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Subject: Peak Districts

Below is what I have put together to describe the Infrastructure projects that will be required to meet the obligations of the deals we are currently working on and anticipate within the next 2 calendar years. These projects are identified by Area per the (related) graphic are:

Area 1 – Supports “**Project Congo**” 289,000 sq ft distribution site and future light industrial/office and retail sites

Area 2 – Supports “**Flywheel East**” 190,000 sq ft, and “**Spec Industrial**” 300,000 sq ft

Area 3 – Supports “**Project Congo**”, “**Flywheel East**” and “**Spec Industrial**”

Area 4 - Supports “**Project Congo**”, “**Flywheel East**” and “**Spec Industrial**”

Area 5 – Supports entire Peak Innovation Park

Area 6 - Supports “**Flywheel East**” and “**Spec Industrial**”

Area 7 – Supports “**Flywheel North**” 240,000 sf office and future office development

Area 8 – Supports “**Hotels**” and future retail/office, and entire Peak Innovation Park

Area 9 - Supports “**Hotels**” and future retail/office

Area 10 – Supports “**Proby Retail**”

Area 1 - Integration Loop Phase 2 (from approximately 800 feet west of Grinnell to Peak Innovation Pky)

Scope: Grading, utilities, roadway improvements, street lighting, roadway landscape & irrigation

Schedule: Commencing Q4 2020, completion Q2 2021

Estimated Design/Engineering/Construction Costs: \$3.3m

Area 2 - Roundabout at Integration Loop Phase 2/Peak Innovation Pky

Scope: Demo existing intersection and replace with roundabout, including landscaping & irrigation, street lighting and signage

Schedule: Commencing Q1 2021, completion Q3 2021

Estimated Design/Engineering/Construction Costs: \$1.5m

Area 3 - South Powers/Peak Innovation Parkway Intersection

Scope: Add acceleration/deceleration turn lanes on South Powers, extend storm drainage and install traffic signal

Schedule: Commencing Q2 2021, completion Q4 2021

Estimated Design/Engineering/Construction Costs: \$1.8m

Area 4 - Sanitary Sewer Line (from Grinnell east approximately 3,300 feet)

Scope: Grading and installation of sanitary sewer main and manholes from existing lateral east to serve approximately 25% of the Peak Innovation Park Property

Schedule: Commencing Q1 2021, completion Q2 2021

Estimated Design/Engineering/Construction Costs: \$750k

Area 5 - Detention Pond/Open Space Landscape & Irrigation

Scope: Excavate detention pond located sot of Integration Loop Phase 2, install landscape & irrigation, trails, site furnishings, signage

Schedule: Commence Q4 2020, completion Q4 2021

Estimated Design/Engineering/Construction Costs: \$2m

Area 6 - Integration Loop Phase 3 (from roundabout at Peak Innovation Parkway east approximately 1000 feet to serve new development)

Scope: Grading, utilities, roadway improvements, street lighting, roadway landscape & irrigation

Schedule: Commencing Q2 2021, completion Q4 2021

Estimated Design/Engineering/Construction Costs: \$2.1m

Area 7 - Office Infrastructure Phase 1 (Improvements to serve the northern portion of the Office area to serve new development)

Scope: Grading, utilities, roadway improvements, street lighting, storm drainage and detention, roadway landscape & irrigation

Schedule: Commencing Q2 2021, completion Q4 2021

Estimated Design/Engineering/Construction Costs: \$3.0m

Area 8 - Primary Entry Signage and Landscaping (Intersection of Proby/Peak Innovation Parkway to roundabout at Integration Loop/Peak Innovation Parkway – North, Proby and Peak Innovation Parkway roadway frontages)

Scope: Roadway landscape & irrigation, project monument signage

Schedule: Commencing Q2 2021, completion Q4 2021

Estimated Design/Engineering/Construction Costs: \$1.5m

Area 9 - Hospitality/Mixed- Use Area (southeast of Proby/Peak Innovation Parkway intersection to serve new development)

Scope: Grading, utilities, roadway improvements, street lighting, roadway landscape & irrigation

Schedule: Commencing Q3 2021, completion Q4 2022

Estimated Design/Engineering/Construction Costs: \$4.5m

Area 10 – Proby Retail (southwest of Proby/Peak Innovation Parkway intersection to serve new development)

Scope: Grading, utilities, roadway improvements, street lighting, roadway landscape & irrigation

Schedule: Commencing Q4 2021, completion Q3 2022

Estimated Design/Engineering/Construction Costs: \$2.5m

Total Estimated Costs \$22.95m

At this point, these costs are estimates based on costs incurred for the Jungle and Rodeo offsite infrastructure. A number of these plans have been submitted to the City and CSU for review. They are currently being priced by our contractor. Other plans have not been prepared yet but costs are estimated based on similar scopes of work.