

December 3, 2020

Stephen Rodriguez
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

RE: Precision Building Systems Site Plan in TransPort Colorado Logistics and Commerce Park

Mr. Rodriguez,

On behalf of Precision Building Systems, thank you for your consideration of our new facility in TransPort Commerce Park. The purpose of the letter is to relay information on the proposed operations as requested for the above referenced project.

The planned project includes a 324,000 sf manufacturing, warehouse and office facility on 40 acres in the industrial park. The site was chosen for the proximity to rail service and ability to serve the growing regional market. The building will serve as warehousing, and manufacturing center for residential home construction components, and modular homes. It will also include approximately 20,000 sf of office and related amenities at the northeast corner of the building.

Truck circulation is in and out through two site access points separated from employee and visitor personal vehicle parking, which has a dedicated access. The building dimensions are 600' x 540'. Much of the building is at grade for loading and material outfeed from the equipment, with a small section of dock high doors for receiving and shipping needs. The southern portion of the site will remain undeveloped for possible future expansion.

The outside storage on site will be both finished and raw wood products. Finished products will include, but are not limited to framed wall sections, trusses and joists. Raw products stored on site will include bulk lumber and sheet goods. Outside storage screening will be achieved by landscape, or solid walls, or a combination of the two. Peak time employee count is 100 people with 2 shifts per day, and an overlap parking load of approximately 200 people. Hours of operation are *AM to PM*. Rail service is planned via access road to master developer transload rail yard at the southwest corner of the site. Forklift will carry raw goods from the rail yard to the site storage.

All site utilities will be constructed as private, but according to COA Standards and Specs. The water main and water easement will be private and maintained by the Metro District initially while receiving water from the District facilities but will transition to public once Aurora Water has extended facilities to the Transport site.

We look forward to working with you on the development of this project.

Thanks,