



COMMUNITY BRIEFING · SPANISH FORK, UT

A Data Center the Community Can Say *Yes*To.

Self-powered. Quiet & clean. A Good Neighbor



BEFORE WE START

You already know the questions about data centers: electricity, water, noise, air quality. Most data centers make you ask them.

We'd Like to Address These Issues Proactively

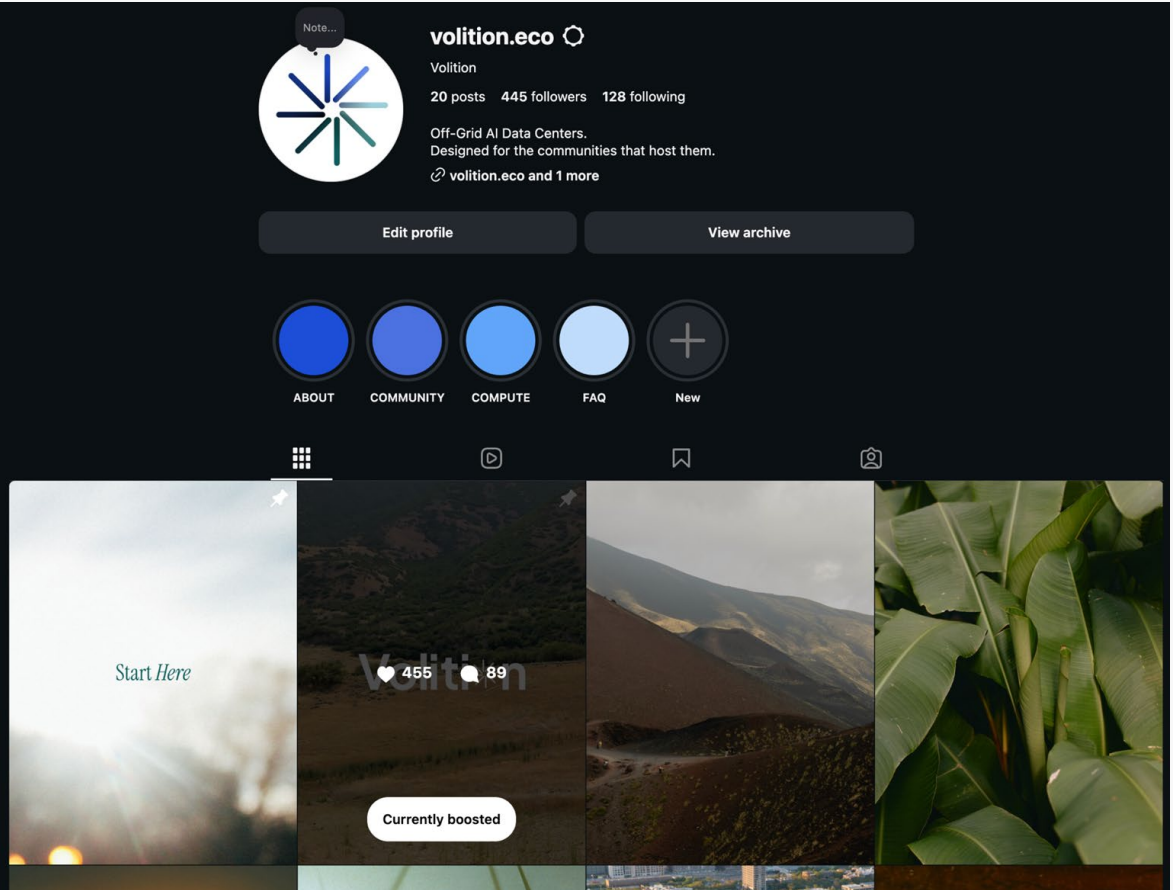
Proactive Social Engagement



Jeff Chavez
CEO - Volition

Community Open House - Education and Discussion

- Spanish Fork Library
- Thursday, August 13th, 10 :0 0 - 12:30 p m
- Friday, August 14th, 10 :0 0 - 12:30 p m



THE CASE

A Data Center in Spanish Fork? *Low Risk, Substantial Positive Impact*

“ A computing facility that asks nothing of Spanish Fork’s power grid, a fraction of the typical water use, adds no new building to the skyline, and runs on the cleanest large - scale power technology available.



We Bring and Pay for Our Own Power
Zero draw on Spanish Fork's municipal grid.



We Keep the Air Clean
Near-zero local air emissions..



We Use Water Carefully
A fraction of typical water use.



Same Building, Better Use
Adaptive reuse, no new structure.



A Good Neighbor
Meaningful community contribution.

We Bring Our Own Power, *So We Don't Take Yours*

01

100% off - grid fuel cell power generation

No interconnection to Spanish Fork Power —not even as backup. No transmission upgrades, no substation, no rate impact, no capacity taken from city growth.

02

No diesel generators anywhere on site

Modular blocks individually serviceable while the rest carry load.

03

Gas supply: Enbridge capacity confirmed

A new dedicated lateral means zero impact on existing residential or commercial gas customers.



PILLAR 1- THE TECHNOLOGY

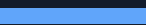
No Combustion. No Flame. No Fumes.

The Bloom Energy Server 6.5 generates electricity through an electrochemical reaction—not by burning fuel. It's the same category of technology used in spacecraft power systems, adapted for large-scale, grid-independent generation.

1.5+ GW deployed · 1,200+ sites worldwide · referenced by Oracle, Intel, and Equinix

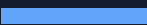
The Emissions That Matter Locally , *Addressed*

Utah County sits in the Southern Wasatch Front ozone nonattainment area, where nitrogen oxides is the emission regulators watch most closely.



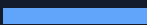
EMISSION REALITY

This is natural gas, not zero-carbon —near-zero local air emissions and the lowest -available carbon at this scale.



LOW - VOLUME EMISSIONS

No add-on pollution control is required by UDAQ.



AIR QUALITY PERMIT

A New Minor Source permit has been approved by the Department of Environmental Quality.

We Use Water Carefully

COOLING

Closed Loop

No evaporative towers or plume

INITIAL FILL

500k gal

2 Utah households for one year

ANNUAL USAGE

250k gal

One Utah County household

COMMITMENT

Within Permit

Under permitted allocation

“We are not requesting any additional water rights.”

IF WE USED EVAPORATIVE TOWERS

650M+ gal/yr

≈ 3,400 Utah County households

vs

WHAT WE ACTUALLY USE

250k gal/yr

One Utah County household

Based on Utah County's 2024 per - capita consumptive water use (155 gal/person/day —Central Utah Water Conservancy District, filed with the Utah Division of Water Rights, June 2025) × 3.39 persons/household (U.S. Census Bureau, Utah County, 2020 —2024 ACS 5 - yr est.)



PILLAR 4- LAND USE

Where We are Building

This land already reads as energy and logistics infrastructure —not neighborhood.

- ✓ Sits at the canyon mouth, immediately beside the existing wind turbines
- ✓ Adjacent to the active rail line
- ✓ Fronts the highway corridor
- ✓ Existing industrial building —no greenfield construction

THE BASELINE THIS SITE ALREADY CARRIES

From 3,500 Trucks a Month to a Few Dozen Cars a Day

TODAY — ACTIVE DISTRIBUTION USE

36 loading bays

~3,500 trucks/month —420,000 truck -miles/year at a 10 -mile round trip to the freeway corridor

≈65,000 gallons of truck diesel ≈720 metric tons CO2
≈2 metric tons NOx ≈50 kg PM2.5 per year, at this baseline volume*

AFTER— DATA CENTER OPERATIONS

- ✓ ~100-200 employee vehicle trips/day —no recurring heavy-truck traffic
- ✓ No loading-dock operations; the yard is fuel cells, not freight
- ✓ The baseline traffic emissions : effectively eliminated, not added to

“The truck traffic this site generates today is the baseline —this project doesn't add to it. It removes it.”

*TRUCK VOLUME AND MILEAGE ARE ESTIMATES BASED ON THE FACILITY'S 36 LOADING BAYS AND A 10MILE ROUND TRIP TO THE FREEWAY CORRIDOR



*Rendering for illustrative purposes to visualize relative height to existing building

PILLAR 4 — LAND USE

Same Building. New Purpose.

Adaptive reuse: no new structure, no change to the skyline, thoughtfully

Embodied - carbon savings of 75 –88% versus new construction.

~\$4B

Total project investment —building retrofit, fuel cells, electrical, fire, security, engineering.

A Good Neighbor

<65 dBA

Noise at 10 ft per unit —conversation level.
Property -line acoustic study underway.*

Dark - sky

Compliant exterior lighting throughout the site.

~60 – 100

Daily employee vehicle trips —a fraction of the building's former freight traffic.

No change

To the skyline —interior fit - out of an existing building.

*PER- UNIT SPEC FROM DATASHEET; ARRAY WIDE ACOUSTIC MODELING AND AN ENFORCEABLE NOT- TO- EXCEED LIMIT ARE BEING COMMISSIONED BEFORE FINAL APPROVAL.

A Major Taxpayer

Approximately \$40mm per Year

in combined property taxes* —one of the largest tax bills in the county,
with the largest share flowing to Nebo School District.

~400 — 600 peak construction workers during retrofit

~60 — 100 permanent FTE —ops, security, controls, Bloom O&M

*BASED ON ~ESTIMATED PROJECT VALUE AT A COMBINED UTAH COUNTY / SPANISH FORK / NEBO SD RATE OF ~0.9-1.0%, DECLINING AS PERSONAL PROPERTY DEPRECIATES. PENDING CONFIRMATION WITH THE UTAH COUNTY ASSESSOR.

Volition's Direct Contribution & Covenant

- ✓ More than \$500,000 in direct contributions
- ✓ Professional industry training and education
- ✓ Nebo School District CTE pathways and UVU engineering internships
- ✓ Paid apprenticeships
- ✓ Local presence —sponsorships, local hiring preference, a standing community liaison



OUR ENFORCEABLE COMMITMENTS

We'll Execute our Development Agreement

Council has heard confident promises from data center developers before. Our answer is to volunteer enforceability —in writing, in the agreement itself.

- ✓ Water use cap
- ✓ No - grid - interconnection covenant
- ✓ Decommissioning plan —modular skids, removable by truck

- ✓ Enforceable noise limit at the property line
- ✓ No - diesel covenant
- ✓ Annual public reporting on all of the above



Thank *you.*

EMAIL

jc@volition.eco

CALL

801-640 - 5425

VISIT

412 W Rivers Edge Dr, Provo UT

