

## Plant Prefab, Inc.

375 S. Cactus Ave. Rialto, CA 92376

Josh Tech, Vice President of Manufacturing

Date: March 31, 2021

### Application Facts:

Industry	<b>Manufacturing -Pre Fab Building</b>
NAICS	<b>332311</b>
Type of App	<b>New</b>
Location	<b>Storey County</b>
RDA	EDAWN, Stan Thomas

### Company Profile

Plant Prefab, Inc. is considering establishing a 245,000 sq. ft. manufacturing facility in Storey County. The company designs and prefabricates custom, high-quality, healthy, sustainable, single- and multi-family homes. Plant Prefab is the first prefabricated design and construction company, in the United States, dedicated to sustainable construction, materials, processes, and operations. The company developed and patented the Plant Building System™, a proprietary platform that offers significant advantages over both traditional prefab and site-based construction methods. Further, it was the first home prefabricator to commit to becoming carbon neutral in its operations and the first custom home prefabricator to become a Certified B Corp™. In 2019 the company built upon its commitment to sustainability by pledging to becoming fully carbon neutral by the year 2028. *Source: Plant Prefab, Inc.*

### Tax Abatement Requirements:

	<u>Statutory</u>	<u>Company Application</u>	<u>Meeting Requirements</u>
Job Creation	10	<b>60</b>	<b>Yes</b>
Average Wage	\$24.16	<b>\$26.50</b>	<b>Yes</b>
Equipment Capex (SU & MBT)	\$250,000	<b>\$16,585,000</b>	<b>Yes</b>
Equipment Capex (PP)	\$1,000,000		<b>Yes</b>

### Additional Requirements:

Health Insurance	65%	<b>65%</b>	<b>Yes</b>
Revenues generated outside NV	51%	<b>95%</b>	<b>Yes</b>
Business License	<input type="checkbox"/> Current	<input type="checkbox"/> Pending	<input checked="" type="checkbox"/> Will comply

### Total Tax Liability (without tax abatements)

**\$5,774,397**

### Tax Abatements

### Contract Terms

### Estimated Tax Abatement

Sales Tax Abmt.	2% for 2 years	\$928,760
Modified Business Tax Abmt.	50% for 4 years	\$103,999
Personal Property Tax Abmt.	50% for 10 years	\$590,451
<b>Total Estimated Tax Abatement over 10 yrs.</b>		<b>\$1,623,210</b>

### Net New Tax Revenues

### Direct

### Indirect

### Taxes after Abatements

#### Local Taxes

Property	\$2,173,889	\$109,681	\$2,283,570
Sales	\$0	\$19,785	\$19,785
Lodging	\$0	\$115,789	\$115,789

#### State Taxes

Property	\$112,305	\$283,310	\$395,615
Sales	\$331,700	\$353,309	\$685,009
Modified Business	\$536,258	\$110,650	\$646,908
Lodging	\$0	\$4,511	\$4,511
<b>Total Estimated New Tax Revenue over 10 yrs.</b>	<b>\$980,263</b>	<b>\$3,170,924</b>	<b>\$4,151,187</b>

### Economic Impact over 10 yrs.

### Total

### Construction

### Total

Total Jobs Supported	118	0	118
Total Payroll Supported	\$56,985,313	\$0	\$56,985,313
Total Economic Value	\$218,071,476	\$0	\$218,071,476

### IMPORTANT TERMS & INFORMATION

**Tax Abatements are reduction or discount of tax liability and companies do not receive any form of payment.**

**Total Estimated Tax Abatement** is a tax reduction estimate. This estimated amount will be discounted from total tax liability.

**Estimated New Tax Revenue** is amount of tax revenues local and state government will collect after the abatement was given to applying company.

**Economic Impact** is economic effect or benefits that this company and it's operations will have on the community and state economy measured by total number of jobs, payroll and created output.

January 27, 2021

Mr. Michael Brown  
Executive Director  
Governor's Office of Economic Development  
808 West Nye Lane  
Carson City, NV 89703

Re: Plant Prefab, Inc.

Dear Michael;

EDAWN hereby supports the application of Plant Prefab for the Sales and Use Tax Abatement, Modified Business Tax Abatement, and Personal Property Tax Abatement incentives.

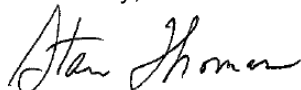
Plant Prefab is a designer and manufacturer of prefabricated building products. Their distinction utilizes a proprietary construction patent that has significant advantages of traditional prefab construction and is key to the company's commitment to be a carbon neutral operation by 2028. Plant Prefab plans to be operational by late 2021 or early 2022 in Storey County.

The company will be creating 60 jobs by the end of Y2 with an average wage of \$26.50 per hour. Capital investments are estimated to be \$16,585,000 and includes manufacturing equipment for automation and a robotics production line.

65% of the employee medical, dental, and vision benefits are covered by Plant Prefab and commences on the first day of the month, after three months from date of hire. Compensation includes overtime, PTO/Sick/Vacation, merit increases, bonus and stock options.

EDAWN supports this application as the company meets three of the three requirements. Your consideration and support of the incentive application for Plant Prefab is a significant factor in their pending decision to expand in northern Nevada and speaks favorably to the State's business-friendly environment.

Sincerely,



Stan Thomas  
EDAWN, Executive Vice-President, Business Development



375 South Cactus Ave.  
Rialto, CA 92376

VIA EMAIL

January 29, 2021

Michael Brown  
Executive Director  
Nevada Governor's Office of Economic Development  
555 E. Washington Ave., Suite 5400  
Las Vegas, NV 89101

RE: Project Prefab 2.0 Request for Incentives

Dear Mr. Brown:

On behalf of Plant Prefab, Inc., we seek consideration for economic incentives for Project Prefab 2.0. This letter is to outline Project Prefab 2.0 and its consideration of Nevada for a new manufacturing facility.

Plant Prefab is the first prefabricated design and construction company in the United States dedicated to sustainable construction, materials, processes, and operations. It started out in 2006 as LivingHomes, a residential design studio. In 2016 Plant Prefab was founded. The first factory opened in Rialto, CA and consisted of a 62,000-square-foot facility. The company currently maintains its headquarters, manufacturing plant and design studio in California.

Plant Prefab developed and patented the Plant Building System™, a proprietary platform that offers significant advantages over both traditional prefab and site-based construction methods. Further, it was the first home prefabricator to commit to becoming carbon neutral in its operations and the first custom home prefabricator to become a Certified B Corp™. In 2019 the company built upon its commitment to sustainability by pledging to becoming fully carbon neutral by the year 2028. Full details on Plant Prefab's commitment to sustainability is outlined in the attached 2019 Sustainability Report.

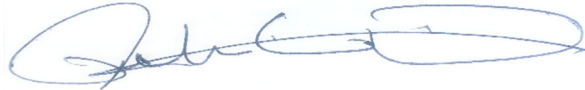
Plant Prefab is evaluating locations in several western US states including California and Nevada to expand its manufacturing capacity and footprint in the United States. Plant Prefab site location efforts identified a location in Storey County, Nevada where a new 245,000 square foot build-to-suit facility could be constructed to accommodate this requirement. Plant Prefab would lease the facility which is estimated to cost approximately \$20 million to construct and will purchase automation and robotic production line equipment and other manufacturing related equipment which will cost an estimated \$16.5 million. The facility is expected to be operational in late 2021 or early 2022 and will create an estimated 60 net new jobs within the first 2 years of operation.

If Plant Prefab chooses a location in Nevada for this expansion, this project would be a new company to Nevada with no existing presence in the state. This new manufacturing facility will

help Plant Prefab meet its increasing product demand and reach customers in a larger geographic area of the US.

Economic Incentives consisting of various tax reductions and cost offsets will allow Plant Prefab to expand its business in a cost-effective manner and will be a key factor in the location decision for this project. We appreciate your consideration of our request for support of Project Prefab 2.0 with incentives.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joshua A. Tech", is positioned above the typed name.

Joshua A. Tech  
VP of Manufacturing  
Plant Prefab, Inc.

**ECONOMIC DEVELOPMENT**

**Incentive Application**

Company Name: Plant Prefab, Inc.  
 Date of Application: January 28, 2021

Company is an / a: (check one)  
 New location in Nevada  
 Expansion of a Nevada company

**Section 1 - Type of Incentives**

Please check all that the company is applying for on this application:

- Sales & Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Sales & Use Tax Deferral
- Recycling Real Property Tax Abatement
- Other: \_\_\_\_\_

**Section 2 - Corporate Information**

COMPANY NAME (Legal name under which business will be transacted in Nevada) Plant Prefab, Inc.			FEDERAL TAX ID # 47-5560159
CORPORATE ADDRESS 375 S Cactus Ave	CITY / TOWN Rialto	STATE / PROVINCE CA	ZIP 92376
MAILING ADDRESS TO RECEIVE DOCUMENTS (If different from above)	CITY / TOWN	STATE / PROVINCE	ZIP
TELEPHONE NUMBER	WEBSITE		
COMPANY CONTACT NAME Josh Tech	COMPANY CONTACT TITLE VP of Manufacturing		
E-MAIL ADDRESS josh@plantprefab.com	PREFERRED PHONE NUMBER 864.303.2966		

Has your company ever applied and been approved for incentives available by the Governor's Office of Economic Development?  Yes  No

If Yes, list the program awarded, date of approval, and status of the accounts (attach separate sheet if necessary):

**Section 3 - Program Requirements**

Please check two of the boxes below; the company must meet at least two of the three program requirements:

- A capital investment of \$1,000,000 in eligible equipment in urban areas or \$250,000 in eligible equipment in rural areas are required. This criteria is businesses. In cases of expanding businesses, the capital investment must equal at least 20% of the value of the tangible property owned by the business.
- New businesses locating in urban areas require fifty (50) or more permanent, full-time employees on its payroll by the eighth calendar quarter quarter in which the abatement becomes effective. In rural areas, the requirement is ten (10) or more. For an expansion, the business must increase employees on its payroll by 10% more than its existing employees prior to expansion, or by 25 (urban) or 6 (rural) employees, whichever is greater.
- In urban areas, the average hourly wage that will be paid by the business to its new employees is at least 100% of the average statewide hourly in rural areas, the average hourly wage will equal or exceed the lesser of the county-wide average hourly wage or statewide average hourly wage.

Note: Criteria is different depending on whether the business is in a county where the population is 100,000 or more or a city where the population is 60,000 or "urban" area), or if the business is in a county where the population is less than 100,000 or a city where the population is less than 60,000 (i.e., "rural" area).

**Section 4 - Nevada Facility**

Type of Facility:

- Headquarters
- Technology
- Back Office Operations
- Research & Development / Intellectual Property
- Service Provider
- Distribution / Fulfillment
- Manufacturing
- Other: \_\_\_\_\_

PERCENTAGE OF REVENUE GENERATED BY THE NEW JOBS CONTAINED IN THIS APPLICATION FROM OUTSIDE NEVADA 95%	EXPECTED DATE OF NEW / EXPANDED OPERATIONS (MONTH / YEAR) Nov-2021		
NAICS CODE / SIC 332311	INDUSTRY TYPE Prefabricated Metal Building and Component Manufacturing		
DESCRIPTION OF COMPANY'S NEVADA OPERATIONS No existing operations. Proposed facility would be a manufacturing facility.			
PROPOSED / ACTUAL NEVADA FACILITY ADDRESS 1025 Waltham Way	CITY / TOWN McCarran	COUNTY Storey County	ZIP 89434

WHAT OTHER STATES / REGIONS / CITIES ARE BEING CONSIDERED FOR YOUR COMPANY'S RELOCATION / EXPANSION / STARTUP?

**Section 5 - Complete Forms (see additional tabs at the bottom of this sheet for each form listed below)**

Check the applicable box when form has been completed.

- 5 (A)  Equipment List
- 5 (B)  Employment Schedule
- 5 (C)  Evaluation of Health Plan, with supporting documents to show the employer paid portion of plan meets the minimum of 65%.
- 5 (D)  Company Information Form

**Section 6 - Real Estate & Construction (Fill in either New Operations/Startup or Expansion, not both.)**

New Operations / Start Up - Plans Over the Next <u>Ten</u> Years	Expansions - Plans Over the Next <u>10</u> Years
<p>Part 1. Are you currently/planning on leasing space in Nevada? <u>Yes</u></p> <p><b>If No, skip to Part 2. If Yes, continue below:</b></p> <p>What year(s)? <u>11/2024 -2/2034</u></p> <p>How much space (sq. ft.)? <u>245,000</u></p> <p>Annual lease cost of space: <u>Est. \$2M-\$2.5M</u></p> <p>Do you plan on making building tenant improvements? <u>Yes</u></p> <p><b>If No, skip to Part 2. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? <u>Q3-Q4 2021</u></p> <hr/> <p>Part 2. Are you currently/planning on buying an owner occupied facility in Nevada? <u>No</u></p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>Purchase date, if buying (month, year): _____</p> <p>How much space (sq. ft.)? _____</p> <p>Do you plan on making building improvements? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Are you currently/planning on building a build-to-suit facility in Nevada? <u>Yes</u></p> <p><b>If Yes *, continue below:</b></p> <p>When to break ground, if building (month, year)? <u>Q1 2021</u></p> <p>Estimated completion date, if building (month, year): <u>Nov-2021</u></p> <p>How much space (sq. ft.)? <u>245,000</u></p>	<p>Part 1. Are you currently leasing space in Nevada? _____</p> <p><b>If No, skip to Part 2. If Yes, continue below:</b></p> <p>What year(s)? _____</p> <p>How much space (sq. ft.)? _____</p> <p>Annual lease cost at current space: _____</p> <p>Due to expansion, will you lease additional space? _____</p> <p><b>If No, skip to Part 3. If Yes, continue below:</b></p> <p>Expanding at the current facility or a new facility? _____</p> <p>What year(s)? _____</p> <p>How much expanded space (sq. ft.)? _____</p> <p>Annual lease cost of expanded space: _____</p> <p>Do you plan on making building tenant improvements? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 2. Are you currently operating at an owner occupied building in Nevada? _____</p> <p><b>If No, skip to Part 3. If Yes, continue below:</b></p> <p>How much space (sq. ft.)? _____</p> <p>Current assessed value of real property? _____</p> <p>Due to expansion, will you be making building improvements? _____</p> <p><b>If No, skip to Part 3. If Yes *, continue below:</b></p> <p>When to make improvements (month, year)? _____</p> <hr/> <p>Part 3. Do you plan on building or buying a new facility in Nevada? _____</p> <p><b>If Yes *, continue below:</b></p> <p>Purchase date, if buying (month, year): _____</p> <p>When to break ground, if building (month, year)? _____</p> <p>Estimated completion date, if building (month, year): _____</p> <p>How much space (sq. ft.)? _____</p>
<p><b>* Please complete Section 7 - Capital Investment for New Operations / Startup.</b></p>	<p><b>* Please complete Section 7 - Capital Investment for Expansions below.</b></p>

BRIEF DESCRIPTION OF CONSTRUCTION PROJECT AND ITS PROJECTED IMPACT ON THE LOCAL ECONOMY (Attach a separate sheet if necessary):

This project would include the construction of a new 245,000 SF by a landlord. The building is estimated to cost approximately \$20M to construct. It is assumed that the landlord would utilize location vendors and subcontractors to construct the facility.

**Section 7 - Capital Investment (Fill in either New Operations/Startup or Expansion, not both.)**

New Operations / Start Up	Expansions
How much capital investment is planned? (Breakout below):	How much capital investment is planned? (Breakout below):
Building Purchase (if buying): _____	Building Purchase (if buying): _____
Building Costs (if building / making improvements): _____	Building Costs (if building / making improvements): _____
Land: _____	Land: _____
Equipment Cost: <u>\$16,585,000</u>	Equipment Cost: _____
<b>Total: <u>\$16,585,000</u></b>	<b>Total: _____</b>
	Is the equipment purchase for replacement of existing equipment? _____
	Current assessed value of personal property in NV: _____
	(Must <b>attach</b> the most recent assessment from the County Assessor's Office.)

**Section 8 - Employment (Fill in either New Operations/Startup or Expansion, not both.)**

New Operations / Start Up	Expansions
How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of new operations?: <u>60</u>	How many full-time equivalent (FTE*) employees will be created by the end of the first eighth quarter of expanded operations?: _____
Average hourly wage of these <u>new</u> employees: <u>\$26.50</u>	Average hourly wage of these <u>new</u> employees: _____
	How many FTE employees prior to expansion?: _____
	Average hourly wage of these <u>existing</u> employees: _____
	Total number of employees after expansion: _____

\* FTE represents a permanent employee who works an average of 30 hours per week or more, is eligible for health care coverage, and whose position is a "primary job" as set forth in NAC 360.474.

OTHER COMPENSATION (Check all that apply):

- |   |   |  |   |
|---|---|--|---|
| <input checked="" type="checkbox"/> Overtime              | <input checked="" type="checkbox"/> Merit increases | <input type="checkbox"/> Tuition assistance                        | <input checked="" type="checkbox"/> Bonus                       |
| <input checked="" type="checkbox"/> PTO / Sick / Vacation | <input type="checkbox"/> COLA adjustments           | <input type="checkbox"/> Retirement Plan / Profit Sharing / 401(k) | <input checked="" type="checkbox"/> Other: <u>Stock Options</u> |

BRIEF DESCRIPTION OF ADDITIONAL COMPENSATION PROGRAMS AND ELIGIBILITY REQUIREMENTS (Attach a separate sheet if necessary):

Submitted additional "Why work at Plant" document.

**Section 9 - Employee Health Insurance Benefit Program**

Is health insurance for employees and is an option for dependents offered?:  Yes (**attach health plan and quote or invoice**)  No

Package includes (check all that apply):

- Medical       Vision       Dental       Other: \_\_\_\_\_

Qualified after (check one):

- Upon employment       Three months after hire date       Six months after hire date       Other: 1st day of mo. after 30 days of FT employment

Health Insurance Costs:	Percentage of health insurance premium by (min 65%):
Plan Type: <u>Various Gold and Silver HMO plans through KP, Health Net and UHC, Gold and Silver PPO A Plans through Anthem</u>	
Employer Contribution (annual premium per employee): <b>Average</b> \$ 3,000	Company: > 65% but varies by plan chosen
Employee Contribution (annual premium per employee) <b>Average</b> \$ 777.12	Employee: < 35% but varies by plan chosen
<b>Total Annual Premium:</b> \$ 3,777.12	

[SIGNATURE PAGE FOLLOWS]

**Section 10 - Certification**

I, the undersigned, hereby grant to the Governor's Office of Economic Development access to all pertinent and relevant records and documents of the aforementioned company. I understand this requirement is necessary to qualify and to monitor for compliance of all statutory and regulatory provisions pertaining to this application.

Being owner, member, partner, officer or employee with signatory authorization for the company, I do hereby declare that the facts herein stated are true and that all licensing and permitting requirements will be met prior to the commencement of operations. In addition, I and /or the company's legal counsel have reviewed the terms of the GOED Tax Abatement and Incentives Agreement, the company recognizes this agreement is generally not subject to change, and any material revisions have been discussed with GOED in advance of board approval.

Joshua A Tech

\_\_\_\_\_  
Name of person authorized for signature



\_\_\_\_\_  
Signature

VP of Manufacturing, Plant Prefab

\_\_\_\_\_  
Title

January 29, 2021

\_\_\_\_\_  
Date

**Nevada Governor's Office of Economic Development**

555 E. Washington Ave., Ste 5400 • Las Vegas, Nevada 89101 • 702.486.2700 • (Fax) 702.486.2701 • www.diversifynevada.com







# Plant Prefab - Factory 2.0 Macro Equipment List

<b>Phase One</b>	<i>Up to 1.9 DU per day capacity</i>	<b>Costs (\$)</b>
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## Phase One: Wood Processing and Cutting Cell (Hundegger Speed Cut 3)

SC-B200 Base SC3-200 machine with linear saw unit	
SC-1040 Angle and bevel drive for saw unit - SC3-200	
SC-1070 Automated infeed system	
SC-1080 Bottom side support for small timber cross sections	
SC-1240 Loading conveyor 4 chains - for timber length 8 m	
SC-5200 6-armed unloading table	
SC-XS Spare saw blade SC	
SC-1400 Soft starter for loading conveyor	
SC-1450 Easy stack (at least 2 units are required)	
HH-8640 Mobile operator console	
SC-1770 Timber length supervision in X-direction	
SC-2000 Tool Carrier for vertical tools	
SC-2050 Additional Tool Carrier for >3 vertical tools (SC3-200-5)	
SC-2100 Drill Unit 2.2 kW - drilling direction vertical	
SC-2150 Drill unit 3.0 kW heavy duty version - drilling direction vertic	
SC-2250 Vertical finger mill 7.5 kW - heavy duty version	
SC-2300 Revolver milling unit	
SC-2500 Tool Carrier for horizontal tools	
SC-2600 Drill unit 2.2 kW D drilling direction horizontal	
SC-3350 = Ink-Jet 4 System HP - Stapelbearbeitung (in rear)	
SC-4300 Additional air condition for operator console	
SC-4320 Hydraulic oil cooler	
SC-4850 Central lubrication system SpeedCut	
HH-8561 Remote technical assistance	
HH-8620 UPS (uninterruptible power supply) buffers in case of overvoltage	
SC-5300 Ejector for short parts incl. conveyor system	
HH-8635 Control unit for waste disposal	
SC-7200 Bronzed guidings	
SC-8000 Tool box for adjustment and installation work on SC3	
HH-9200 Adaptation for special requirements I-joist safety additions	
SC-1200 Additional vertical clamp, left side (TJI)	
SC-1230 Loading conveyor 3 chains (2,2 x 4,5m)	
SC-1300 Enlargement of loading conveyor (Y-Axis)	
SC-1150 Additional ejector (required for additional discharging point)	
SC-5000 __ Extension of outfeed table and GW rail system	
SC-6060 Standard conveyor belt behind machine left - 6.000 mm	
	<b>\$549,000.00</b>

## Phase One: Base Wall Line

M.0101 FRAMETEQ F-500 WEINMANN Framing Station
M.01012 STOCKTEQ U-530 WEINMANN distribution trolley
M.0102 MOVETEQ P-700 WEINMANN Wall Table
M.0103 MOVETEQ T-500 WEINMANN Intermediate Transfer
M.0104 WALLTEQ M-380 WEINMANN Multi-function bridge
M.0105 MOVETEQ P-700 WEINMANN Wall Table
M.0106 MMOVETEQ T-500 WEINMANN Intermediate Transfer
M.0108 MOVETEQ P-700 WEINMANN Wall Table
M.01081 MOVETEQ T-500 WEINMANN Intermediate Transfer
M.0109 MOVETEQ P-700 WEINMANN Wall Table
M.0114 MOVETEQ P-700 WEINMANN Wall Table
M.0119 WALLTEQ M-380 WEINMANN Multi-function bridge
M.0121 MOVETEQ P-700 WEINMANN Wall Table

M.0122 STOCKTEQ U-530 WEINMANN distribution trolley	
M.0123 Deal Vertical Wall Magazine System	
M.0124 STOCKTEQ D-300 WEINMANN warehouse trolley	
M.0125 Four (4) Schmalz Vacuum Lifts	
	<b>\$4,782,000.00</b>

**Phase One: Base Floor/Roof Line 1**

M.0201 BUILDTEQ A-530 WEINMANN Carpentry Table	
M.0204 MOVETEQ P-700 WEINMANN Wall Table	
M.0207 MOVETEQ P-700 WEINMANN Wall Table	
M.0211 STOCKTEQ U-530 WEINMANN distribution trolley	
M.0212 MOVETEQ P-700 WEINMANN Wall Table	
	<b>\$894,000.00</b>

**Phase One: Plant Module Assy Lines**

Volumetric Module Assy Line 1 (with tooling)	<b>\$400,000.00</b>
Volumetric Module Assy Line 2 (with tooling)	<b>\$400,000.00</b>
Volumetric Module Assy Line 3 (with tooling)	<b>\$400,000.00</b>
Core Mod Assy Line (Kitchen, Bath, Mechanical)	<b>\$300,000.00</b>

**Phase One: Cranes**

Gantry Cranes (3)	<b>\$400,000.00</b>
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**Phase One: Wall Storage**

M.0126 Additional Vertical Deal Wall Magazine Storage Lines (6)	<b>\$516,000.00</b>
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**Phase One: Misc Operational Upfit**

Vertical Storage Racks	<b>\$300,000.00</b>
Maintenance Shop / Tooling	<b>\$200,000.00</b>
Miscellaneous Building Upfit / MES System / Comms	<b>\$1,109,000.00</b>

**Total Phase 1: \$10,250,000.00**

**Phase Two** *Up to 3.1 DU per day capacity and efficiency improvements*

**Phase Two: Wood Processing and Cutting Cell II (Hundegger Speed Cut 3)**

SC-B200 Base SC3-200 machine with linear saw unit
SC-1040 Angle and bevel drive for saw unit - SC3-200
SC-1070 Automated infeed system
SC-1080 Bottom side support for small timber cross sections
SC-1240 Loading conveyor 4 chains - for timber length 8 m
SC-5200 6-armed unloading table
SC-XS Spare saw blade SC
SC-1400 Soft starter for loading conveyor
SC-1450 Easy stack (at least 2 units are required)
HH-8640 Mobile operator console
SC-1770 Timber length supervision in X-direction
SC-2000 Tool Carrier for vertical tools
SC-2050 Additional Tool Carrier for >3 vertical tools (SC3-200-5)
SC-2100 Drill Unit 2.2 kW - drilling direction vertical
SC-2150 Drill unit 3.0 kW heavy duty version - drilling direction vertic
SC-2250 Vertical finger mill 7.5 kW - heavy duty version
SC-2300 Revolver milling unit
SC-2500 Tool Carrier for horizontal tools
SC-2600 Drill unit 2.2 kW D drilling direction horizontal
SC-3350 = Ink-Jet 4 System HP - Stapelbearbeitung (in rear)
SC-4300 Additional air condition for operator console
SC-4320 Hydraulic oil cooler

SC-4850 Central lubrication system SpeedCut	
HH-8561 Remote technical assistance	
HH-8620 UPS (uninterruptible power supply) buffers in case of overvoltage	
SC-5300 Ejector for short parts incl. conveyor system	
HH-8635 Control unit for waste disposal	
SC-7200 Bronzed guidings	
SC-8000 Tool box for adjustment and installation work on SC3	
HH-9200 Adaptation for special requirements I-joist safety additions	
SC-1200 Additional vertical clamp, left side (TJI)	
SC-1230 Loading conveyor 3 chains (2,2 x 4,5m)	
SC-1300 Enlargement of loading conveyor (Y-Axis)	
SC-1150 Additional ejector (required for additional discharging point)	
SC-5000 _ Extension of outfeed table and GW rail system	
SC-6060 Standard conveyor belt behind machine left - 6.000 mm	
	<b>\$549,000.00</b>

<b>Phase Two: Extended Wall Line and Automated Insulation Fill</b>	
M.01081 MOVETEQ P-700 WEINMANN Wall Table	
M.01082 MOVETEQ P-700 WEINMANN Wall Table	
M.01083 MOVETEQ T-500 WEINMANN Intermediate Transfer	
M.01084 WALLTEQ M-380 WEINMANN Multi-function bridge	
M.0110 MOVETEQ P-700 WEINMANN Wall Table	
M.0113 MOVETEQ T-500 WEINMANN Intermediate Transfer	
M.0115 MOVETEQ P-700 WEINMANN Wall Table	
M.0116 MOVETEQ P-700 WEINMANN Wall Table	
M.01161 WALLTEQ M-310 INSUFILL	
M.0117 MOVETEQ T-500 WEINMANN Intermediate Transfer	
M.0118 MOVETEQ P-700 WEINMANN Wall Table	
M.0120 MOVETEQ T-500 WEINMANN Intermediate Transfer	
	<b>\$2,181,000.00</b>

<b>Phase Two: Extended Floor/Roof Line 1; Floor/Roof Line 2 and Auto Insulation Fill</b>	
M.0202 WALLTEQ M-340 WEINMANN Multifunction bridge	
M.0203 BUILDTEQ A-530 WEINMANN Carpentry Table	
M.0205 MOVETEQ P-700 WEINMANN Wall Table	
M.0206 WALLTEQ M-310 INSUFILL	
M.0208 MOVETEQ P-700 WEINMANN Wall Table	
M.0209 WALLTEQ M-380 WEINMANN Multi-function bridge	
M.0210 MOVETEQ P-700 WEINMANN Wall Table	
	<b>\$2,394,000.00</b>

<b>Phase Two: Automated Material Feed (could move to Phase I)</b>	
M.01011 STORETEQ H-100	<b>\$531,000.00</b>

<b>Phase Two: Kitting Stations</b>	
Electrical Kitting and barcoding station (2)	<b>\$80,000.00</b>
Plumbing kitting and barcoding station (2)	<b>\$100,000.00</b>

<b>Phase One: Plant Module Assy Lines</b>	
Volumetric Module Assy Line 4 (with tooling)	<b>\$500,000.00</b>

<b>Total Phase 2:</b>	<b>\$6,335,000.00</b>
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<b>Grand Total:</b>	<b>\$16,585,000.00</b>
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## 5(B) Employment Schedule

Company Name: Plant Prefab, Inc.

County: Storey County

### Section 1 - Full-Time Equivalent (FTE) Employees

Directions: Please provide an estimated list of full time employees [columns (a) through (d)] that will be hired and employed by the company by the end of the first eighth quarter of new / expanded operations. For example, if the effective date of new / expanded operations is April 1, 2015, the date would fall in Q2, 2015. The end of the first eighth quarter would be the last day of Q2, 2017 (i.e., June 30, 2017). Attach this form to the Incentives Application. A qualified employee must be employed at the site of a qualified project, scheduled to work an average minimum of 30 per week, if offered coverage under a plan of health insurance provided by his or her employer, is eligible for health care coverage, and whose position of a "primary job" as set forth in NAC 360.474.

Please use the Bureau of Labor Statistics Standard Occupational Classification System (SOC) link to populate section (b): [https://www.bls.gov/soc/2018/major\\_groups.htm#11-0000](https://www.bls.gov/soc/2018/major_groups.htm#11-0000)

(a) New Hire Position Title/Description	(b) Position SOC Code	(c) Number of Positions	(d) Average Hourly Wage	(e) US Bureau of Labor Statistics Average Hourly Wage - Storey County / Nevada Non-Metropolitan Area	(f) Average Weekly Hours	(g) Annual Wage per Position	(h) Total Annual Wages
General and Operations Managers	11-1021	5	\$40.00	\$54.46	40	\$83,200.00	\$416,000.00
Business Operations Specialists, All Other	13-1199	5	\$33.65	U	40	\$69,992.00	\$349,960.00
Office and Administrative Support Workers, All Other	43-9199	2	\$28.85	\$15.77	40	\$60,008.00	\$120,016.00
Assemblers and Fabricators, All Other, Including Team Assemblers	51-2098	28	\$25.00	U	40	\$52,000.00	\$1,456,000.00
Production Workers, All Other	51-9199	18	\$25.00	\$17.93	40	\$52,000.00	\$936,000.00
Material Moving Workers, All Other	53-7199	2	\$25.00	\$22.34	40	\$52,000.00	\$104,000.00
<b>TOTAL</b>		<b>60</b>	<b>\$26.50</b>				<b>\$3,381,976.00</b>

### Section 2 - Employment Projections

Directions: Please estimate full-time job growth in Section 2, complete columns (b) and (c). These estimates are used for state economic impact and net tax revenue analysis that this agency is required to report. The company will not be required to reach these estimated levels of employment. **Please enter the estimated new full time employees on a year by year basis (not cumulative)**

(a) Year	(b) Number of New FTE(s)	(c) Average Hourly Wage	(d) Payroll
3-Year	40	\$25.00	\$2,080,000.00
4-Year	40	\$25.00	\$2,080,000.00
5-Year	40	\$25.00	\$2,080,000.00

Column (e) determines if wage is commensurate to current wage ranges in the region the company plans to locate/is located. For these purposes the mean average hourly wage for the location has been used.

\* = For the purposes of this application there was Insufficient available data for Storey County. Nevada Non-Metropolitan Area data was used as an alternative

U = Unknown / data set is not currently available.

**Source: US Bureau of Labor Statistics**

## 5(C) Evaluation of Health Plans Offered by Companies

Company Name: Plant Prefab, Inc. County: Storey County

Total Number of Full-Time Employees: 60

Average Hourly Wage per Employee \$26.50  
 Average Annual Wage per Employee (implied) \$55,127.56

### COST OF HEALTH INSURANCE

Annual Health Insurance Premium Cost: \$3,777.12  
 Percentage of Premium Covered by:  
 Company > 65% but varies by plan chosen  
 Employee < 35% but varies by plan chosen

### HEALTH INSURANCE PLANS:

Base Health Insurance Plan*:	KP Silver HMO B / Gold HMO B
Deductible - per employee	\$1,650 / \$250
Coinsurance	40% / 20%
Out-of-Pocket Maximum per employee	\$ 7,800

Additional Health Insurance Plan*:	Health NET Gold HMO C / UHC Silver HMO C
Deductible - per employee	\$0 / \$2,250
Coinsurance	30%
Out-of-Pocket Maximum per employee	\$6,000 / \$8,150

Additional Health Insurance Plan*:	Anthem Silver PPO A / Gold PPO A
Deductible - per employee	\$1,600 / \$500
Coinsurance	40% / 20%
Out-of-Pocket Maximum per employee	\$8,000 / \$6,250

\*Note: **Please list only "In Network" for deductible and out of the pocket amounts .**

### Generalized Criteria for Essential Health Benefits (EHB)

[following requirements outlined in the Affordable Care Act and US Code, including 42 USC Section 18022]

Covered employee's premium not to exceed 9.5% of annual wage	3.7%	MMQ
Annual Out-of-Pocket Maximum not to exceed \$8,550 (2021)	\$7,800	MMQ

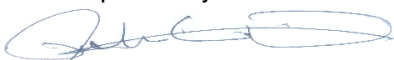
Minimum essential health benefits covered (Company offers PPO):

- (A) Ambulatory patient services
- (B) Emergency services
- (C) Hospitalization
- (D) Maternity and newborn care
- (E) Mental health/substance use disorder/behavioral health treatment
- (F) Prescription drugs
- (G) Rehabilitative and habilitative services and devices
- (H) Laboratory services
- (I) Preventive and wellness services and chronic disease management
- (J) Pediatric services, including oral and vision care

No Annual Limits on Essential Health Benefits

I, the undersigned, hereby declare to the Governor's Office of Economic Development that the facts herein stated are true, and that I have attached a qualified plan with information highlighting where our plan reflects meeting the 65% minimum threshold for the employee paid portion of the plan for GOED to independently confirm the same.

Joshua A Tech  
 Name of person authorized for signature

  
 Signature

VP of Manufacturing, Plant Prefab  
 Title

29-Jan-21  
 Date

## 5(D) Company Information

Company Name: Plant Prefab, Inc.

County: Storey County

### Section I - Company Interest List

Directions: Please provide a detailed list of owners and/or members of the company. *The Governor's Office of Economic Development strives to maintain the highest standards of integrity, and it is vital that the public be confident of our commitment. Accordingly, any conflict or appearance of a conflict must be avoided. To maintain our integrity and credibility, the applicant is required to provide a detailed list of owners, members, equity holders and Board members of the company.*

(a) Name	(b) Title
Living Communities, LLC (Ownership 43.72%)	Founder
Obvious Ventures I, L.P. (Ownership 23.49%)	Investor

### Section 2 - Company Affiliates and/or Subsidiaries

Are there any subsidiary or affiliate companies sharing tax liability with the applicant company? No  Yes

**If Yes, continue below:**

Directions: In order to include affiliates/subsidiaries, under the exemption letter, they must to be added to the Contract. Per standard practice GOED requires a corporate schematic to understand the exact relationships between the companies. Please populate the below table to show the exact relationships between the companies and include:

1. The names as they would read on the tax exemption letter.
2. Which entity(ies) will do the hiring?
3. Which entity(ies) will be purchasing the equipment?

Name of Subsidiary or Affiliate Entity, Role and Legal Control Relationship

Please include any additional details below: