



RE: Doka USA – Conditional Use Permit Application – Statement of Operations

Umdasch Real Estate USA, operating as Doka USA, is a family-owned international company with approximately 160 facilities in 70 countries. Over the 150+ years of our company's history we have grown into a large, thriving business with approximately 7,000 employees worldwide.

Doka USA employs approximately 500 individuals throughout the United States. Our national headquarters is in New Jersey and we have facilities in Baltimore, Atlanta, Miami, Houston, Chicago, Nashville, Los Angeles, Sedalia and Seattle.

This facility will be our main facility in Colorado, replacing a current Sedalia location, which will serve construction projects throughout the state and region.

The operation at our facility is to provide concrete formwork systems, safety and protection systems, accessory parts and materials to contractors at medium to large scale vital projects. Our equipment is both leased and sold to the businesses we serve. To accomplish daily business-related tasks, the facility relies on a mix of yard, maintenance, and office personnel.

We are re-locating from the Sedalia area and it will be necessary to fill numerous vacated employment positions. Our company looks forward to working with the City and related organizations to fill these positions, ideally by qualified individuals from the area.

Hours and days of operation

The facility would be operated Monday – Friday from 7 a.m. to 5 p.m. From time to time, the facility may also need to be operated in a more limited manner on Saturdays from 8 a.m. to noon.

Anticipated number of employees

The current Sedalia facility has 15 employees, and those employees would be relocated to this location. The facility anticipates adding approximately 15 more employees, for a total of around 30 employees.

Number of parking spaces required and provided

Per the Commerce City Land Development Code 21-7233 Table VII-3, 1 parking space is required for each 500 square feet. The building is 42,000 square feet. Therefore, the required parking is 80 standard spaces and 4 accessible spaces, for a total of 84 parking spaces. This is also the number of parking spaces provided on the site.

Additionally, as part of its build-out for operations, Doka plans to pave the area behind the building which could, if needed, accommodate additional parking and accommodates all temporary truck parking while the trucks are loaded with the equipment.

Average daily peak trips generated

Thirty trucks per day.

Type of equipment or processes that are used

There are three general areas on the property for operations. First, in the primary building it would be used as offices and some wood shop assembly work. There is not any heavy woodworking machinery, generally tools available at a hardware store. The work inside the primary building would also include some repair and maintenance of existing concrete formworks that are returned from work sites with damage. There may be some minor welding within the building as well.

In the front area of the property, there is a canopied and screened area where pressure washing of concrete formworks would occur. All washing is done with water, and no chemicals are used.

The third area would be the outdoor storage of materials and equipment behind the primary building. This is screened by the building. This area would also include some propane powered forklifts that are used to move materials.

The description and process for storing or handling any hazardous materials

There are no hazardous materials involved in the operation at the facility.

A list of any regulating agencies with inspection information

Other than typical City and state review related to a business license and the business entity, Occupational Safety and Health Administration (OSHA) will perform inspections around employee safety, etc.