STUDY SESSION AGENDA
TUESDAY
February 1, 2022

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

TO WATCH THE MEETING:
• Watch the virtual Zoom Study Session through our You Tube Channel

<table>
<thead>
<tr>
<th>Time</th>
<th>Attendee(s)</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>11:15 A.M.</td>
<td>Alisha Reis</td>
<td>Administrative Item Review / Commissioners Communication</td>
</tr>
<tr>
<td>11:45 A.M.</td>
<td>Jeff Bowman / Cyndi Stringham / Cat Townsend / Monica Broncucia – Jordan / Nancy Duncan</td>
<td>Coroner &amp; Probation Renovation CIP Project Budget Amendment</td>
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<tr>
<td>12:15 P.M.</td>
<td>Steven Marshall, Port Colorado / Kelsey Hall, Port Colorado / Nick Hernandez, Port Colorado</td>
<td>Port Colorado</td>
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<tr>
<td>12:45 P.M.</td>
<td>Jillian Coffey / Eliza Schultz / Elisabeth Rosen / Alan Morse</td>
<td>State Lobbyists Update</td>
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(and such other matters of public business which may arise)

***AGENDA IS SUBJECT TO CHANGE***
STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: February 1, 2022

SUBJECT: Coroner & Probation Renovation CIP Project Budget Amendment

OFFICE/DEPARTMENT: CMO/Budget & Finance Department/Planning, Design & Construction

CONTACT: Jeff Bowman/Cat Townsend

FINANCIAL IMPACT: Increase Project Budget $456,771.00

SUPPORT/RESOURCES REQUEST: Additional funding to cover added cost associated with current industry and market impacts.

DIRECTION NEEDED: CIP Project Budget Increase for unforeseen materials escalation, lead times, and schedule extension. Approval to proceed with additional costs and time.

RECOMMENDED ACTION: Approve the additional cost to cover the full scope of the project to meet program operations and needs.

DISCUSSION POINTS:

- Presenting recommendations to amend the CIP Project budget due to the current industry and market conditions for schedule and cost impacts.
- Approval to amend the CMGC Contract with Saunders Construction.
Coroner & Probation Renovation Project

Facilities - Planning, Design, & Construction

Budget Amendment Presentation

February 1, 2022

Cat Townsend, FFM Project Manager, Planning Design & Construction

Jeff Bowman, FFM Deputy Director, Facilities Operations

Cyndi Stringham, FFM Mgr. – TA, Planning, Design & Construction
Project Impacts:

Cost:
- Commodities Metals & Steel
- Membrane Roofing
- Metal Studs/Gypsum
- Plumbing Equipment
- Mechanical Premium
- Specialty Lab Equipment
- Electrical Premium
- Extended General Conditions & Fees
- Contingency
- Anticipated escalation, accelerated shipping
- Inflation, Skilled labor shortages and unknown risks

Schedule:
- Permitting
- Roof Top Unit's from 15 weeks to 30 weeks
- Metal Studs & Gypsum lead time of 60 days
- Energy Recovery Ventilation 100 days
- Epoxy Flooring 40 days for delivery
- Extended General Conditions & Fees

Cost Impact  $456,771.00
Schedule Impact Three (3) Months
ANY QUESTIONS?
### STUDY SESSION ITEM SUMMARY

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<tr>
<th>DATE OF STUDY SESSION:</th>
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<tbody>
<tr>
<td>SUBJECT:</td>
<td>Port Colorado Presentation</td>
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<tr>
<td>OFFICE/DEPARTMENT:</td>
<td>County Manager’s Office</td>
</tr>
<tr>
<td>CONTACT:</td>
<td>Jim Siedlecki, Deputy County Manager</td>
</tr>
<tr>
<td>FINACIAL IMPACT:</td>
<td>n/a</td>
</tr>
<tr>
<td>SUPPORT/RESOURCES REQUEST:</td>
<td>n/a</td>
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<tr>
<td>DIRECTION NEEDED:</td>
<td>Informational</td>
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<tr>
<td>RECOMMENDED ACTION:</td>
<td>Informational</td>
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**DISCUSSION POINTS:**

- Port Colorado is completing grading on phase one of their development and rapidly moving to phases two and three. This development will have a variety of impacts in the area around Colorado Air and Space Port.
• Introductions
• Project Update and Presentation
• Discussion Items:
  • Communication
  • Infrastructure Coordination
  • Streamlining Processes
  • Colorado Air & Space Port Update (*From AdCo*)
• Questions and Feedback
Development Consultant Team
Entire 6,500+ acres controlled by one owner

Adjacent to Colorado Air & Space Port - one of only twelve horizontal launch facilities in the US with potential for a major cargo hub

Fronts five miles of Class 1 Railroad - Only rail served Industrial zoned site in Metro Denver over 100 acres

Adjacent to US I-70, 25 minutes to downtown Denver and 10 minutes to Denver International Airport

City of Aurora fast-track Planning and Permitting process
Greater Metro Denver

Denver Metro Population: 3,265,677
City of Denver: 729,239
Aurora Population: 379,859
Centennial Population: 111,096
Commerce City Population: 60,392
Englewood Population: 35,268
Lakewood Population: 158,410
Littleton Population: 48,410
Thornton Population: 142,672
Westminster Population: 113,191
Denver’s continued popularity with home buyers is driving some of the fastest growth in the entire nation. This growth velocity is prompting development opportunities along I-70 corridor south of DEN, where the metropolitan area is about to get its first real master-planned community created in many years.

**Eastern Denver Development Corridor**

Bennett, Colorado leads the region in affordable new housing with a projected 10,000 additional rooftops being constructed within the next five years. New development projects include The Farm, Skyview, Muegge Farms, Bennett Crossing, Bennett Ranch, and Kiowa Creek.
Connected to Metro Denver’s Workforce

Access to Metro Denver’s fast growing population of highly educated and skilled Talent

60% of Metro Denver’s labor supply is available within a 45-minute drive from Port Colorado

6.31% estimated Metro Denver population growth by the year 2025

±24,500 residential units est. 72,000 population growth planned development within a 15-minute drive

Ranked 3rd most educated state

Wadeck, 2020

Drive Times
< 2 Minutes interstate 70 CASP
9 Minutes interstate E-470
10 Minutes Denver International Airport
25 Minutes Downtown Denver

ACCESS TO LABOR
(BY DRIVE TIME)

- 15 minutes
- 25 minutes
- 35 minutes
- 45 minutes
- 60+ minutes
Port Colorado is positioned to be the next high-tech computing space in the Metro Denver area. This Xcel Energy Certified Mega Site has unique access to Denver’s tech talent and is well suited for disaster recovery, co-location, hyperscale computing, and enterprise data center space.

Site Attributes:

- Onsite 700+ acres solar energy farm
- 100+ MW solar renewable energy being developed
- Renewable energy team in-place to provide customizable utility solutions
- Large campus capabilities
- Xcel Energy Megasite

Distribution electrical service provided by Xcel Energy. Transmission service available at 230kV is available and capable of servicing 100+ MW. Redundant transmission sources available approximately two miles to the west.
Immediately available metro and long-haul fiber access with the ability to support diverse network pathways available from Zayo, Windstream, CenturyLink, ESTech, Verizon and AT&T.

- Several of the most prominent US fiber based service providers have services at the site
- Zayo and CenturyLink have local and long-haul fiber systems readily accessible
- CenturyLink, Verizon and AT&T have local data centers
Dedicated water team available to develop and personalize company specific water solutions designed for individual user needs

Potable Groundwater
- Ground water system consisting of wells producing from the established Arapahoe aquifer, is owned by the developer and leased and operated by the associated TransPort Metropolitan District #1
- Multiple well locations permitted and approved to support Port Colorado service demand
- 1.5-million-gallon onsite storage facility in design
- Colorado Department of Public Health & Environment approved drinking water service plan September 2020

Non-Potable
- Capacity to deliver in excess of 2-million-gallons per day
- Onsite 30-million-gallon storage facility being constructed
- City of Aurora and State of Colorado approved
- Producing from non-tributary aquifers that do not compromise local municipal interests

City of Aurora Water Service
- Longterm City of Aurora water service plan in design and development
- Large scale specific user optionality
Options and Challenges:

- Onsite septic systems approved
- Interim local decentralized wastewater treatment facility available for users with expandable capacity
- Limited capacity available in nearby existing system at Colorado Air and Space Port
- Ultimate wastewater treatment plant system in discussion and design stages with local municipalities and stakeholders
The Evolution of the Core Industrial Market in Metro Denver
City of Aurora
Submittal / Approval Process

Port Colorado
Infrastructure Construction Completion Schedule

- **Infrastructure Site Plan 1 - Manila Road, 32\textsuperscript{nd} Ave and Quail Run Drive**
  - Grading and Erosion Completed - October 2021
  - Roadway and Utilities Completed - January 2023

- **Site Development**
  - Shovel Ready Sites - Q2/Q3 2022
  - Dry Utilities Completed - Q3 2022
  - Wet Utilities Completed - Q3/Q4 2023

- **Port Colorado Rail Service**
  - Transload Facility Operational - Q4 2022
  - Shortline Operational - Q4 2022

Video Link to Current Construction Progress

Drone Video
Sub Area 1
Phase 1: Industrial Development Program
Port Colorado Phase 1 Industrial Development Program

Four state-of-the-art industrial buildings totaling 2+ million SQFT and a best-in-class visitor and conference center.

Sub Area 1 Master Plan

(1,154 acres)

Rail Served Industrial Park
### Project Specifications (planned)

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
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<tbody>
<tr>
<td><strong>Size</strong></td>
<td>222,040–1,034,180 SF</td>
</tr>
<tr>
<td><strong>Clear height</strong></td>
<td>36'-40'</td>
</tr>
<tr>
<td><strong>Power</strong></td>
<td>Certified Xcel megastie</td>
</tr>
<tr>
<td><strong>Slab thickness</strong></td>
<td>8&quot;</td>
</tr>
<tr>
<td><strong>Trailer parking</strong></td>
<td>656 stalls</td>
</tr>
<tr>
<td><strong>Car parking</strong></td>
<td>2,202 stalls</td>
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<tr>
<td><strong>Zoning</strong></td>
<td>PUD</td>
</tr>
<tr>
<td><strong>Dock doors</strong></td>
<td>34–180 per building</td>
</tr>
<tr>
<td><strong>Drive-In doors</strong></td>
<td>4–8 per building</td>
</tr>
<tr>
<td><strong>Column spacing</strong></td>
<td>50' x 56' (typical 52')</td>
</tr>
<tr>
<td><strong>City/County</strong></td>
<td>Aurora / Arapaho</td>
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**Future Development**

- 16,000 SF Conference / Assembly Center
- 15,000 SF Trade's Center
- Park Space
- 6.8 Total Acres
Sub Area 6
Rail Served
East Industrial Park
Sub Area 6 - East Industrial Park Master Site Plan
Sub Area 2
Data, Tech and Aerospace Park
Data, Tech & Aerospace Park
Sub Area 2 (1,941 acres)
Fiscal and Economic Impact
Fiscal and Economic Impact

- Market Value at Build Out: $8.9B
- Infrastructure Investment: $1.2B
- Employment at Build Out: 35,000-65,000

- 6,500 acres and over 43.4 million sq. ft. of development
  - Heavy Industrial
  - Data Center
  - Aero Space
  - Tech Park
  - Warehouse Space
  - Commercial/Retail Space
Job Creation

44,701 Direct Jobs Created
– Jobs directly created by Port Colorado

22,199 Indirect Jobs Created
– Additional jobs created as a result of Port Colorado’s investment in the State
– Local suppliers that provide goods and services to support Port Colorado’s operations will increase their number of employees as purchasing increases

19,420 Induced Jobs Created
– The number of jobs supported by the increased household spending generated within Port Colorado and their supply chain
– Increased labor income results in more household spending in Colorado, which results in more employees hired in industries such as Retail and Wholesale Trade
Employment in the Port area generates demand for additional employment in Metro Denver from business-to-business services and worker-household spending. The 86,320 jobs supported by Port create $12.3 billion in total regional spending annually.
Est. Adams County Annual Tax Revenue
(Gross Escalated Revenue - 1.5% per year)
Bond Underwriting
and Infrastructure Budget
Transformational Master Planned Industrial Park in Progress
As the only transformational master-planned mixed-use inland port in the State of Colorado. Port Colorado will be a showcase for the future; a hub of smart growth, logistics, sustainable energy, and experiences that bring together local communities, regional users, and global interests.