



August 9, 2023

City of Aurora  
15151 E Alameda Pkwy  
Aurora, CO 80012

RE: Project Number – DA-2231-08  
Project Name: Gun Club Road Data Center – Phase 2

**Subject: Gun Club Road Data Center – Phase 2  
Operations Plan**

***RE: Gun Club Road Data Center – Phase 2 – Operations Plan***

The intent of this letter is to provide an analysis of the site operations for Gun Club Road Data Center – Phase 2 (the “Project”). The Project consists of two 231,397 square-foot data center buildings, as well as private drives, surface parking lots and landscaping. The project includes two main site access points. The main access point is located at the northeast side of the property off Gun Club Road and will serve as the main access point to the site. The secondary access point is off East 10<sup>th</sup> Avenue and will be used for emergency access purposes only.

The Project is located southeast of the corner of E-470 and Gun Club Road in Section 6, Township 4 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, City of Aurora, County of Arapahoe, State of Colorado. The Project is bounded by East Colfax Avenue to the north, State Highway E-470 to west and East 10<sup>th</sup> Avenue to the south.

## **SITE OPERATIONS**

As previously described, the Project will be constructed and operate as a Data Center. The day-to-day activities of the facilities will include installing and maintaining network resources, maintaining site security and monitoring systems that ensure the power and cooling equipment is performing as intended. Data Center personnel will include administrator for the office, information technology (IT) personnel on-site at all times, security guards and building cleaning personnel.

The IT personnel will work on maintaining network servers, updating/replacing parts and ensuring the security of the network is maintained at all times. The IT personnel will routinely check the network infrastructure to ensure security of the data is maintained and to ensure that the servers are functioning as intended.

There will be security guards at the main site entrance to ensure the Data Center remains safe and secured. Security will inspect all vehicles that enter the site for any security risks. The two buildings will both consist of motion activated cameras that will detect any movement within the property. The Project will have site lighting throughout the Project area. The security guards will intermittently patrol the site to ensure a secured perimeter. Truck docks will be utilized to move equipment to and from the site.

The office administrator will have day-to-day office activities. The

Generators are on-site to provide power during the event of a power failure. These generators are tested regularly, but other equipment is run on-site regularly throughout the Data Center.

Please specify the hours of operation. And how many people will be in the building during those hours. What is the expected number of deliveries each day?

Access will be provided into the building and to monitor day-to-day activities. Access will serve only to clean the facility.

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## CONCLUSION

It is our conclusion that the Site will operate in a manner as to not disturb surrounding properties while maintaining a secured and operational site. Please reference the Noise Study for additional information.

Should you have any questions or concerns please do not hesitate to contact me at [Stephen.litsas@kimley-horn.com](mailto:Stephen.litsas@kimley-horn.com) or 720-647-6231.

Please specify the type of cooling equipment.

Sincerely,



Stephen Litsas, P.E.  
Kimley-Horn and Associates, Inc.

people during these hours. expected deliveries were included in the letter.

I specified the how the cooling equipment will operate but not a specific/technical type of cooling equipment just a closed loop water system.