and rate GPD will provide a construction incentive sufficient to cover the cost of typical base facilities at this site. Refer to Tariff C1.4. Additional base service options may be available or required at this site depending on electric demand and load characteristics.
2. A 5 year full service contract for 20.3 MW or more of demand at CVL1 and rate GPD will provide a construction incentive sufficient to cover the capital cost of base and redundant facilities at this site. Refer to Tariff C1.4. Customer contribution is required for 35 year present worth of annual ownership charges for redundant facilities. Additional redundancy options are available at this site.
3. All estimates and lead times are conceptual and could be higher. Actual costs, timing and customer contribution will be determined during development of the contract for facilities.
4. Momentary Interruption is defined as an interruption or series of interruptions lasting no more than five minutes. Extended Outage is defined as an outage lasting longer than five minutes.
5. Outage rates are based upon system average outage rates for 138 kV lines only, and the predicted reliability % represents the estimated amount of time the facility is in service.
6. Represents new third party right of way. Consumers Energy will require that the customer provide easements for all lines and facilities located on the customer property.
7. This represents the maximum demand that can be practically served from the respective option with minimal system upgrades. Greater demands will be considered with additional analysis.

NATURAL GAS



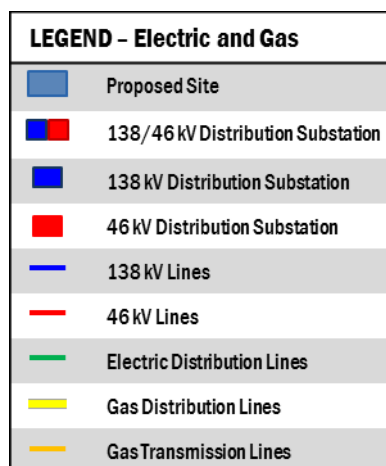
Service Options: Costs² for Gas Service

	Load Profile - Thousands of Cubic Feet per Hour (MCFH)					
	10	50	100	250	500	1000
Scope of Work to Meet Load Profile ³	Install service and commercial meter	Install service and industrial meter	Install service and industrial meter	Install 1 mile high pressure main, service and industrial meter	Install 1.5 miles of high pressure main, service and turbo meter	Install 1.5 miles of high pressure main, service and turbo meter with separator
Lead Time ⁴	4 months	4 months	6 months	12-15 months	15-18 months	15-18 months
Consumers Energy Construction Incentive (\$)	150,000	350,000	600,000	2,000,000	2,800,000	3,200,000
Customer Contribution ¹ (\$)	10,000	10,000	10,000	10,000	10,000	10,000
Maximum Pressure Available (psig)	20	20	20	50	200	200
Annual Consumption Estimate (MCF/Year)	15,000	75,000	150,000	375,000	750,000	1,500,000

Redundancy and Reliability:

Consumers Energy's natural gas system is highly reliable and the probability of interruption is very low. The most significant threat of interruption would be a damage by someone excavating near the line. The gas distribution system in this area is fed from four separate transmission interconnects, allowing flexibility in the natural gas flow should a significant unplanned event occur. We have not initiated any gas curtailment or Operational Flow Orders within the past 20 years.

1. Customer Contribution is calculated based upon gas rate tariffs as governed by the Michigan Public Service Commission. This calculation accounts for twenty years of revenue credit at the stated consumption levels above, and uses that to offset the initial construction costs and the cost of ownership over the same twenty year period. Consumption here is estimated at the hourly flow rate indicated assuming up to 1500 hours/year.
2. All estimates are conceptual. Actual costs, timing and customer contribution will be negotiated with the customer as part of developing a contract for facilities. Customer responsible for fuel line and meter pad costs.
3. Given that this is a large site, there may be some additional gas facility installation needed, dependent upon customer's desired gas meter location.
4. For loads greater than 100 MCFH a railroad crossing is required. Timeframe listed includes 6 months for crossing, but may take longer depending upon negotiations with railroad.



Current as of 9/1/2016, Subject to Change

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Consumers Energy

**Developed by
Consumers Energy,
in collaboration with:**



MICHIGAN ECONOMIC
DEVELOPMENT CORPORATION



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