

# **CAMT** COLORADO ASSOCIATION FOR MANUFACTURING AND TECHNOLOGY

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Jan 31, 2011

Dear Communities:

CAMT is embarking upon a very exciting yet very complex public-private partnership with development of its state-wide manufacturing strategy for the Aerospace and Clean Energy Regional Innovation Cluster that includes effective Technology Acceleration Programs, Aerospace and Clean Energy (ACE) Manufacturing and Innovation Parks and the development of supply chains to accelerate the commercialization and manufacturing of emerging technologies into the marketplace to create jobs and drive economic growth.

This initiative is a national pilot in collaboration with NASA and NREL as well as other state and federal agency partners who are key stakeholders in this innovation strategy and are committing resources to this initiative through agreements such as the Space Act Agreement.

We are working to place at the ACE Park credit worthy, growing, and experienced companies interested in collaboration and innovation to move new aerospace and clean energy products into the commercial market more quickly who will benefit from assistance in scaling up their manufacturing production and access to shared resources, technologies and equipment.

The economic impact of the ACE Parks is anticipated to be significant to Colorado communities in the form of increased jobs, an increased spectrum of jobs, local revenue and tax base. Most parks of this magnitude involve upwards of half a billion in investments. As a potential stakeholder, your time, funding and expertise can play a significant role in Colorado's ability to sustain and grow these crucial 21<sup>st</sup> century industries. Serious financial community commitments are essential to supplement traditional business incentives. Providing details on the assets of the community to identify potential synergies of other programs, companies and stakeholders will help CAMT determine the overall viability of the community for this project.

We anticipate that companies at the ACE Park will average an employee base of 100 and will grow by 10% over a 5 year period. Having 70-100 companies at the Park will add 7,000 - 10,000 jobs to the community. With the additional priority of developing supply chain capabilities in Colorado for these companies, the economic multiplier will grow.

Site solicitation is the first stage in understanding what opportunities exist for consideration by CAMT. All parties (including CAMT, Metro Denver EDC, local economic development partners, property owners/representatives, local community representatives, etc.) must sign the attached Non-Disclosure Agreement to be eligible to participate in the site selection process.

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CAMT will establish a team of experts to serve on an Advisory Committee to evaluate each proposal. Upon receipt of the proposals and preliminary CAMT review, we will schedule a more detailed round of discussion with the top tier candidates. We anticipate this analysis will take six to eight weeks to complete.

The best opportunities are those where buildings best satisfy the attached selection criteria, are as close to move-in ready as possible, and/or the property is “shovel-ready.”

This project is a national beacon for regional innovation through collaboration and re-tooling of our manufacturers through commercialization of new technologies that will result in sustainable growth.

We hope you are as excited about this opportunity for Colorado as we are.

Sincerely,

*Elaine M. Thorndike*

Elaine M. Thorndike  
CEO

# ACE Manufacturing and Innovation Center

## Existing Building Criteria

Colorado Association for Manufacturing and Technology is looking for an existing building(s), preferably to own, suitable to house multiple companies at a location within the nine county Metro Denver region. We respectfully request your submission of available buildings within your jurisdiction that meet our minimum requirements. Please describe how your property complies with each of the criteria listed below and explain any significant deviations from these criteria. Your submission should include illustrated maps, aerial photographs, site plan, floor plans and building specifications.

**Ownership:** Distinct preference is for building and property ownership to be by CAMT.

**Use restrictions:** We anticipate a combination of the following uses for the building(s) – office, light industrial, including laboratory and manufacturing functions, and outside storage of materials and vehicles. The property should have high-level security *e.g.*, security cameras, perimeter fencing. The buildings offered must permit all of the above use criteria. Please describe the current zoning and restrictions against noise, such as back-up generators or chiller systems.

**Size:** The ideal building(s) must be a minimum 100,000 square feet, 300,000 to 600,000 square feet preferred. Because of the intended uses, one and two-story buildings are preferred. Multiple adjacent buildings in a campus setting may be considered. Please describe any expansion capability.

**Age:** What year was the building built and/or renovated?

**Project Description:** Please describe the type and age of structural system, roof, exterior materials, HVAC system, fire sprinkler system, lighting systems (inside and out), window type, insulation, dock doors/drive-in doors, clear ceiling height, floor slab, and their scheduled maintenance.

**Laboratories/Clean Rooms:** Please describe in detail any existing lab or clean room improvements, including available services.

**Dock Doors & Shipping Space:** Please identify how many dock doors are located in each building, as well as how many additional could be added and an estimated cost to add more, if necessary. Please provide square feet information on shipping space relative to dock doors, as well as any constraints.

**Availability:** Please describe the status of availability of the building(s).

**Access:** The ideal site will be within 3-miles to an interstate or major state highway. Please address the available access to your property.

**Visibility:** Please describe any highway visibility of the property; include an aerial photo.

**Utilities:** Please describe the availability of utilities (sanitary, storm sewer, water, electric, gas, phone, fiber optics) to the property. Abundant power is required so proximity to sources is essential. Is an existing generator available? Please include a current boundary survey, if one exists. Information about capacities will be helpful. Please describe the capacity available from the local utility in megawatts on Day 1. Are dual electrical services available to the property? What fiber optics providers are available at this location and what are their capabilities? Are dual water services available to the property? Storm drainage system? Monitoring of wells and locations?

**Parking:** Please describe the on-site parking available for this property and its age. Provide snowplow diagrams.

**Environmental Assessment:** Please submit any existing reports related to environmental contamination and the potential for environmental contamination on the property and in the building(s).

**Rail:** Please describe the proximity of any railroad tracks and frequency of use. (Access to rail is not a requirement).

**Area Amenities:** Please describe existing area amenities currently available to service tenants at this property.

**Neighborhood Issues:** Please describe any potential neighborhood issues that could conflict with the intended uses, such as adjacent residential properties or extraordinary noise/odor sources in the area.

**Vibrations:** Please describe any area functions that can cause unusual ground vibrations that could disrupt scientific instrumentation and processes.

**Public Transportation:** Please describe any existing public transportation to or near the property.

**Building readiness and occupancy:** Please describe any occupancy restrictions including whether the building is or would be ready to move in within the next 4 months.

**Price:** Please identify the purchase price for the building. Is the building within an enterprise zone? Is owner financing available? Is the owner willing to donate the building(s) to a non-profit, tax exempt organization?

**Ability to subdivide building:** Please indicate the ability to subdivide the recommended building(s) into 10,000 to 50,000 square feet areas with 80% manufacturing and 20% office space in each separate space.

**Soil Conditions:** Please submit any existing geotechnical reports.

**Environmental Assessment:** Please submit any existing reports related to environmental contamination and the potential for environmental contamination on the property.

**Rail:** Please describe the proximity of any railroad tracks and frequency of use. (Access to rail is not a requirement.)

**Area Amenities:** Please describe existing area amenities currently available to service tenants at this property.

**Neighborhood Issues:** Please describe any potential neighborhood issues that could conflict with the intended uses, such as adjacent residential properties or extraordinary noise/odor sources.

**Vibrations:** Please describe any obvious area functions that can cause unusual ground vibrations that could disrupt scientific instrumentation and processes.

**Wetlands/Protected Species:** Please describe any conditions that impact the development of the proposed property.

**Public Transportation:** Please describe any existing public transportation to or near the property.

**Price and Public Assistance:** Please identify the purchase price for the property. Please describe any economic assistance that may be available. Is the property in an existing enterprise zone? Is the owner willing to donate the property to a non-profit, tax exempt organization?

**Entitlements/ Permitting:** Please describe the approval process required by your jurisdiction for obtaining entitlements, approvals and permits.

**Real Estate Taxes/Other Expenses:** Please provide a projection of taxes and any other expenses for the property for 2011 and 2012.

**Other:** Provide any other information you believe would be useful to our evaluation of this property.

NOTE: Your response to this request for information creates no obligation on behalf of nor does it bind CAMT in any manner. Additionally, CAMT makes no representation as to the criteria it will employ in this process, including in the further consideration of responses submitted to this request for information.

## ACE Manufacturing and Innovation Center Greenfield Site Criteria

Colorado Association for Manufacturing and Technology (CAMT) is looking for property, preferably to own, suitable to be developed to house multiple companies at a location within the nine county Metro Denver region. We respectfully request your submission of available property within your jurisdiction that meet our minimum requirements. Please describe how your property complies with each of the criteria listed below and explain any significant deviations from these criteria. Your submission should include illustrated maps and aerial photographs to clearly depict the location.

**Ownership:** Distinct preference is for property ownership to be by CAMT.

**Use restrictions:** We anticipate a combination of the following uses at ACE – office, light industrial, including laboratory and manufacturing functions, outside storage of materials and vehicles, conference center, hotel, restaurants and service related retail. The development will include a combination of single and multiple tenant buildings, high-level security, including perimeter fencing. ACE will be a state-of-the-art business environment with substantial amenities including appropriate conservation-based, regional landscape, standard and monument signage, and “green” environmental features including recycling programs and LEED design standards. We prefer that the property offered permit all of the above use criteria; we will also consider industrial zoned property that allows outside storage as long as there is the possibility of adjacent land for the ancillary uses (such as conference center, hotel, restaurants and service related retail). Please describe the current zoning, height restrictions, and property coverage guidelines for buildings and open space.

**Size:** The ideal property area must be a minimum 200 acres, preferably 200-400 acres. We anticipate that ACE will house approximately 100 companies and 10,000 jobs primarily in the aerospace and energy industries. Please describe whether additional adjacent land is available for future expansion.

**Access:** The ideal property will offer immediate access to an interstate or major state highway. Please address the available access to your property.

**Visibility:** Please describe any highway visibility of the property; include an aerial photo.

**Utilities:** Please describe the availability of all utilities (sanitary, storm sewer, water, electric, gas, phone, fiber optics) to the property and those that need to be extended, including whose responsibility it is to extend. Abundant power is required so proximity to sources is essential. Please include a current boundary survey if one exists. Information about capacities will be helpful. Please describe the capacity available from the local utility in megawatts on Day 1. Are dual electrical services available to the property? What fiber optics providers are available at this location and what are their capabilities? Are dual water services available to the property?

**Topography:** Please submit a topography map if available.

**Real Estate Taxes/Operating Expenses:** Please provide a projection of taxes and expenses for the property for 2011 and 2012.

**Other:** Provide any information on city easements, municipal contracts, property management contracts, etc. and any other information you believe would be useful to our evaluation of this property.

NOTE: Your response to this request for information creates no obligation on behalf of nor does it bind CAMT in any manner. Additionally, CAMT makes no representation as to the criteria it will employ in this process, including in the further consideration of responses submitted to this request for information.