

Tuesday, September 04, 2012

MEMORANDUM

To: Mayor Westover and Members of the Assembly  
Jim Dinley, CBS Administrator

From: Garry White, Director

Review by: Lance Henrie – Senior Engineer  
Michael Harmon – Public Works Director  
Jay Sweeney – Finance Director

Subject: Building 4690 Renovations RFP Approval

**Introduction**

The Sawmill Cove Industrial Park (SCIP) Board of Directors recommends accepting the bid from CBC Construction, Inc. for renovations to the 4690 Building (formerly the Boat Company building) as approved by the SCIP Board at their meeting of August 27, 2012.

**Background**

In 2000, The CBS and The Boat Company entered into a lease agreement to lease Lot 4 and tidelands at the SCIP. The Boat Company intended to construct a building for operations and a boat house on the tidelands for maintenance work. The Boat Company started construct of the operations building in 2001. The foundation and outer shell of a 6,900 SF building were completed before construction was halted in September, 2001. The Boat Company abandoned their business plans for the site due to perceived changes in the market place concerning the September 11<sup>th</sup> attacks. The Boat Company continued to lease the site, with the building sitting empty until December 2009. In 2009, the CBS agreed to terminate the lease with The Boat Company building in exchange for the building being deeded to the CBS.

The building continued to sit empty due to the lack of utilities in the building and proper fire suppression equipment, which did not allow rental of the building. The CBS Electrical Department has requested to lease the building during the upcoming Blue Lake Dam expansion project. The SCIP Board met in March, 2012 and requested the CBS bring the building to a leasable status.

The CBS Public Works Department released an RFP in July requesting professional design and construction services to bring the building to a leasable condition. The CBS received two bids for the project, the lowest being from CBC Construction, Inc. in the amount of \$139,260.42.

### **Additional Information**

- The bid from CBS Construction does not include an electrical transformer for the building. The CBS electrical department estimates the cost at \$35k.
- The SCIP Board reviewed the proposals for the building at their August 2012 meeting. The Board requested that #7 in the scope of work, to “design, furnish and complete radiant floor heating system for building,” can be substituted for a less expensive heating system.
  - This would provide a cost savings that could be used for additional work recommended by the CBS Building Maintenance Superintendent including; fixing rain gutters, installing snow slide guards to prevent future gutter damage, and possibly installing the artic entries that are designed for this building.

### **Financial Information**

- The SCIP Enterprise fund has \$380,811 in undesignated working capital available for this project. Please see attached SCIP financial information.
- Once completed, the building will provide an additional \$82,800 in annual lease income that is currently not being earned. Having the building leasable will also make Lot 4 more marketable. Lot 4 will bring in an additional \$11,287 in lease revenue. Total additional lease income from building and lot 4 = \$94,087.

### **Attached Information**

- Bid Sheets
- Addendum #1, which shows scope of work for the building.
- Map of the SCIP
- SCIP financial information

### **Action**

Recommend accepting the bid from CBS Construction, Inc. in the amount of \$139,260.42 and directing the Public Works Department to create a change order to substitute the radiant floor heating system with a less expensive option.

Design Build SCIP Boat Co Bldg 4690 Renovations

August 16, 2012

By: Melissa Cervera

BASE BID:

Item No.	Approx Quantity	Per	Name of Pay Item	Total Bid Price	Total Bid Price
1	1	Lump Sum	Clearing and Grubbing	\$ 2,000.00	\$ 1,500.00
2	1	Lump Sum	Design, Furnish and Install Fire Sprinkler System	\$ 32,400.00	\$ 33,960.00
3	1	Lump Sum	Design, Furnish and Install Interior/Exterior Lighting, Outlets, Building Electrical Panel & Electric Hot Water System	\$ 29,160.00	\$ 30,000.00
4	1	Lump Sum	Design, Furnish and Install Interior Plumbing, Plumbing Fixtures and Sewer Pump System	\$ 1,800.00	\$ 20,000.00
5	1	Lump Sum	Design, Furnish and Install Interior Walls, Unisex bathroom, Mechanical Room & Laundry Room	\$ 18,140.42	\$ 35,000.00
6	1	Lump Sum	Design, Furnish and Install Domestic Water System for Building	\$ 900.00	\$ 22,000.00
7	1	Lump Sum	Design, Furnish and Complete Radiant Floor Heating System for Building	\$ 42,360.00	\$ 53,000.00
8	1	Lump Sum	Final Completion Payment	\$ 5,000.00	\$ 5,000.00
9	1	Lump Sum	Warranty Payment	\$ 2,500.00	\$ 2,500.00
10	1	Lump Sum	Minor Changes	\$ 5,000.00	\$ 5,000.00
<b>TOTAL BASE BID</b>				<b>\$ 139,260.42</b>	<b>\$ 207,960.00</b>

CBC Construction, Inc.

Coastal Excavation, LLC.



**CITY AND BOROUGH OF SITKA**  
**Sawmill Cove Industrial Park Boat Company**  
**Building 4690 Renovations**

**ADDENDUM NO. 1**

DATE: August 14, 2012

BID OPENING: **THURSDAY, August 16, 2012, 2:00 PM**

PAGES: 2 Pages of Addendum  
2 Pages Amended Section I Introduction/ Background in the RFP  
2 Pages Amended Section VI Proposal Form in the RFP  
Revised Drawing (1 page)

Bidders must acknowledge receipt of Addendums in the appropriate place on the Bid Form. Failure to do so may subject bidder to disqualification.

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This Addendum provides additional and/or revised information with respect to the subject Request for Proposal, and related documents. This Addendum forms a part of the Contract Documents.

**General**

1. Those in attendance at the mandatory pre-proposal meeting were:  
Lance Henrie, City and Borough of Sitka  
Garry White, Sitka Economic Development Association  
Jason Skannes, CPH Inc.  
Kris Pearson, Coastal Excavation  
Doug Helem, Sitka Electric  
Chris Mattingly, SE Fire Protection  
Dan Jones, Daniel G. Jones, P.E., LLC  
Christian Scantling, CBC Construction
2. The estimated cost for this project is between \$50,000 and \$100,000.

3. Point of clarification: It is the intent of the City and Borough of Sitka to make the existing warehouse building (Boat Company Building 4690) a leasable warehouse building complete with sewer, water, electrical and completed radiant floor heating system. The plans provided in the RFP are original design plans and are for reference only. They can be used as a guideline but do not need to be duplicated. For example, the room referenced throughout the RFP and shown on the plans as “laundry room” is not planned at this time to be a laundry room and will not need to be wired and/or plumbed for laundry facilities with this project. The reference to laundry room throughout the project scope is simply for identifying purposes only. Please provide the minimums as specified in the scope work for the design of this project.
4. It was determined after the pre-proposal meeting that the existing domestic water, fire system water and pressure sewer services have been installed from the property line to the building and proposed E-One pump location, respectively, as shown on the plans included in the RFP (valves were located near the property line).
5. All design build contractors shall submit engineered stamped plans for CBS approval.

***REPLACE:***

1. Replace in its entirety, in the Request for Proposal, Section I: Introduction/ Background with the attached Amended Section I Introduction/ Background.
2. Replace in its entirety, in the Request for Proposal, Section VI Proposal Form with the attached Amended Section VI, Proposal Form.

**Drawings:**

**SCIP Boat Company Building Floor Plan Drawing indicating one hour fire wall construction and partition wall construction: ADD** “Framing Only” to partition wall type and **ADD** two small partition walls for connecting main partition wall to metal framing of the building and to frame in the Apex supply and return lines at the manifold location within the future office space. **ADD** one hour fire rated wall around double doors in mechanical room.

**END OF ADDENDUM NO. 1**

AMENDED  
SECTION I INTRODUCTION/BACKGROUND

**I. Introduction/Background**

The City and Borough of Sitka (CBS) desires to have improvements designed and installed to the existing metal framed storage/office building located at the Sawmill Cove Industrial Park (formerly "The Boat Company Building"), currently known as "The 4690 Sawmill Creek Road Building", 4690 Sawmill Creek Road, Sitka, Alaska.

The existing building is an engineered metal building 60' wide by 115' long with 15' eaves at the sidewall with metal roof and siding constructed in 2001. A concrete floor slab exists. The building was originally designed to include wood framed interior offices with an open second floor (mezzanine) at the south end, but the office spaces were never constructed. The metal building interior spaces and finishes were never completed including the fire sprinkler system, lighting system, water system, sanitary sewer system or bathrooms. Stub outs for domestic water, fire protection, sanitary sewer and electrical exist stubbing up through the existing concrete floor slab within the building. The scope of this project is to design and construct the following:

- **Clearing and grubbing of the site areas around the building where utility connections are made. Locate all existing mains, stub-outs, conduits, etc. (the pressure sewer, potable water and fire water system valves have been located in the trees north of the building,**
- **One hour rated fire walls to be constructed around the mechanical room, and on partial walls for the unisex bathroom and laundry room (as labeled, not to be designed as a laundry room) as shown in the referenced drawings. Also on walls shown on the referenced color drawing (between future office and mechanical/uni-sex bathroom). Walls to be gypsum board, taped, textured and painted. Framing of these areas to support future mezzanine construction. Doors to be one hour fire rated with Best 93K locksets,**
- **Partition wall to be constructed (framing only) from laundry room to east wall as shown in referenced drawings,**
- **Unisex bathroom and laundry room to have vinyl floor coverings,**
- **NFPA 13 compliant wet fire suppression system in the mechanical room with the rest of the building a dry fire sprinkler system installed. Sprinkler system materials exist on site and the design build contractor may use these materials for this project,**
- **Unisex bathroom to meet accessible standards. Interior plumbing fixtures for the unisex bathroom include one toilet fixture and sink. Design build contractor shall use American Standard toilet and sink with Chicago faucets. Design build contractor shall supply a metal or aluminum plate to safely cover the existing hole in the concrete floor for the shower drain (shower is not a part of this project).**
- **Completion of the radiant floor heating system within the building. Apex supply and return piping exists beneath the concrete floor slab and is stubbed up at the manifold location within the building. Heating system controls and materials also exist on site and the design builder may use these materials for this project. Design and installation of a new high efficiency Weil McLain (or approved equal) boiler including thermostats, zone valves, water temp control valves, boiler controls, fittings, expansion**

AMENDED  
SECTION I INTRODUCTION/BACKGROUND

tank, pressure reducing valve, check valve, pressure regulators, backflow preventer, heat exchanger, above ground 300 gallon fuel oil tank with copper fuel supply/return lines, testing of system, and any other required items to make a complete and functional radiant floor heating system. Boiler must be sized to efficiently maintain a minimum room temperature of 20 degrees above ambient outside temperatures during winter conditions.

**In no case can the interior room temperature drop below 35 degrees.**

- Electric demand hot water heater for providing hot water to unisex bathroom, and laundry room,
- Interior lighting, exterior lighting, and electrical outlets for the mechanical room, unisex bathroom, laundry room, ~~remaining office space~~ and main storage area. Provide a minimum of twelve (12) T-5HO high bay fixtures adequately spaced throughout the building including above the future mezzanine area. All other interior lights to be T-5 four foot strip. Existing electrical plans should be used as a guide for electrical design but not replicated. Remaining office space shall be planned for future lighting and electrical outlets but not installed with this project. For design purposes, provide a minimum of one duplex electrical receptacle on each interior wall or per code requirements, whichever is greater. Provide exterior building lighting (with photocell controls) per code requirements.
- Electrical junction panel and fuse panel inside the building. Underground power service with meter installed to the building. For design purposes, design build contractor shall assume a 400 amp, 3 phase service for the building. Service to the property line will be provided by the CBS Electric Department. Design build contractor shall coordinate installation of the power with the CBS Electric Department and shall fully comply with all their requirements,
- ~~➤ Completion of the interior oil/water separator and connection to the exterior storm drain system, It is assumed that the interior oil/water separator connection has already been made.~~
- Completion of installation, testing and reporting of the domestic and fire water system. The domestic and fire water systems have been located and have been installed from the property line to the building,
- Installation of the CBS furnished E-One sewer pump unit for the building including connection to the building sewer and to the pressure sewer service ~~on the property line as shown on the old plans.~~ The building gravity sewer and pressure sewer service have been installed to the E-One pump location as shown on the plans. Design build contractor shall verify working condition of existing pressure sewer valve located at the property line prior to E-One unit start up. A new E-One duplex control panel will need to be furnished and installed by the design build contractor.

It is the intent of the City and Borough of Sitka to award a single design-build contract for both design and construction. Design services shall be performed by Alaskan registered professional architects and engineers under contract to the Design Builder.

CBS reserves the right to accept or reject any or all proposals, to waive irregularities or informalities in the proposals, and to award the contract to the respondent that best meets the selection criteria. The City and Borough shall not be liable for any costs incurred by bidders in connection with this proposal.

AMENDED  
SECTION VI PROPOSAL FORM

**VI. Proposal Form**

**TO: CITY AND BOROUGH OF SITKA**  
**ATTN: Municipal Clerk**  
**100 Lincoln Street, Sitka, AK 99835**

The undersigned proposes to furnish all professional services, tools, equipment, supplies, manufactured articles, labor and materials, services and incidentals, and to perform all work necessary for the completion of the Sawmill Cove Industrial Park Boat Company Building 4690 Renovations Project and furthermore thoroughly understands the Project and the method by which payment will be made for said Project. The undersigned proposes to complete the project in accordance with said Scope of Work, Project Criteria, Project Performance Standards, and General Requirements at the following Contract Price. Any work element not specifically listed shall be incidental.

Item No.	Approx. Quantity	Pay Item with Unit Bid Price Written in Words	Unit Price	Bid Price	
				Dollars	Cents
1.	Lump Sum (LS)	Clearing and Grubbing _____ _____ Lump Sum	Per Lump Sum	\$	
2.	Lump Sum (LS)	Design, Furnish and Install Fire Sprinkler System _____ _____ Lump Sum	Per Lump Sum	\$	
3.	Lump Sum (LS)	Design, Furnish and Install Interior/Exterior Lighting, Outlets, Building Electrical Panel and Electric Hot Water System _____ _____ Lump Sum	Per Lump Sum	\$	
4.	Lump Sum (LS)	Design, Furnish and Install Interior Plumbing, Plumbing Fixtures and Sewer Pump System _____ _____ Lump Sum	Per Lump Sum	\$	
5.	Lump Sum (LS)	Design, Furnish and Install Interior Walls, Unisex Bathroom, Mechanical Room and Laundry Room _____ _____ Lump Sum	Per Lump Sum	\$	
6.	Lump Sum (LS)	Design, Furnish and Install Domestic Water System for Building _____ _____ Lump Sum	Per Lump Sum	\$	

**AMENDED  
SECTION VI PROPOSAL FORM**

7.	Lump Sum (LS)	Design, Furnish and Complete Radiant Floor Heating System for Building _____ _____ Lump Sum	Per Lump Sum	\$	
8.	Lump Sum (LS)	Final Completion Payment <i>Five Thousand Dollars</i> Lump Sum	Per Lump Sum	\$5,000	00
9.	Lump Sum (LS)	Warranty Payment <i>Two Thousand Five Hundred Dollars</i> Lump Sum	Per Lump Sum	\$2,500	00
10.	Lump Sum (LS)	Minor Changes _____ <i>Five Thousand Dollars</i> Lump Sum	Per Lump Sum	\$5,000	00
\$ _____ Bid Total – In Numbers					
_____ Bid Total – Written					

**Reference Section IV: Proposal Format and Content for Required Documents to be submitted with this Proposal Form.**

SUBMITTED BY: \_\_\_\_\_  
 (Company Name)

\_\_\_\_\_   
 (Company Contact)

\_\_\_\_\_   
 (Address)

\_\_\_\_\_   
 (Telephone)

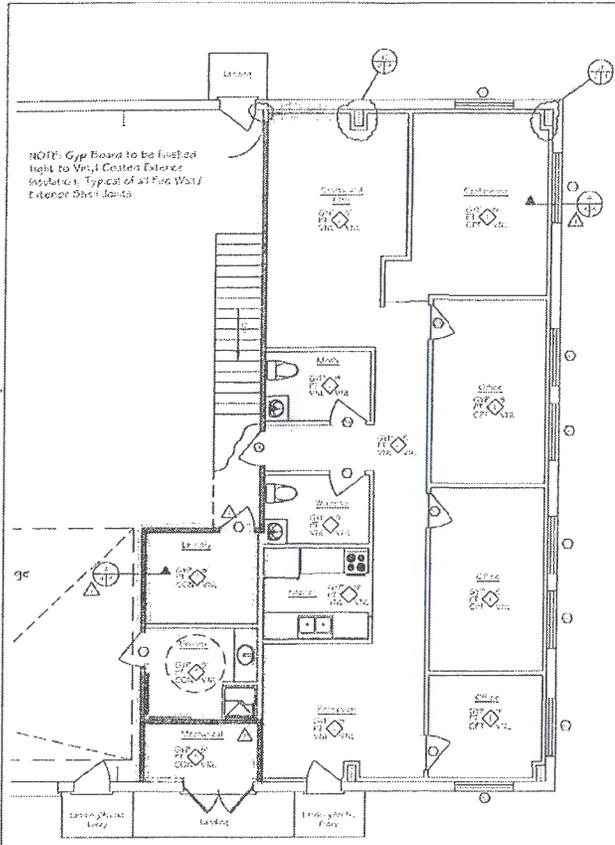
\_\_\_\_\_   
 (Alaska Contractor License No.)

\_\_\_\_\_   
 (Authorized Signature)

I hereby acknowledge receipt of the following addenda: Addendum No. \_\_\_\_\_ Addendum No. \_\_\_\_\_  
 Addendum No. \_\_\_\_\_ Addendum No. \_\_\_\_\_

# WALL TYPES

ONE HOUR FIRE RATED WALLS & CEILINGS  
 5/8" TYPE X GYPSUM BOARD - TAPE, TEXTURED & PAINTED  
 PARTITION WALL (FRAMING ONLY)



Proj. 10-11-01 2:05 PM  
 401.101.1.05 PM  
 Proj. 10-11-01 2:05 PM  
 Proj. 10-11-01 2:05 PM

**Interior Finish Schedule**

**FLOOR COVERINGS**  
 Office: Carpet, Commercial Grade, Shaw Balmaine Ultrastep or Equal, color by owner  
 Kitchen & Bathroom: Sheet Vinyl, Armstrong Mediatech, Color by Owner  
 Reception, Hallway & Corridor: Sheet Vinyl, Armstrong Mediatech, color by owner  
 Laundry, Mech. & Shop: Stair Tread/Concrete w/ Sealant

**WALLS & CEILINGS**  
 Office: Walls - 1/2" Type X Gyp Board Taped, Textured & Painted  
 Ceiling - (2) Layers 5/8" Type X Gyp Board Taped, Textured & Painted  
 Kitchen & Bathrooms:  
 Walls - 1/2" Type X Gyp Board Taped, Textured & Painted  
 Ceiling - (2) Layers 5/8" Type X Gyp Board Taped, Textured & Painted  
 Reception, Hallway & Corridor:  
 Walls - 1/2" Type X Gyp Board Taped, Textured & Painted  
 Ceiling - (2) Layers 5/8" Type X Gyp Board Taped, Textured & Painted  
 Laundry & Mech:  
 Walls - 1/2" Type X Gyp Board Taped, Textured & Painted  
 Ceiling - (2) Layers 5/8" Type X Gyp Board Taped, Textured & Painted

**WALLS & CEILINGS**  
 Vinyl Coed Base, Color by Owner  
 2" 3/4" Polystyrene Insulation to Match Doors

**Partitions**  
 Walls/Ceiling - Ceiling Height  
 Partitions - 5/8" Gyp Board  
 Floor Covering - Base

**FINISHES**  
 INTERIOR FINISHES  
 Watercoat - ADA Compliant, number K50161, or equal  
 Lavatory - ADA Compliant, Kohler rewatering style, or equal  
 Shower - ADA Compliant, number K12101, or equal

**Partitions - Frames**  
 Frame A - Metalex D12321 COVERBOWBENHU, or equal  
 Frame B - H&L H7ULCT, or equal

**Door Schedule**

**INTERIOR DOORS:**  
 (widths x 6'-0") Solid Core, 1-3/8" thick, Birch Veneer  
 (width of Wall) Standard Finish Grade Hemptek Frames  
 Door Hardware - Yale 4300LN Lever Set

**DOOR SCHEDULE**  
 Finish - Natural Veneer  
 Acoustic Closer (All Fire Rated Doors) - Corbin  
 #DC221QA3-M54-M72

Symbol	Description	Description
D1	3'-0" x 6'-0"	Interior
D2	3'-0" x 6'-0"	Interior
D3	3'-0" x 6'-0"	Interior
D4	2'-0" x 6'-0"	Interior
D5	2'-0" x 6'-0"	Interior
D6	3'-0" x 6'-0"	Interior 1H Fire Rated
D7	3'-0" x 6'-0"	Interior 1H Fire Rated
D8	3'-0" x 6'-0"	Interior 1H Fire Rated

**CABINETS**  
 Dental Cabinets, Spring Valley, Natural Oak Finish

**APPLIANCES**  
 GE (or equivalent) Residential Gas Fry Range, Refrigerator, Dishwasher (Owner Approval)

**WINDOW SCHEDULE**

- W1 - 3'-0" x 4'-0" Vinyl, double pane fixed glass
- W2 - 3'-0" x 4'-0" Vinyl, double pane slider

Interior Finishes  
 1/8" = 1'

OWN BY W/C/SL DATE 18 Apr 01 SCALE 1/8" = 1'	Office Finishes The Boct Company Sawmill Cove Industrial Site 4600 Sawmill Creek Road Sitka, Alaska D.G. JENSEN ASSOCIATES 1000 1/2 Street Sitka, Alaska 99829 Phone: 907-339-2100 Fax: 907-339-2101
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**City and Borough of Sitka  
Sawmill Creek Industrial Park Fund  
12-Month Income Statement**

	<u>270</u>	<u>780</u>	<u>781</u>	<u>Combined</u>
Operating Revenue	97,758	-	-	97,758
Grant Revenue	-	-	135,562	135,562
Sale of Fixed Assets	65,560	-	-	65,560
Transfer From Contingency	22,033	-	-	22,033
Other Revenue	10,952	-	-	10,952
Interest Income	9,389	-	-	9,389
<b>Total Revenue</b>	<b>205,692</b>	<b>-</b>	<b>135,562</b>	<b>341,254</b>
Op Exp	269,357	-	-	269,357
Depr	227,222	-	-	227,222
Interest	13,085	-	-	13,085
Other Exp	-	-	-	-
<b>Total Expenses</b>	<b>509,664</b>	<b>-</b>	<b>-</b>	<b>509,664</b>
<b>Net Income</b>	<b><u>(303,972)</u></b>	<b><u>-</u></b>	<b><u>135,562</u></b>	<b><u>(168,410)</u></b>

City and Borough of Sitka  
Sawmill Creek Industrial Park Fund  
June 30, 2012 Adjusted Accrual Basis Balance Sheet

**Adjusted Combined Balance Sheet**

	<u>270</u>	<u>780</u>	<u>781</u>	<u>Combined</u>
Cash	411,761	63,519	10,881	486,161
A/R	81,308	-	-	81,308
Inventory	-	-	-	-
PPd Exp	463	-	-	463
<b>Total Current Assets</b>	<b>493,532</b>	<b>63,519</b>	<b>10,881</b>	<b>567,932</b>
PP&E	10,631,772	151,152	2,387,697	13,170,621
Other	45,876	-	-	45,876
<b>Total Non-current Assets</b>	<b>10,677,648</b>	<b>151,152</b>	<b>2,387,697</b>	<b>13,216,497</b>
<b>Total Assets</b>	<b><u>11,171,180</u></b>	<b><u>214,671</u></b>	<b><u>2,398,578</u></b>	<b><u>13,784,429</u></b>
A/P	5,333	-	-	5,333
CPLTD	-	-	32,209	32,209
Other	150,000	-	-	150,000
Current	155,333	-	32,209	187,542
Notes Pbl	(32,210)	-	289,879	257,669
Other	114,887	-	-	114,887
Non-Current	82,677	-	289,879	372,556
<b>Total Liabilities</b>	<b>238,010</b>	<b>-</b>	<b>322,088</b>	<b>560,098</b>
<b>Equity</b>	<b><u>10,933,170</u></b>	<b><u>214,671</u></b>	<b><u>2,076,490</u></b>	<b><u>13,224,331</u></b>
<b>Total Liabilities and Equity</b>	<b><u>11,171,180</u></b>	<b><u>214,671</u></b>	<b><u>2,398,578</u></b>	<b><u>13,784,429</u></b>

City and Borough of Sitka  
Sawmill Cove Industrial Park  
Income Statement  
For The Twelve-Month Period From July 1, 2011 to June 30, 2012  
(Unaudited)

	July 2011	August 2011	September 2011	October 2011	November 2011	December 2011	January 2012	February 2012	March 2012	April 2012	May 2012	June 2012	FY2012 YTD
<b>Revenue:</b>													
Leases	8,147.00	8,147.00	8,147.00	8,147.00	8,147.00	8,147.00	8,146.00	8,146.00	8,146.00	8,146.00	8,146.00	8,146.00	97,758.00
Other Operating Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue:</b>	<b>8,147.00</b>	<b>8,147.00</b>	<b>8,147.00</b>	<b>8,147.00</b>	<b>8,147.00</b>	<b>8,147.00</b>	<b>8,146.00</b>	<b>8,146.00</b>	<b>8,146.00</b>	<b>8,146.00</b>	<b>8,146.00</b>	<b>8,146.00</b>	<b>97,758.00</b>
<b>Cost of Sales:</b>													
Operations	13,497.00	11,449.00	36,709.00	15,816.00	17,179.00	18,052.00	43,433.00	13,715.00	13,068.00	42,592.00	14,599.00	29,247.00	269,356.00
Depreciation	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,893.00	18,894.00	18,894.00	18,893.00	227,222.00
<b>Total Cost of Sales:</b>	<b>32,453.00</b>	<b>30,405.00</b>	<b>55,665.00</b>	<b>34,772.00</b>	<b>36,135.00</b>	<b>37,008.00</b>	<b>62,389.00</b>	<b>32,671.00</b>	<b>31,961.00</b>	<b>61,486.00</b>	<b>33,493.00</b>	<b>48,140.00</b>	<b>496,578.00</b>
<b>Gross Margin:</b>	<b>(24,306.00)</b>	<b>(22,258.00)</b>	<b>(47,518.00)</b>	<b>(26,625.00)</b>	<b>(27,988.00)</b>	<b>(28,861.00)</b>	<b>(54,243.00)</b>	<b>(24,525.00)</b>	<b>(23,815.00)</b>	<b>(53,340.00)</b>	<b>(25,347.00)</b>	<b>(39,994.00)</b>	<b>(398,820.00)</b>
	-298.34%	-273.20%	-583.26%	-326.81%	-343.54%	-354.25%	-665.89%	-301.07%	-292.35%	-654.80%	-311.16%	-490.96%	-407.97%
<b>Selling and Administrative Expenses</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Earnings Before Interest and Taxes (EBIT):</b>	<b>(24,306.00)</b>	<b>(22,258.00)</b>	<b>(47,518.00)</b>	<b>(26,625.00)</b>	<b>(27,988.00)</b>	<b>(28,861.00)</b>	<b>(54,243.00)</b>	<b>(24,525.00)</b>	<b>(23,815.00)</b>	<b>(53,340.00)</b>	<b>(25,347.00)</b>	<b>(39,994.00)</b>	<b>(398,820.00)</b>
	-298.34%	-273.20%	-583.26%	-326.81%	-343.54%	-354.25%	-665.89%	-301.07%	-292.35%	-654.80%	-311.16%	-490.96%	-407.97%
<b>Non-operating Revenue and Expense:</b>													
Interest and Non-Operating Revenue:	793.00	793.00	793.00	387.00	367.00	659.00	940.00	912.00	1,461.00	929.00	973.00	11,334.00	20,341.00
Sale of Property	-	-	-	-	-	-	-	-	-	-	-	65,560.00	65,560.00
Grant Revenue:	-	-	81,057.00	-	-	1,487.00	-	-	-	53,018.00	-	-	135,562.00
Interest Transfer From SMC Contingency	1,901.00	1,901.00	1,901.00	1,775.00	1,783.00	1,804.00	1,834.00	1,811.00	1,821.00	1,857.00	1,850.00	1,795.00	22,033.00
Interest Expense:	(1,090.00)	(1,090.00)	(1,090.00)	(1,090.00)	(1,090.00)	(1,090.00)	(1,090.00)	(1,090.00)	(1,091.00)	(1,091.00)	(1,092.00)	(1,092.00)	(13,086.00)
<b>Total Non-operating Revenue &amp; Expense:</b>	<b>1,604.00</b>	<b>1,604.00</b>	<b>82,661.00</b>	<b>1,072.00</b>	<b>1,060.00</b>	<b>2,860.00</b>	<b>1,684.00</b>	<b>1,633.00</b>	<b>2,191.00</b>	<b>54,713.00</b>	<b>1,731.00</b>	<b>77,597.00</b>	<b>230,410.00</b>
<b>Net Income:</b>	<b>(22,702.00)</b>	<b>(20,654.00)</b>	<b>35,143.00</b>	<b>(25,553.00)</b>	<b>(26,928.00)</b>	<b>(26,001.00)</b>	<b>(52,559.00)</b>	<b>(22,892.00)</b>	<b>(21,624.00)</b>	<b>1,373.00</b>	<b>(23,616.00)</b>	<b>37,603.00</b>	<b>(168,410.00)</b>
	-278.65%	-253.52%	431.36%	-313.65%	-330.53%	-319.15%	-645.21%	-281.02%	-265.46%	16.85%	-289.91%	461.61%	-172.27%
<b>Earnings Before Interest and Taxes and Depreciation (EBITDA):</b>	<b>(5,350.00)</b>	<b>(3,302.00)</b>	<b>(28,562.00)</b>	<b>(7,669.00)</b>	<b>(9,032.00)</b>	<b>(9,905.00)</b>	<b>(35,287.00)</b>	<b>(5,569.00)</b>	<b>(4,922.00)</b>	<b>(34,446.00)</b>	<b>(6,453.00)</b>	<b>(21,101.00)</b>	<b>(171,598.00)</b>
	-65.67%	-40.53%	-350.58%	-94.13%	-110.86%	-121.58%	-433.18%	-68.36%	-60.42%	-422.86%	-79.22%	-259.04%	-175.53%
<b>Debt Principal Coverage</b>													
Simple Cash Flow (Net Income Plus Depreciation)	(3,746.00)	(1,698.00)	54,099.00	(6,597.00)	(7,972.00)	(7,045.00)	(33,603.00)	(3,936.00)	(2,731.00)	20,267.00	(4,722.00)	56,496.00	58,812.00
Debt Principal	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	2,684.00	32,208.00
<b>Debt Principal Coverage Surplus/Deficit</b>	<b>(6,430.00)</b>	<b>(4,382.00)</b>	<b>51,415.00</b>	<b>(9,281.00)</b>	<b>(10,656.00)</b>	<b>(9,729.00)</b>	<b>(36,287.00)</b>	<b>(6,620.00)</b>	<b>(5,415.00)</b>	<b>17,583.00</b>	<b>(7,406.00)</b>	<b>53,812.00</b>	<b>26,604.00</b>
<b>Debt Principal Coverage Percentage</b>	<b>100%</b>												
<b>Simple Asset Replacement Coverage</b>													
Debt Principal Coverage Surplus/Deficit (From Above)	(6,430.00)	(4,382.00)	51,415.00	(9,281.00)	(10,656.00)	(9,729.00)	(36,287.00)	(6,620.00)	(5,415.00)	17,583.00	(7,406.00)	53,812.00	26,604.00
Depreciation	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,956.00	18,893.00	18,894.00	18,894.00	18,893.00	227,222.00
<b>Cash Accumulated For/(Taken From) Asset Replacement</b>	<b>(25,386.00)</b>	<b>(23,338.00)</b>	<b>32,459.00</b>	<b>(28,237.00)</b>	<b>(29,612.00)</b>	<b>(28,685.00)</b>	<b>(55,243.00)</b>	<b>(25,576.00)</b>	<b>(24,308.00)</b>	<b>(1,311.00)</b>	<b>(26,300.00)</b>	<b>34,919.00</b>	<b>(200,618.00)</b>
<b>Working Capital</b>													
Beginning Undesignated Working Capital	323,430.00	317,000.00	312,618.00	282,976.00	273,695.00	263,039.00	251,823.00	215,536.00	208,916.00	203,501.00	168,066.00	160,660.00	323,430.00
Net Income Plus Depreciation less Principal Payments	(6,430.00)	(4,382.00)	(29,642.00)	(9,281.00)	(10,656.00)	(11,216.00)	(36,287.00)	(6,620.00)	(5,415.00)	(35,435.00)	(7,406.00)	53,812.00	(108,958.00)
Accruals and other Balance Sheet Changes	-	-	-	-	-	-	-	-	-	-	-	86,339.00	86,339.00
<b>Ending Undesignated Working Capital</b>	<b>317,000.00</b>	<b>312,618.00</b>	<b>282,976.00</b>	<b>273,695.00</b>	<b>263,039.00</b>	<b>251,823.00</b>	<b>215,536.00</b>	<b>208,916.00</b>	<b>203,501.00</b>	<b>168,066.00</b>	<b>160,660.00</b>	<b>300,811.00</b>	<b>300,811.00</b>
Beginning Working Capital Designated for CapEx	333,561.00	192,684.00	192,684.00	267,297.00	267,297.00	267,297.00	268,784.00	266,926.00	266,926.00	216,487.00	265,439.00	265,439.00	333,561.00