

## **QMS Owner's Operation Summary**

QMS – Quality Metal Spinning and Machining, Inc. is a sheet metal forming and CNC machining company which primarily manufactures machined products delivered on a contractual basis.

The property at 700 Mathew St. will be an expansion to the company's current operations and will primarily support high volume / low mix production on machines with a large degree of automation. This automation allows for a reduced workforce when compared to traditional manufacturing methods.

There are two major manufacturing processes utilized for our production – Metal Spinning and CNC routing. The metal spinning process transforms sheet metal into round cylindrical shaped products. The CNC machining process is utilized for traditional “subtractive routing” of billet materials and further processing of the formed sheet metal into finished products.

The equipment utilized onsite includes metal spinning lathes and various CNC support equipment (laser cutting, milling and inspection equipment). Additional operational support includes air compressors, welding, deburring, ultrasonic cleaning and degreasing, forklifts, material handling, automated storage and vending equipment. The primary raw materials processed include aluminum, stainless steel and brass as well as other common materials and alloys.

Our operations do not require any high hazard materials. All chemicals used onsite are primarily standard lubricants for the equipment, mild degreasing and cleaning supplies, glycol and compressed gases (oxygen, argon, nitrogen and propane) - all well below the MAQ for this building type. The primary uses of the compressed gases are for shielding-gas for welding, laser cutting and packaging, and process heating for the metal spinning production process.

### **PHASE '0' (August 2023 – February 2024):**

This first phase will be limited to setup for the production line to deliver on a time-critical contract. The scope will require limited TI work with no alteration to the footprint or floorspace of the buildings. TI modifications including large openings in the exterior to bring in equipment and raw materials, a remodel of an existing space into a quality control room, repair/replacement of the existing floor inside the building, and an electrical service upgrade which is already in process thru an existing permit (submitted on 6/24/2022 - currently in review with SVP).

Footings for future equipment platforms and mezzanines will also be added at the owner's risk with the hope of acquiring entitlement to build those structures at a future date under a separate permit. The work area in this phase would be limited to approximately half of building A and all of Building B. This would allow the company to start bringing in revenue from the property which is required to continue any additional development.

### **PHASE '1' (May 2024 – November 2024):**

This next phase would bring in additional equipment and utilize the remainder floorspace for both Building A and Building B. Further repair/ replacement of the floor in the building would be required along with new engineered footings for future equipment platforms and mezzanines.

**PHASE '2' (March 2027 – September 2027):**

This subsequent phase would include the buildout of the elevated equipment platforms, mezzanines, recessed truck dock in Building B, additional restroom facilities and additional second floor office space. Office space would remain at/under 10% of the floorspace of the property.

**STAFFING:**

The company aims to run a 24-hour operation with the bulk of the employees working during the day, and a limited night shift primarily monitoring the automated equipment. The split would be roughly 70% to 80% of the employees working during the day with the remainder working the night shift. Day shift is generally from 6AM – 8PM with employees staggering the start times of their standard 8-hour workdays based upon specific responsibilities. Second shift would be 6PM – 8AM again with staggered start times.

Phase 0 would require approximately 8 employees split between the two shifts.

Phase 1 would increase to 16 employees.

Phase 2 would potentially increase to 20 employees, up to a max of 35 employees.