

BIG ROCK DATA CENTER

COMMUNITY BENEFITS REPORT

Spokane County, Washington
Prepared for County Commissioners
and the Public

August 2026

Responsible growth. Measurable benefits. Local accountability.

640 MW

TWO-PHASE CAMPUS

80,000

GPD WATER
CONSUMPTION
AT FULL BUILDOUT

450+

CONSTRUCTION JOBS

96+

PERMANENT JOBS

Big Rock is a proposed 640 MW hyperscale campus developed in two 320 MW phases on approximately 514 acres in Spokane County's West Plains. The project combines extensive environmental and engineering diligence with a redesigned low-water cooling strategy, phased power infrastructure, significant job creation and the potential to add billions of dollars of new industrial assessed value.

Executive Summary

Big Rock should be evaluated on its actual engineering, completed diligence and measurable community commitments - not on assumptions drawn from other data center projects.

Two-phase development strategy



FULL CAMPUS: 640 MW | 80,000 GPD

THE CORE PROPOSITION

Low water use + major private investment + skilled jobs + long-term tax base + customer-funded infrastructure

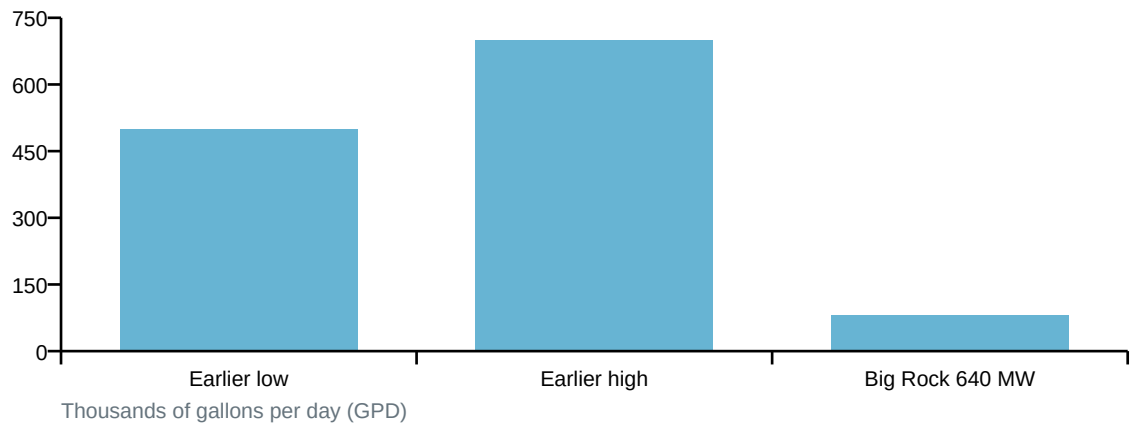
The current design uses closed-loop cooling at approximately **40,000 gallons per day per 320 MW phase**, or **80,000 GPD at full 640 MW buildout**. The Phase I Environmental Site Assessment found no RECs, CRECs or HRECs. The property is outside mapped FEMA 100- and 500-year flood zones. Geotechnical work identifies generally favorable industrial bearing conditions, while wetlands and basalt are managed through site design and construction planning.

Inland Power & Light is the identified Load Serving Entity and Avista Utilities the transmission provider. Big Rock supports utility agreements that protect existing customers from project-specific infrastructure costs if the project is delayed, reduced or cancelled.

1. A Major Change in Water Use

The most significant evolution in the Big Rock design is the move to a closed-loop cooling strategy.

Water consumption: earlier concepts vs. current closed-loop design



Current design: 40,000 GPD per 320 MW phase; 80,000 GPD at full 640 MW operation; approximately 29.2 million gallons per year at full buildout.

Scenario	320 MW Phase	640 MW Equivalent / Full Campus
Earlier conceptual cooling	500,000-700,000 GPD	Potentially 1.0-1.4M GPD if simply doubled
Current Big Rock closed-loop	40,000 GPD	80,000 GPD
Reduction per phase	~92%-94%	Materially lower regional water burden

Water demand and disposal reporting is a mandatory requirement. Big Rock will report actual operational water use and establish the 40,000-GPD-per-phase design basis as a measurable commitment, with construction, commissioning and emergency/fire-suppression uses reported separately.

Local industrial context

Illustrative Spokane-area user	Reported daily water / wastewater volume
Johanna Beverage Co.	~84,200 GPD incoming water; ~51,650 GPD wastewater
Darigold	~124,000 GPD average water use
Alsco Uniforms	~82,800 GPD total flow; ~76,600 GPD process wastewater
Jubilant Hollister-Stier	~245,000 GPD process + dilution wastewater

These reviewer-provided comparisons illustrate the scale of Big Rock's proposed 40,000 GPD per phase relative to existing industrial users. Before external publication, the comparison figures should be confirmed against the applicable City permit or fact sheet, including whether the source is potable, process or recycled water.

2. Comprehensive Work Already Completed

Big Rock has invested in the technical work needed to understand the site before major construction. The project has been studied before being built.

WORKSTREAM	STATUS	PUBLIC BENEFIT
Phase I Environmental	Complete	No RECs, CRECs or HRECs identified
Geotechnical	Complete	Confirms constructability; basalt manageable
Boundary / Topographic Survey	Complete	Supports detailed campus planning
Wetlands	Investigated	County/state buffers integrated into planning
Power / Transmission	Advanced studies	Defines phased 320 + 320 MW pathway
Water Strategy	Redesigned	Closed-loop; 40,000 GPD per phase
Fiber / Utilities	Evaluated	Multiple regional carrier pathways

Environmental diligence

The approximately 514.57-acre Phase I ESA concluded that no Recognized Environmental Conditions, Controlled Recognized Environmental Conditions or Historical Recognized Environmental Conditions were identified. The only de minimis issue was limited hydraulic-oil staining associated with agricultural equipment, which can be removed during development.

Geotechnical and site conditions

Dense glacial-flood deposits and basalt provide generally favorable bearing conditions. Localized shallow basalt may increase excavation costs for utilities and foundations but is a constructability issue rather than an identified development prohibition.

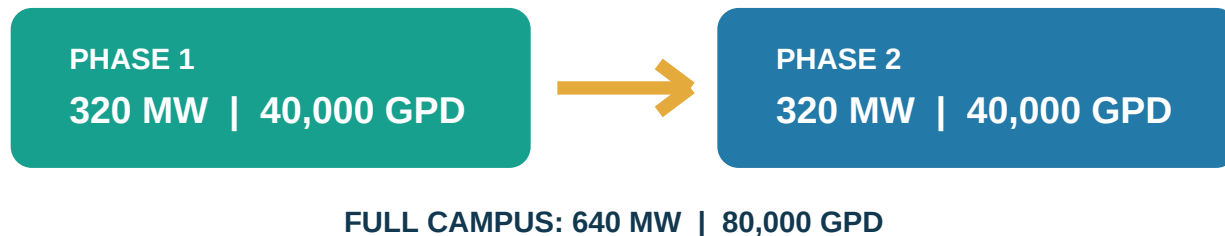
Wetlands and hydrology

Wetlands and ponds were identified across the site, but studies concluded that most are unlikely to be federally jurisdictional "Waters of the United States" (WOTUS) because they are largely isolated depressional features without a permanent surface-water connection.

The wetlands remain regulated under Spokane County and Washington State requirements. Associated buffers will be incorporated into site planning, with coordination or mitigation where impacts cannot be avoided. The property is outside mapped FEMA 100- and 500-year flood zones.

3. Power and Infrastructure: Growth Pays for Growth

Two-phase development strategy



The current project is focused on two 320 MW phases totaling 640 MW. Inland Power & Light is the identified Load Serving Entity, with Avista Utilities serving as transmission provider.

GROWTH PAYS FOR GROWTH

Project-specific transmission, substation and interconnection costs should be assigned to the project/customer, with credit support and cost-recovery protections so existing utility customers are not left paying for infrastructure if Big Rock is delayed, reduced or cancelled.

Avista's broader transmission planning has identified approximately \$225 million of potential 115-kV/230-kV infrastructure in the larger system-development concept. The final infrastructure required for the 640 MW campus will be determined through applicable studies and service agreements.

Properly structured, this investment can strengthen the West Plains electrical network, add substation and transmission capacity, support utility revenue and help position the area for future industrial development.

4. Jobs, Payroll and Regional Spending

Employment and local economic activity



Current project modeling estimates approximately **225 direct construction positions per 320 MW phase**, or roughly **450 phase-specific direct construction positions** across the two phases. Transmission, substations, fiber, roads and other infrastructure would add construction activity.

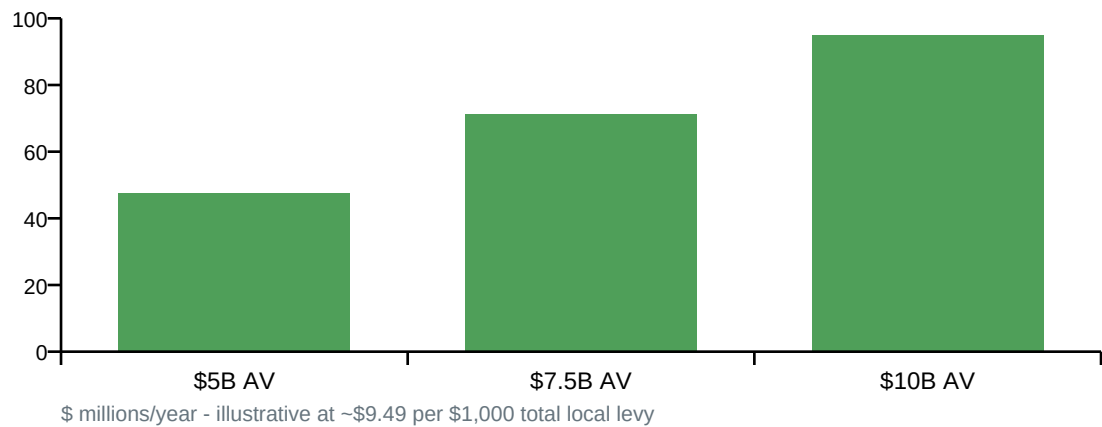
Existing modeling estimates approximately **48 permanent operating positions per phase**, or approximately **96 direct permanent data center positions** at full buildout. These include electrical and mechanical technicians, facilities engineers, IT/network personnel, controls specialists, security, management and maintenance.

At an illustrative average compensation of \$90,000-\$120,000, 96 permanent positions would represent approximately **\$8.6 million-\$11.5 million of direct annual payroll**. Construction and operations also support local contractors, trucking, hotels, restaurants, equipment rental, engineering, professional services, maintenance, telecommunications and industrial suppliers.

5. Potential Tax Base and Public Revenue

Big Rock could convert largely unimproved acreage into a highly capital-intensive industrial campus. Final taxable value will depend on the operator, capital program, assessment methodology, exemptions, levy limits and taxing districts.

Illustrative annual property-tax potential across local taxing jurisdictions



Illustrative New Assessed Value	Approx. Total Local Property Taxes / Year*	Approx. County General Fund / Year**
\$5.0 billion	\$47.5 million	\$3.6 million
\$7.5 billion	\$71.2 million	\$5.3 million
\$10.0 billion	\$94.9 million	\$7.1 million

*Illustrative only, using approximately \$9.49 per \$1,000 of assessed value as a current unincorporated-area total local levy reference. Actual taxes will vary.

**Illustrative County General Fund component using approximately \$0.71 per \$1,000. This is only one component of the broader local property-tax structure.

At a \$7.5 billion illustrative assessed value, the current-rate calculation produces approximately \$71 million per year across applicable local taxing jurisdictions. Over a multi-decade operating life, the cumulative contribution could reach hundreds of millions of dollars, subject to final assessed value, exemptions and levy rules.

6. Benefits to Spokane and Spokane County

Although the campus would be located in Spokane County, the economic impact would extend across the regional economy.

SPOKANE COUNTY	GREATER SPOKANE REGION
New industrial assessed value County, road, fire, school and library revenue Construction employment Permanent skilled jobs Private electrical and fiber infrastructure Utility revenue and future industrial capacity	Employee household spending Hotels and restaurants Retail and housing demand Professional and technical services Regional contractors and suppliers Engineering, construction and maintenance spending

Big Rock is a regional economic-development project. Workers, vendors and contractors will live, shop, dine and purchase services throughout the Spokane metropolitan area.

7. Community Commitments

Big Rock can pair development approvals with clear, measurable commitments.

COMMITMENT	PROPOSED APPROACH
Water	40,000 GPD per 320 MW phase; 80,000 GPD at 640 MW; mandatory reporting
Infrastructure	Project/customer pays project-specific infrastructure costs
Utility Customers	Protect customers if the project is delayed, reduced or cancelled
Wetlands	Follow County/state buffers; avoid impacts where practicable; mitigate when required
Noise	Complete acoustic modeling and meet applicable limits
Environment	Maintain compliance and address the de minimis soil condition
Workforce	Support local contractors, apprenticeships and technical workforce pathways
Fiscal Transparency	Update fiscal-impact model when buyer and final capital program are known

Responsible growth means measurable performance: lower water use, customer-funded infrastructure, environmental compliance, skilled jobs and a durable tax base.

Big Rock gives Spokane County an opportunity to set a high standard for data center development while capturing significant private investment, employment, infrastructure and long-term public revenue.

Important: Tax, payroll and economic-impact figures are illustrative planning scenarios, not guarantees. Final values should be updated when the hyperscale operator, capital budget, assessed value, applicable exemptions and utility agreements are established.