

Utilities

As a unique, all in one environment geared towards innovation and business development, the Park has a complete array of infrastructure options available to its tenants. The Park's central utility plant operates seven days per week, 365 days per year and distributes electricity through a dual feed system to and under the central utility spine.



Natural gas is provided to the project by Southwest Gas Company on a line directly connected to El Paso Natural Gas main line which is less than one mile from the Park.

Electricity: Provided by Tucson Electric Power on a dual feed system directly from the Vail substation. Tucson Electric Power assures that they will provide advanced planning and timely construction of facilities to provide service to whatever site may be selected. Tucson Electric Power derives its power from solar and natural gas. TEP does not use nuclear power. Current rates outside the developed portion of the UASTP are charged at TEP Rate 14.

Additional infrastructure provided to the existing buildings within the UASTP project include:

Natural Gas: Provided by Southwest Gas Company on a line directly connected to El Paso Natural Gas main line which is less than one mile from the Park.

Domestic Cold Water: Domestic cold water is drawn from the Park's own well system. When requirements for water exceed UASTP well system limitations, water will be served by extending infrastructure from a 16" water line at Rita Road to the proposed site at UASTP. Water rates and the associated extension costs will be determined in cooperation with Tucson Water. City water in Tucson is generated from 2 sources: the Central Arizona Project (CAP) which is a distribution channel for Arizona's allotment of Colorado River water, and groundwater.

Reclaimed Water: The source for reclaimed water is the Park's own sanitary treatment system.

Note: All water from the Park's own systems is charged to tenants prorate based on square feet.

Sanitary Waste Treatment: Currently, 70,000 gallons per day is available. Use is charged to tenants on a prorate basis.

Waste Management: The Park has its own sanitary waste treatment plant. Treated liquid waste from the sanitary plant is recycled for use in the site irrigation system, fire protection water system and restroom facilities. The Park's waste-removal contractor removes garbage from UASTP daily.

Heating Hot Water: Individual buildings served by dual natural gas fired boilers.

Chilled Water: 3,600 tons per hour is currently available.

De-ionized Water: 232,000 gallons per day is currently available.

Compressed Air: 2,200 scf per minute is currently available. Charged to tenants on a prorate basis based on square feet.

Fire Protection Water: The current system will sustain flow and pressure of 2,500 fpm.

Telecommunications

The Park has extensive fiber optics cable lines from multiple providers surrounding and servicing the facility. Internet connections can be provided through the University of Arizona Information Technology Services (UITS). The Park current has three telecom providers, Qwest, Cox Communications and Xspedius. Cox Communications has installed a dual feed fiber system which will also includes video into the Park. All three providers offer voice and data with virtually unlimited bandwidth.