

10 Civic Center Plaza
Post Office Box 3368
Mankato, MN 56002-3368

Phone: (507) 387-8600
Fax: (507) 388-7530
www.mankatomn.gov



CITY OF MANKATO APPLICATION FOR FINANCIAL ASSISTANCE

A. APPLICANT INFORMATION

Name of Corporation/Partnership Verdant Agritech LLC, DBA as Verdant Organics

Address IDS Center Suite 900, 80 South Eight Street, Minneapolis MN 55402

Primary Contact Michael C. Borman

Address 5337 Girard Avenue South, Minneapolis, MN 55419 (use as mailing address)

Phone 612 810-9718 Fax na Email mborman@verdantagritech.com

On a separate sheet, please provide the following:

- Brief description of the corporation/partnership's business, including history, principal product or service, etc. **Attach as Exhibit A.**
- Brief description of the proposed project. **Attach as Exhibit B.**
- Site plan, building plans, floor plans, etc. **Attach as Exhibit C.**
- List names of officers and shareholders/partners with more than five percent (5%) interest in the corporation/partnership. **Submit directly to Baker Tilly as Exhibit D.**
- Breakdown of sources/uses with and without financial assistance (sample on page 6). **Attach as Exhibit E.**
- Prospective Lessees. **Attach as Exhibit F.**

Attorney Name _____

Address _____

Phone _____ Fax _____ Email _____

Accountant Name _____

Address _____

Phone _____ Fax _____ Email _____

Contractor Name _____

Address _____

Phone _____ Fax _____ Email _____

Engineer Name _____
 Address _____
 Phone _____ Fax _____ Email _____

Architect Name _____
 Address _____
 Phone _____ Fax _____ Email _____

B. PROJECT INFORMATION

The project will be:

☒ Industrial Greenfield: ☒ New Construction ☐ Expansion
☐ Commercial Redevelopment: ☐ New Construction ☐ Rehabilitation
☐ Industrial Redevelopment: ☐ New Construction ☐ Rehabilitation
☐ Housing Redevelopment: ☐ New Construction ☐ Rehabilitation
☐ Mixed Use Redevelopment: ☐ New Construction ☐ Rehabilitation
☐ Other _____

Please explain the basic components of the project proposed, i.e., amount of new commercial square footage, numbers of housing units (rental or owner occupied, breakdown of units by number of bedrooms and square footage of units, proposed rents), etc.

Verdant is building a 63,000 square foot indoor farming facility to grow organic microgreens and blue oyster mushrooms.

This project will fund \$300,000 of planned \$2.6M of CAP-X purchases for equipment to be used in the growing facility.

An itemized list of the \$300,000 of CAP-X items to be purchased with the project funding is included in the appendix.

An itemized list of the total \$2.6M of planned CAP-X items is also included in the appendix.

The project will be: ☐ Owner Occupied ☒ Leased Space

If leased space, please attach a list of names and addresses of future lessees and indicate the status of commitments or lease agreements. **Attach as Exhibit F. If this information is to remain private, please submit directly to Baker Tilly.**

Project Address 1761 Energy Drive, Mankato MN 56001
 Legal Description Described in Exhibit C

Amount of Assistance requested for:

Building Demolition \$ _____
 Environmental Remediation \$ _____
 Public Improvements \$ _____
 Site Improvements \$ 300,000 (for equipment financing)
 *Land Acquisition \$ _____

**(Land Acquisition may be considered under certain circumstances when extraordinary in nature and shall not exceed 50% of total subsidy request)*

Total Subsidy Requested \$ 300,000

Construction Start Date: ~August, 2026 - based on permitting approval timing

Construction Completion Date: ~May, 2027 - based on permitting approval timing and construction start date

If Phased Project: _____ Year _____ % Construction Completed
 _____ Year _____ % Construction Completed

City of Mankato will provide assessment and tax information based on plans submitted

Current Assessed Value on Project Site:	\$ _____
Current Real Estate Taxes on Project Site:	City \$ _____
	County \$ _____
	School District \$ _____
Estimated Assessed Value upon Completion:	Phase I \$ _____
	Phase II \$ _____
Estimated Real Estate Taxes upon Completion:	Phase I \$ _____
	Phase II \$ _____

C. PUBLIC PURPOSE

It is the policy of the City of Mankato that the use of Financial Assistance should result in a benefit to the public.

Please indicate how this project will serve a public purpose.

- ☒ Job Creation: Number of existing jobs No local jobs at time of application
 Number of jobs created by project 17 jobs end of year 1; 75 jobs end of year 2
 Average hourly wage of jobs created Farm jobs \$35.3; Corporate jobs \$82.60
 Benefits Provided all full-time jobs include healthcare benefits
- ☒ Increase in tax base
- ☒ Enhancement or diversification of the city's economic base.
- ☒ New industrial development which will result in additional private investment in the area.
- ☒ The project contributes to the fulfillment of the City's development or redevelopment objectives.
- ☐ Removal of blight or the rehabilitation of a high profile or priority downtown site.
- ☐ Affordable housing
- ☐ Other: _____

D. SOURCES & USES

<u>SOURCES</u>	<u>NAME</u>	<u>AMOUNT</u>
Bank Loan	_____	\$ _____
Other Private Funds	<u>Loan - Organic Ventures LLC</u>	\$ <u>\$500,000</u>
Equity	<u>Existing Raised Equity From Investors</u>	\$ <u>\$1,400,000</u>
Other Loans	<u>Loan - 1% Int. Minnesota Growth Fund</u>	\$ <u>\$400,000</u>
ID Bonds	_____	\$ _____
Financial Assistance Requested	<u>Equipment Financing Loan</u>	\$ <u>\$300,000</u> **
TOTAL		\$ <u>\$2,600,000</u>

****Note: if Tax Increment is to be considered, be advised it is not an upfront funding source and is provided only on a pay-as-you-go basis on an annual basis. Developer needs to identify funding sources to cover ALL costs up front, absent Tax Increment.**

<u>USES</u>	<u>AMOUNT</u>
Land Acquisition	\$ _____
Site Development	\$ _____
Construction	\$ _____
Machinery & Equipment	\$ _____
Architectural & Engineering Fees	\$ _____
Legal Fees	\$ _____
Interest During Construction	\$ _____
Debt Service Reserve	\$ _____
Contingencies	\$ _____
Application Fee (nonrefundable)	\$ 4,400 _____
Developer Capacity Review (if bonding/loans requested)	\$ 3,500 _____
TOTAL	\$ _____

E. ADDITIONAL DOCUMENTATION

Applicants will also be required to provide the following documentation directly to Baker Tilly.

_____ A) Written business plan, including a description of the business, ownership/management, date established, products and services, and future plans

B) Financial Statements for Past Two Years

_____ Profit & Loss Statement

_____ Balance Sheet

C) Current Financial Statements

_____ Profit & Loss Statement to Date

_____ Balance Sheet to Date

_____ D) Two Year Financial Projections

F) Personal Financial Statements of all Major Shareholders

_____ Profit & Loss

_____ Current Tax Return

_____ G) Letter of Commitment from Applicant Pledging to Complete
During the Proposed Project Duration

_____ H) Letter of Commitment from the Other Sources of Financing, Stating Terms and
Conditions of their Participation in Project

_____ I) Non refundable application fee of \$4,400

*If establishing a tax increment financing district is authorized by the Mankato City Council, additional payment of \$4,400 will be required in order to create the district. This would be reimbursable with pay-as-you-go TIF provided the District is approved.

The undersigned certifies that all information provided in this application is true and correct to the best of the undersigned's knowledge. The undersigned authorizes the City of Mankato to check credit references and verify financial and other information. The undersigned also agrees to provide any additional information as may be requested by the City after the filing of this application.

Applicant Name Verdant Agritech LLC, DBA Verdant Organics Date June 23, 2026

By Michael C. Borman, President and CEO

Its 

Appendix – Exhibit A – Company Overview

Verdant Organics: Sustainable Agriculture Built to Work Smarter

Vision & Mission: To be the trusted partner that reliably delivers high-quality, sustainably grown and affordable organic produce – *with a 24-day shelf life*.

Company Overview

Founded in 2021 by Howard Rogers, Gregg Haugen and Michael Macaluso, Verdant Organics is on mission to transform controlled environment agriculture through its proprietary CIPA™ (Closed-Loop Indoor Precision Agriculture) platform, integrating mushroom and microgreen production into a highly efficient, regenerative growing system.

Its first facility in Mankato, Minnesota, will produce premium organic microgreens and blue oyster mushrooms year-round. CO₂ generated during mushroom cultivation is captured and reused to accelerate microgreen growth, increasing yields by 2–3x while reducing costs. Spent substrates are composted and reused as growing media, eliminating the need for purchased soil, fertilizers, and chemical inputs.

Verdant addresses key challenges facing foodservice and retail buyers, including inconsistent quality, unreliable supply, limited shelf life, and food waste. Clean-room cultivation eliminates washing requirements, while proprietary gas-flushed packaging extends shelf life up to four times longer than conventional products, reducing spoilage and improving inventory management.

The U.S. market for microgreens and specialty mushrooms exceeds \$3 billion with a 10% CAGR. Verdant will initially target foodservice distributors, wholesalers, and restaurants before expanding into premium retail grocery channels and market feedback confirms strong demand for reliable, organic, ready-to-use produce with extended shelf life.

Verdant is in a strong financial position, having secured \$3.7 million in equity financing, \$1.0 million in debt financing, including a low-interest Minnesota Growth Fund loan. Management has operated without compensation, conserving cash while expenditures have remained focused on legal, accounting, software, travel, and fundraising activities.

Led by an experienced management team and supported by Andrew Zimmern (both as an investor, advisor and celebrity spokesperson), Verdant is positioned for significant growth.

Leadership Team:

- **Michael Borman, CEO:** Former Chief Product Officer at Ever.Ag and co-founder of Conservis, an AgTech platform acquired by TELUS and Rabobank. MBA, University of Michigan; BS, University of Wisconsin–Madison.
- **Howard Rogers, COO:** 35+ years leading large-scale food production, indoor cultivation, bakery, mushroom, and aquaculture operations.
- **Gregg Haugen, CSO & SVP Finance:** Former Cargill investment executive and founding senior partner at CarVal Investors, overseeing more than \$5 billion in investments. MBA, Northwestern University.
- **Willard Velie, SVP Business Development:** 35+ years in financial services, agriculture, and AgTech, including leadership roles with Franklin Templeton, Prudential, Ever.Ag, and Access Alpha Worldwide.

Ownership: Management owns approximately 89% of the company, with the balance held by private investors. Verdant has no private equity or venture capital ownership.

Appendix – Exhibit B – Project Description

Project Description

Verdant, in partnership with APX construction and Kyle Smith, is building a state-of-the-art indoor growing facility in Mankato in the Energy Drive Industrial Park. The purpose of this project is to secure \$300,000 of low interest debt financing to help with the procurement of capital equipment to be used in its planned new facility. In total the company has budgeted approximately \$2.6 million for CAP-X purchases which will be financed through equity and debt which the company has or plans to raise. The capital equipment financing request in this application is part of the company's financing plan and is a key component of our funding plan. If not approved, the company will need to secure an equivalent amount of additional financing in the form of equity, loans or a combination of both. A spreadsheet outlining total planned CAP-X purchases for the company is included in the Appendix as Exhibit 5.

The specific items to be purchased with the \$300,000 equipment financing loan from the city are listed in the table below which includes equipment pricing, estimated shipping, taxes and tariffs. Most of this equipment will be located in our utility room and is vital to the operation of the facility. Our intent is to begin making interest payments once the facility begins operations and interest and principal payments once the facility has been operating for 1 year.

City of Mankato Equipment Financing Budget

CAP-X Item	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	Purchase Timing
Tank Water Heaters - 200 Gallon, gas. General building hot water.	\$ 4,500	3	\$ 13,500	\$ 1,063	\$ -	\$ 1,200	\$ 15,763	Nov
Air Conditioning; with Makeup Air	\$ 15,000	1	\$ 15,000	\$ 1,181	\$ -	\$ 1,200	\$ 17,381	Nov
Back-Up Generator - Genx	\$ 30,000	1	\$ 30,000	\$ 2,363	\$ -	\$ 800	\$ 33,163	Nov
Water Filtration System	\$ 10,000	1	\$ 10,000	\$ 788	\$ -	\$ 250	\$ 11,038	Nov
Water Chilling System	\$ 12,500	1	\$ 12,500	\$ 984	\$ -	\$ 650	\$ 14,134	Dec
CO2 Collection, Storage, & Carbonization Systems	\$ 35,000	5	\$ 175,000	\$ 13,781	\$ -	\$ 2,500	\$ 191,281	Aug
Air compressor - High PSI	\$ 3,000	1	\$ 3,000	\$ 236	\$ -	\$ 400	\$ 3,636	Jan
Automated Tray Seeder with Watering Bars	\$ 12,000	1	\$ 12,000	\$ 945	\$ -	\$ 800	\$ 13,745	Dec
Sub-Total CAP-X			\$ 271,000	\$ 21,341	\$ -	\$ 7,800	\$ 300,141	



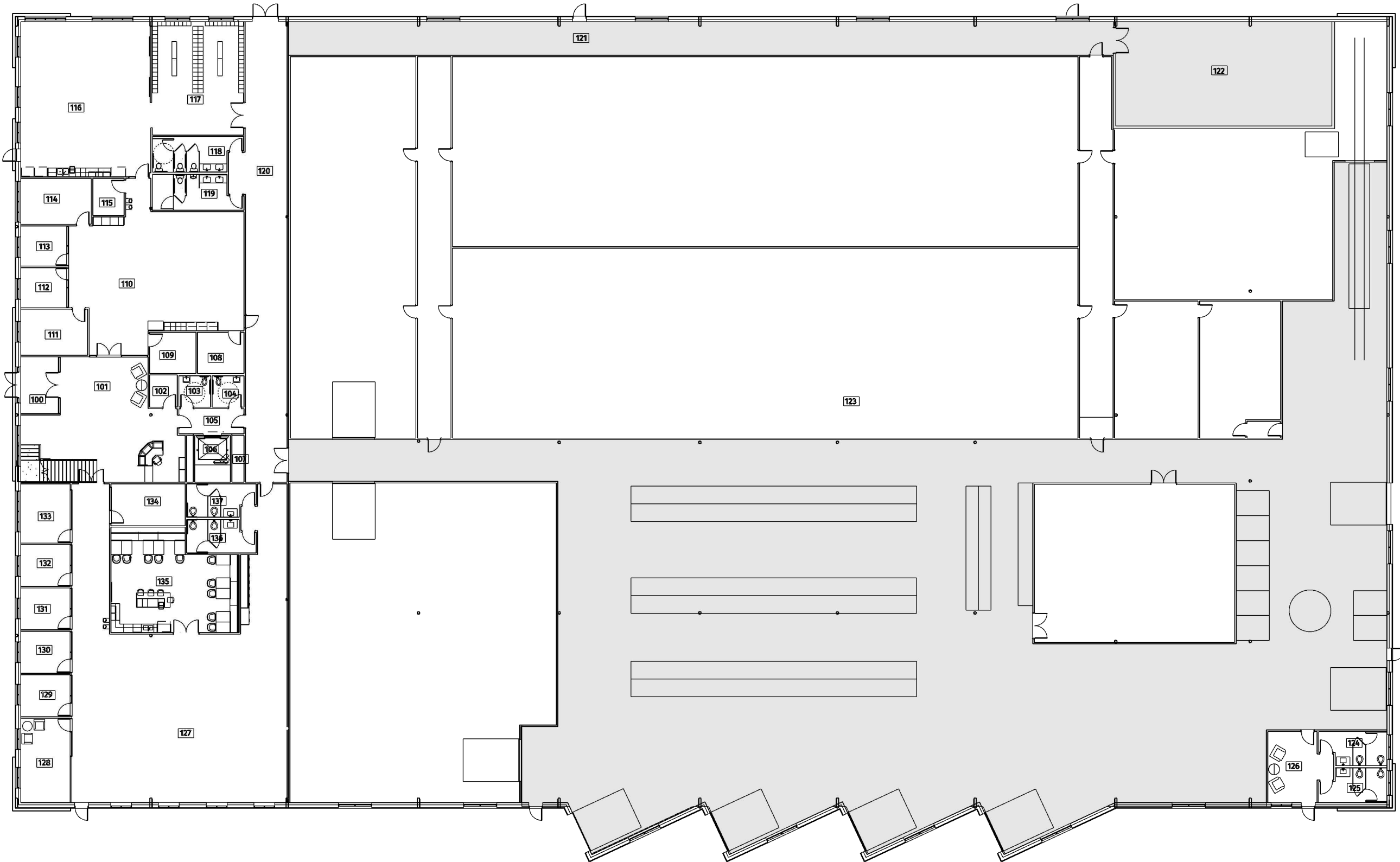
VERDANT ORGANICS
NEW PEMB
ENERGY DRIVE
MANKATO, MN 56001
COUNTY: BLUE EARTH

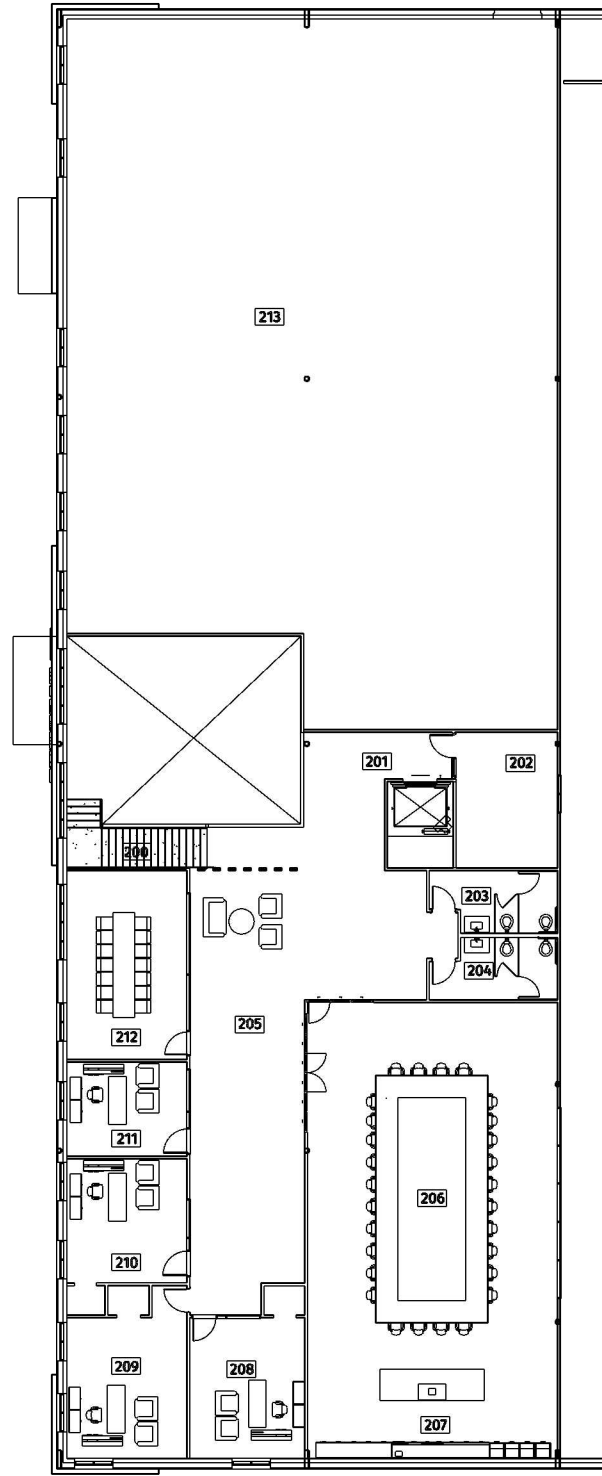
PROJECT TEAM

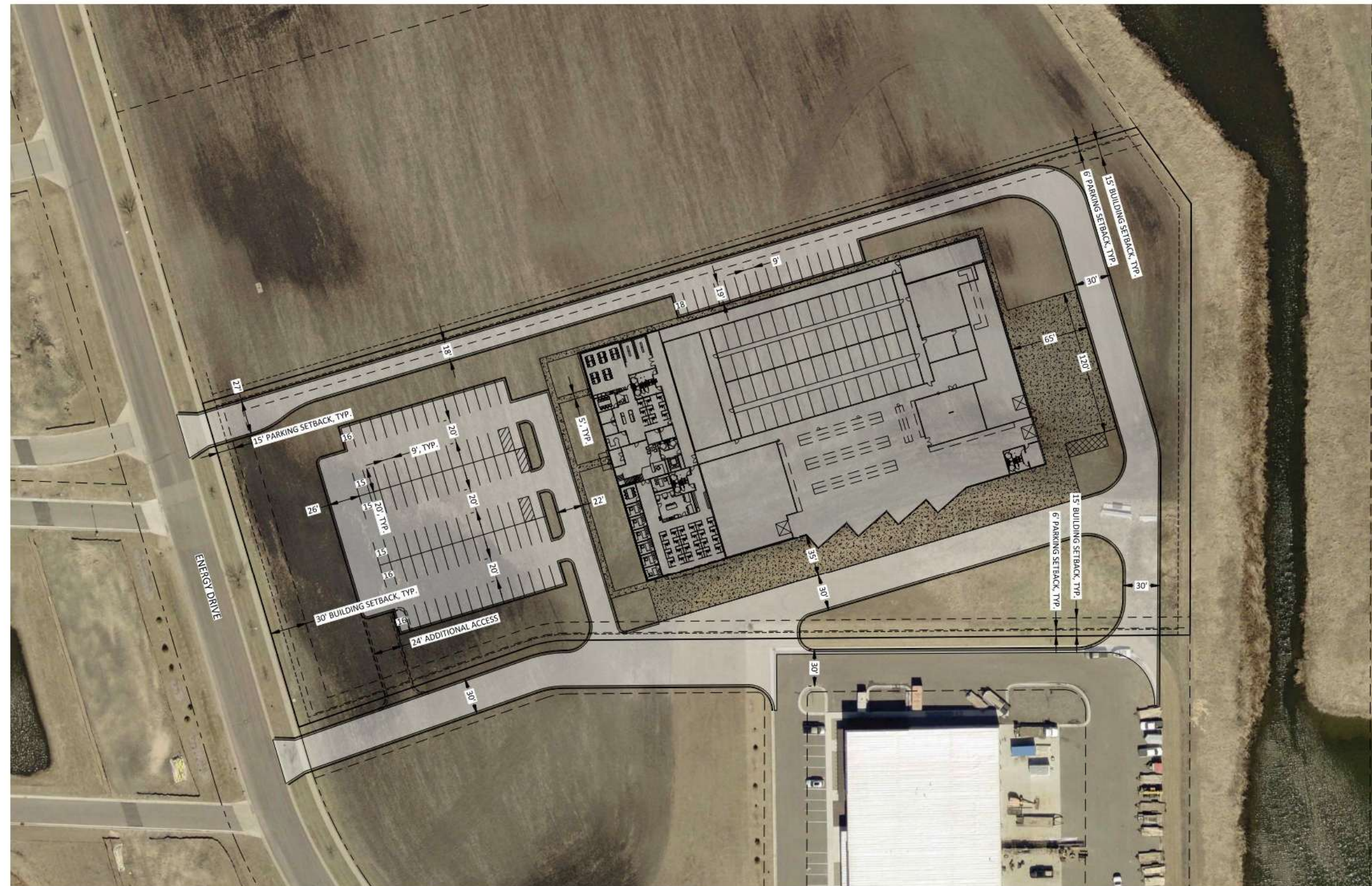
GENERAL CONTRACTOR
APX CONSTRUCTION GROUP
1531 MADISON AVE, STE. 200
MANKATO, MN 56001
(507) 387-6836
PROJECT MANAGER: MIKAELA KRENGEL
MIKAELAK@APXCONSTRUCTIONGROUP.COM
CONCEPT DESIGNER: JEN SWENSON
JENS@APXCONSTRUCTIONGROUP.COM

LOCATION MAP

SHEET 3	SHEET NAME
A001	TITLE PAGE
LS01	LIFE SAFTEY PLAN
A101	SITE PLAN
A103	FIRST FLOOR PLAN
A104	SECOND FLOOR PLAN
A201	EXTERIOR ELEVATIONS & DETAILS
A205	DOOR & WINDOW ELEVATIONS
A206	INTERIOR ELEVATIONS
A301	BUILDING SECTIIONS
A304	WALL SECTIONS
A401	ENLARGED FLOORPLAN
A403	ENLARGED STAIR PLANS
A404	ENLARGED DETAILS
A407	ENLARGED SITE DETAIL
A501	WALL DETAIL
A504	ROOF PLAN AND DETAIL
A601	FINISH SCHEDULE
A602	ROOM SCHEDULE
A603	PLUMBING/ ELECTRIC FIXTURES
A605	EXTERIOR MATERIALS SCHEDULE
A901	3D RENDERINGS
X101	CONTRACTOR / SHOP DRAWINGS







PRODUCTION FLR: ~51,000 SF
OFFICE: ~13,000 SF
TOTAL AREA: ~64,000 SF

ALL ZONING AND SETBACK INFORMATION WAS OBTAINED FROM THE CITY OF MANKATO CODE. FOR DETAILED ZONING INFORMATION AND SPECIFIC INTERPRETATION OF CODE REQUIREMENTS, CONTACT THE CITY OF MANKATO.

SETBACKS:	
FRONT	
MAIN BUILDING	30 FEET
IMPERVIOUS PARKING OR STORAGE	15 FEET
SIDE	
MAIN BUILDING	15 FEET
IMPERVIOUS PARKING OR STORAGE	6 FEET
REAR	
MAIN BUILDING	0 FEET
IMPERVIOUS PARKING OR STORAGE	0 FEET

LOT AREA (MINIMUM) = 7,000 SQ. FT.
LOT WIDTH (MINIMUM) = 100 FEET
MAXIMUM GROUND COVERAGE = 75% BY ALL STRUCTURES IN M-1
MAXIMUM BUILDING HEIGHT = NO REQUIREMENT

Appendix – Exhibit D – Company Ownership Breakout

Overview

The company is largely owned by its founders and management. While the company is currently completing an initial \$5.5 Million in equity raise, most investors fall below the 5% ownership threshold. Ownership structure is outlined in the table below:

Entity / Individual	Role	Share Type	Shares	% Ownership
Global Access LLC	Corporation	Founders Shares	1,250,000	16.999%
Michael Macaluso	Corporate Officer	Founders Shares	1,123,097	15.273%
Howard Rogers	Corporate Officer	Founders Shares	1,250,000	16.999%
Michael Borman	Corporate Officer	Incentive Units	714,950	9.723%
Haugen Children Trust	Family Trust	Founders Shares	625,000	8.499%
Gregg Haugen	Corporate Officer	Founders Shares	605,000	8.227%
Organic Ventures LLC	Corporation	Shares	389,864	5.302%
Willard D. Velie	Corporate Officer	Incentive Units	285,980	3.889%
	Total		6,243,891	84.911%

Facility Areas	3rd party	
	CAP-X	Install
Receiving	\$ 54,432	\$ 2,000
Sanitation	\$ 219,525	\$ 25,400
Composting	\$ 196,809	\$ 18,080
Inoculation	\$ 18,450	\$ 8,400
Lab	\$ 26,969	\$ 9,000
Soil Pasteurization	\$ 219,787	\$ 5,500
Tray Seeding	\$ 219,814	\$ 21,320
Utility Room	\$ 354,325	\$ 15,800
Microgreen Rooms	\$ 406,924	\$ 137,800
Mushroom Rooms	\$ 121,638	\$ 50,720
Airlocks	\$ 21,309	\$ 6,800
Cooling Room	\$ 53,533	\$ 34,600
Packaging Room	\$ 540,146	\$ 55,800
Finished Goods	\$ 149,905	\$ 51,900
Total	\$ 2,603,568	\$ 443,120

Receiving Area CAP-X Estimate

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Receiving Area										
	Pallet jack - manual hydraulic	\$ 300	1	\$ 300	\$ 24	\$ -	\$ -	\$ 324	66.7%	33.3%	Dec
	Pallet jack - electric	\$ 2,500	1	\$ 2,500	\$ 197	\$ -	\$ -	\$ 2,697	66.7%	33.3%	Sep
	Pallets	\$ 30	60	\$ 1,800	\$ 142	\$ -	\$ -	\$ 1,942	66.7%	33.3%	Jan
	Pallet racks	\$ 900	6	\$ 5,400	\$ 425	\$ -	\$ -	\$ 5,825	66.7%	33.3%	Feb / Jul / Nov
	Storage racks - shelving	\$ 250	10	\$ 2,500	\$ 197	\$ -	\$ -	\$ 2,697	66.7%	33.3%	Feb / Jul / Nov
	Dry fireproof cabinet	\$ 1,000	1	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	66.7%	33.3%	Jan
	Insect bug zap light	\$ 500	3	\$ 1,500	\$ 118	\$ -	\$ -	\$ 1,618	66.7%	33.3%	May
	Fork lift electric (for unloading trucks)	\$ 25,000	1	\$ 25,000	\$ 1,969	\$ -	\$ -	\$ 26,969	66.7%	33.3%	Dec
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	66.7%	33.3%	
	Sub-Total CAP-X			\$ 40,000	\$ 3,150	\$ -	\$ -	\$ 43,150			
	Mushroom Straw Prep Area										
	Combi bins - 4x4x4 (16 bins per farm)	\$ 100	20	\$ 2,000	\$ 158	\$ -	\$ 1,000	\$ 3,158	100.0%	0.0%	Mar
	FMC straw shredder & blower	\$ 6,000	1	\$ 6,000	\$ 473	\$ -	\$ -	\$ 6,473	100.0%	0.0%	TBD
3rd Party	Water and hoses	\$ 100	2	\$ 200	\$ 16	\$ -	\$ -	\$ 216	100.0%	0.0%	Feb
	Sinks - stainless 3 compartment + faucet	\$ 1,000	1	\$ 1,000	\$ 79	\$ -	\$ 250	\$ 1,329	100.0%	0.0%	Feb
	Mixing jugs	\$ 25	4	\$ 100	\$ 8	\$ -	\$ -	\$ 108	100.0%	0.0%	Mar
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	100.0%	0.0%	
	Sub-Total CAP-X			\$ 9,300	\$ 732	\$ -	\$ 1,250	\$ 11,282			
	Total CAP-X			\$ 49,300	\$ 3,882	\$ -	\$ 1,250	\$ 54,432			
	Water & Hose Hook-Up	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Sink, Water and Drain	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Charging Station Set-Up / 220 Electrical (forklift, pallet jack)	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Electrical for Outlets	\$ 100	8	\$ 800	\$ -	\$ -	\$ -	\$ 800			
	Project Management	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000			
Project Component Totals				\$ 51,300	\$ 3,882	\$ -	\$ 1,250	\$ 56,432			

Sanitation Area CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Sanitation Station - Tray Washing Room 24'x38										
	Room wall panels (950MM EPS 100MM x 10')	\$ 59.63	34	\$ 2,009	\$ 158	\$ 502	\$ 301	\$ 2,970	100.0%	0.0%	
	Room Wall panels (950MM EPS 100MM x3')	\$ 19.88	4	\$ 239	\$ 19	\$ 60	\$ 36	\$ 353	100.0%	0.0%	Sep 30% down / Nov 70%
	Room ceiling panels (950MM EPS 100MM x12'3")	\$ 73.32	24	\$ 1,760	\$ 139	\$ 440	\$ 264	\$ 2,602	100.0%	0.0%	Sep 30% down / Nov 70%
	U channels	\$ 0.38	105	\$ 40	\$ 3	\$ 10	\$ 6	\$ 59	100.0%	0.0%	Sep 30% down / Nov 70%
	L channels	\$ 0.26	40	\$ 10	\$ 1	\$ 3	\$ 2	\$ 15	100.0%	0.0%	Sep 30% down / Nov 70%
	Single door 4'	\$ 450.00	1	\$ 450	\$ 35	\$ 113	\$ 68	\$ 665	100.0%	0.0%	Sep 30% down / Nov 70%
	Horizontal Supports, H-beam (18' length)	\$ 226	2	\$ 453	\$ 36	\$ 113	\$ 68	\$ 669	100.0%	0.0%	Nov
	Vertical Supports, Square Tube (9' 7.75" height)	\$ 81	4	\$ 323	\$ 25	\$ 81	\$ 49	\$ 478	100.0%	0.0%	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	4	\$ 100	\$ 8	\$ 25	\$ 15	\$ 148	100.0%	0.0%	Nov
	Base Plate Anchor Bolts	\$ 3	16	\$ 48	\$ 4	\$ 12	\$ 7	\$ 71	100.0%	0.0%	\$ 1,366 Nov
	Sanitation room exhaust system	\$ 5,000	2	\$ 10,000	\$ 788	\$ -	\$ -	\$ 10,788	100.0%	0.0%	Jan
	Room lighting fixtures	\$ 190	4	\$ 760	\$ 60	\$ -	\$ -	\$ 820	100.0%	0.0%	Jan
	Room electrical outlets	\$ 6	8	\$ 48	\$ 4	\$ -	\$ -	\$ 52	100.0%	0.0%	Jan
	Room electrical drop outlets	\$ 50	4	\$ 200	\$ 16	\$ -	\$ -	\$ 216	100.0%	0.0%	Jan
	Gravity fed roller 10' (move trays to sanitizing station)	\$ 150	10	\$ 1,500	\$ 118	\$ -	\$ 350	\$ 1,968	100.0%	0.0%	Nov
	Tray sanitation system (wash & dry dumped trays)	\$ 150,000	1	\$ 150,000	\$ 11,813	\$ 5,625	\$ 2,500	\$ 169,938	100.0%	0.0%	Jul
	Tray flipper - load sanitation system	\$ 10,000	1	\$ 10,000	\$ 788	\$ 375	\$ 1,500	\$ 12,663	100.0%	0.0%	Jul
	Hoses	\$ 100	1	\$ 100	\$ 8	\$ -	\$ -	\$ 108	100.0%	0.0%	Feb
	Sinks - stainless 3 compartment + Faucet	\$ 1,000	1	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	100.0%	0.0%	Jan
	Storage racks for cleaning materials	\$ 200	1	\$ 200	\$ 16	\$ -	\$ -	\$ 216	100.0%	0.0%	Feb
	Sub-Total - Tray Washing Room CAP-X			\$ 179,239	\$ 14,115	\$ 7,358	\$ 5,165	\$ 205,876			
CAP-X	Sanitation Station - Rolling Rack Washing Room 24'x38										
	Room wall panels (950MM EPS 100MM x 10')	\$ 59.63	34	\$ 2,009	\$ 158	\$ 502	\$ 301	\$ 2,970	66.7%	33.3%	Sep 30% down / Nov 70%
	Room wall panels (950MM EPS 100MM x3')	\$ 19.88	4	\$ 239	\$ 19	\$ 60	\$ 36	\$ 353	66.7%	33.3%	Sep 30% down / Nov 70%
	Room ceiling panels (950MM EPS 100MM x12'3")	\$ 73.32	24	\$ 1,760	\$ 139	\$ 440	\$ 264	\$ 2,602	66.7%	33.3%	Sep 30% down / Nov 70%
	U channels	\$ 0.38	105	\$ 40	\$ 3	\$ 10	\$ 6	\$ 59	66.7%	33.3%	Sep 30% down / Nov 70%
	L channels	\$ 0.26	40	\$ 10	\$ 1	\$ 3	\$ 2	\$ 15	66.7%	33.3%	Sep 30% down / Nov 70%
	Single door 4'	\$ 450.00	1	\$ 450	\$ 35	\$ 113	\$ 68	\$ 665	66.7%	33.3%	Sep 30% down / Nov 70%
	Horizontal Supports, H-beam (30' length)	\$ 377	2	\$ 754	\$ 59	\$ 189	\$ 113	\$ 1,115	66.7%	33.3%	Nov
	Vertical Supports, Square Tube (9' 7.75" height)	\$ 81	4	\$ 323	\$ 25	\$ 81	\$ 49	\$ 478	66.7%	33.3%	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	4	\$ 100	\$ 8	\$ 25	\$ 15	\$ 148	66.7%	33.3%	Nov
	Base Plate Anchor Bolts	\$ 3	16	\$ 48	\$ 4	\$ 12	\$ 7	\$ 71	66.7%	33.3%	\$ 1,812 Nov
	Room lighting fixtures	\$ 190	4	\$ 760	\$ 60	\$ -	\$ -	\$ 820	66.7%	33.3%	Dec
	Room electrical outlets	\$ 6	8	\$ 48	\$ 4	\$ -	\$ -	\$ 52	66.7%	33.3%	Dec
	Room electrical drop outlets	\$ 50	4	\$ 200	\$ 16	\$ -	\$ -	\$ 216	66.7%	33.3%	Dec
	Sinks - stainless 3 compartment + faucet	\$ 1,000	1	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	66.7%	33.3%	Dec
	Rolling rack sanitation system (wand power washer)	\$ 2,400	1	\$ 2,400	\$ 189	\$ -	\$ 200	\$ 2,789	66.7%	33.3%	Mar
	Storage racks for cleaning materials	\$ 200	1	\$ 200	\$ 16	\$ -	\$ -	\$ 216	66.7%	33.3%	Mar
	Sub-Total - Rolling Rack Washing Room CAP-X			\$ 10,341	\$ 814	\$ 1,433	\$ 1,060	\$ 13,648			
	Total Cap-X			\$ 189,580	\$ 14,929	\$ 8,791	\$ 6,225	\$ 219,525			
3rd Party	Room & ceiling panel assembly	\$ 75	200	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000			
	Sink and hose insallation (plumbing)	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Water to rooms	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Electrical - lighting, outlets, drop outlets	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Roller line insallation - electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Roller line insallation - assembly	\$ 100	40	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000			
	Sanitation system insallation - electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Sanitation system insallation - plumbing	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Sanitation system insallation - assembly	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Project Component Totals			\$ 25,400	\$ -	\$ -	\$ -	\$ 25,400			
Project Component Totals				\$ 214,980	\$ 14,929	\$ 8,791	\$ 6,225	\$ 244,925			

Composting Area CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Food Waste Collection										
	Motorized Lift Roller 15' (move spent substrate trays)	\$ 2,000	15	\$ 30,000	\$ 2,363	\$ -	\$ 500	\$ 32,863	100.0%	0.0%	Oct
	Gravity Fed Roller 200' (move spent substrate trays)	\$ 150	200	\$ 30,000	\$ 2,363	\$ -	\$ 2,000	\$ 34,363	100.0%	0.0%	Oct
	Tray Dumping Station (dump substrate into bins)	\$ 15,000	1	\$ 15,000	\$ 1,181	\$ 563	\$ 1,500	\$ 18,244	100.0%	0.0%	Oct
	Substrate Shredding Line	\$ 20,000	1	\$ 20,000	\$ 1,575	\$ -	\$ 2,500	\$ 24,075	100.0%	0.0%	Oct
	Observation Platform	\$ 1,500	1	\$ 1,500	\$ 118	\$ -	\$ 500	\$ 2,118	100.0%	0.0%	Oct
	5 Rolling Bins (to move mushroom substrate)	\$ 500	5	\$ 2,500	\$ 197	\$ -	\$ 250	\$ 2,947	100.0%	0.0%	Mar
	Sub-Total CAP-X			\$ 99,000	\$ 7,796	\$ 563	\$ 7,250	\$ 114,609			
CAP-X	Composting Bins										
	Rolling 8 Yard Composting Bins (12 of 24)	\$ 1,110	12	\$ 13,320	\$ 1,049	\$ -	\$ 2,181	\$ 16,550	100.0%	0.0%	Jan
	Bin Drop Stations	\$ 330	12	\$ 3,960	\$ 312	\$ -	\$ -	\$ 4,272	100.0%	0.0%	Jan
	Indoor Blower Package	\$ 8,125	1	\$ 8,125	\$ 640	\$ -	\$ -	\$ 8,765	100.0%	0.0%	Jan
	Flex Hose Assemblies	\$ 220	12	\$ 2,640	\$ 208	\$ -	\$ -	\$ 2,848	100.0%	0.0%	Jan
	Controls & Instruments	\$ 1,850	1	\$ 1,850	\$ 146	\$ -	\$ -	\$ 1,996	100.0%	0.0%	Jan
	Exterior Manifold Header	\$ 5,725	1	\$ 5,725	\$ 451	\$ -	\$ -	\$ 6,176	100.0%	0.0%	Jan
	Insect bug zap light	\$ 500	2	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	100.0%	0.0%	Apr
	Power Washer - Electric	\$ 300	1	\$ 300	\$ 24	\$ -	\$ -	\$ 324	100.0%	0.0%	Apr
	Room electrical outlets	\$ 6	8	\$ 48	\$ 4	\$ -	\$ -	\$ 52	66.7%	33.3%	Dec
	Room electrical drop outlets	\$ 50	4	\$ 200	\$ 16	\$ -	\$ -	\$ 216	66.7%	33.3%	Dec
	Yard Forklift (Used)	\$ 35,156	1	\$ 35,156	\$ 2,769	\$ -	\$ 2,000	\$ 39,925	100.0%	0.0%	Mar
	Sub-Total CAP-X			\$ 72,324	\$ 5,696	\$ -	\$ 4,181	\$ 82,201			
	Total CAP-X			\$ 171,324	\$ 13,492	\$ 563	\$ 11,431	\$ 196,809			
3rd Party	Roller line Installation	\$ 70	40	\$ 2,800	\$ -	\$ -	\$ -	\$ 2,800			
	Dumping Station Set-Up & Testing	\$ 70	40	\$ 2,800	\$ -	\$ -	\$ -	\$ 2,800			
	Roller Line Installation - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Roller Line Installation - Assembly	\$ 70	40	\$ 2,800	\$ -	\$ -	\$ -	\$ 2,800			
	Dumping Station - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Dumping Station Installation - Assembly	\$ 70	16	\$ 1,120	\$ -	\$ -	\$ -	\$ 1,120			
	Substrate Shredding Station - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Substrate Shredding Station Installation - Assembly	\$ 70	8	\$ 560	\$ -	\$ -	\$ -	\$ 560			
	Aeration Unit Installation in Compost Bins	\$ 500	12	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000			
	Air Blower Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Exterior Water Connection - for Hose	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Project Management	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 18,080	\$ -	\$ -	\$ -	\$ 18,080			
	Project Component Totals			\$ 189,404	\$ 13,492	\$ 563	\$ 11,431	\$ 214,889			

Mushroom Inoculation CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Inoculation & Mushroom Tube Prep Area										
	Room Wall Panels (950MM EPS 100MM x 10')	\$ 59.63	22	\$ 1,330	\$ 105	\$ 332	\$ 199	\$ 1,966	0.0%	100.0%	Sep 30% down / Nov 70%
	Room Wall Panels (950MM EPS 100MM x3')	\$ 19.88	4	\$ 239	\$ 19	\$ 60	\$ 36	\$ 353	0.0%	100.0%	Sep 30% down / Nov 70%
	Room Ceiling Panels (950MM EPS 100MM x10')	\$ 59.63	22	\$ 1,312	\$ 103	\$ 328	\$ 197	\$ 1,940	0.0%	100.0%	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	70	\$ 26	\$ 2	\$ 7	\$ 4	\$ 39	0.0%	100.0%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	40	\$ 10	\$ 1	\$ 3	\$ 2	\$ 15	0.0%	100.0%	Sep 30% down / Nov 70%
	Single Door 4'	\$ 450.00	2	\$ 900	\$ 71	\$ 225	\$ 135	\$ 1,331	0.0%	100.0%	Nov
	Horizontal Supports, H-beam (16' length)	\$ 201	2	\$ 402	\$ 32	\$ 101	\$ 60	\$ 595	0.0%	100.0%	Nov
	Vertical Supports, Square Tube (9' 7.75" height)	\$ 81	4	\$ 323	\$ 25	\$ 81	\$ 49	\$ 478	0.0%	100.0%	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	4	\$ 100	\$ 8	\$ 25	\$ 15	\$ 148	0.0%	100.0%	Nov
	Base Plate Anchor Bolts	\$ 3	16	\$ 48	\$ 4	\$ 12	\$ 7	\$ 71	0.0%	100.0%	\$ 1,292 Nov
	Handwash sink knee operated	\$ 350.00	1	\$ 350	\$ 28	\$ -	\$ -	\$ 378	0.0%	100.0%	Dec
	Ceiling Vent - for air outflow	\$ 250.00	1	\$ 250	\$ 20	\$ -	\$ -	\$ 270	0.0%	100.0%	Dec
	Hepa Filter Air Intake	\$ 424.00	1	\$ 424	\$ 33	\$ -	\$ -	\$ 457	0.0%	100.0%	Dec
	Overhead LED lighting Fixtures	\$ 150.00	6	\$ 900	\$ 71	\$ -	\$ -	\$ 971	0.0%	100.0%	Dec
	Floor Pads	\$ 50.00	5	\$ 250	\$ 20	\$ -	\$ -	\$ 270	0.0%	100.0%	Mar
	Chairs	\$ 200.00	5	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	0.0%	100.0%	Mar
	Stainless Tables	\$ 250.00	5	\$ 1,250	\$ 98	\$ -	\$ -	\$ 1,348	0.0%	100.0%	Mar
	Tube Filling Stand 3'	\$ 650.00	1	\$ 650	\$ 51	\$ -	\$ -	\$ 701	0.0%	100.0%	Mar
	Transportation Racks - 1 tubes	\$ 1,000.00	2	\$ 2,000	\$ 158	\$ -	\$ -	\$ 2,158	0.0%	100.0%	Mar
	Tipper Tie Machine	\$ 2,500.00	1	\$ 2,500	\$ 197	\$ -	\$ -	\$ 2,697	0.0%	100.0%	Mar
	Scales: 1 for Spawn 1 for columns	\$ 250.00	2	\$ 500	\$ 39	\$ -	\$ -	\$ 539	0.0%	100.0%	Mar
	Hoist for lifting tubes	\$ 300.00	2	\$ 600	\$ 47	\$ -	\$ -	\$ 647	0.0%	100.0%	Mar
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	100.0%	
	Sub-Total CAP-X			\$ 15,364	\$ 1,210	\$ 1,173	\$ 704	\$ 18,450			
3rd Party	Plumbing - Water to Room, Sink Installation	\$ 100.00	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Electrical - Power to Room, Room Lights, Outlets	\$ 100.00	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Hepa Filtration Installation	\$ 100.00	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Room and Ceiling Panel Installation	\$ 75.00	80	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000			
	Project Management	\$ 2,500.00	0	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 8,400	\$ -	\$ -	\$ -	\$ 8,400			
Project Component Totals				\$ 23,764	\$ 1,210	\$ 1,173	\$ 704	\$ 26,850			

Lab and Mushroom Inoculation CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	LAB - 20' x 30'										
	Room Wall Panels (950MM EPS 100MM x10')	\$ 59.63	22	\$ 1,330	\$ 105	\$ 332	\$ 199	\$ 1,966	30.0%	70.0%	Sep 30% down / Nov 70%
	Room Wall Panels (950MM EPS 100MM x3')	\$ 19.88	4	\$ 239	\$ 19	\$ 60	\$ 36	\$ 353	30.0%	70.0%	Sep 30% down / Nov 70%
	Room Ceiling Panels (950MM EPS 100MM x10')	\$ 59.63	22	\$ 1,312	\$ 103	\$ 328	\$ 197	\$ 1,940	30.0%	70.0%	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	70	\$ 26	\$ 2	\$ 7	\$ 4	\$ 39	30.0%	70.0%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	40	\$ 10	\$ 1	\$ 3	\$ 2	\$ 15	30.0%	70.0%	Sep 30% down / Nov 70%
	Single Door 4'	\$ 450.00	2	\$ 900	\$ 71	\$ 225	\$ 135	\$ 1,331	30.0%	70.0%	Nov
	Horizontal Supports, H-beam (24' length)	\$ 302	2	\$ 603	\$ 48	\$ 151	\$ 91	\$ 892	30.0%	70.0%	Nov
	Vertical Supports, Square Tube (9' 7.75" height)	\$ 81	4	\$ 323	\$ 25	\$ 81	\$ 49	\$ 478	30.0%	70.0%	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	4	\$ 100	\$ 8	\$ 25	\$ 15	\$ 148	30.0%	70.0%	Nov
	Base Plate Anchor Bolts	\$ 3	16	\$ 48	\$ 4	\$ 12	\$ 7	\$ 71	30.0%	70.0%	\$ 1,589 Nov
	Handwash sink knee operated	\$ 350.00	1	\$ 350	\$ 28	\$ -	\$ -	\$ 378	30.0%	70.0%	Dec
	Ceiling Vent - for air outflow	\$ 250.00	1	\$ 250	\$ 20	\$ -	\$ -	\$ 270	30.0%	70.0%	Dec
	Hepa Filter Air Intake	\$ 460.00	2	\$ 920	\$ 72	\$ -	\$ -	\$ 992	30.0%	70.0%	Dec
	Hepa Workstation Hoods	\$ 500.00	2	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	30.0%	70.0%	Dec
	Overhead LED lighting Fixtures	\$ 150.00	6	\$ 900	\$ 71	\$ -	\$ -	\$ 971	30.0%	70.0%	Dec
	Dry Fireproof Cabinet	\$ 1,000.00	1	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	30.0%	70.0%	Mar
	Rolling 3 Door Cooler	\$ 3,000.00	1	\$ 3,000	\$ 236	\$ -	\$ -	\$ 3,236	30.0%	70.0%	Mar
	Microscopes (Compound and Dissecting)	\$ 1,000.00	2	\$ 2,000	\$ 158	\$ -	\$ -	\$ 2,158	30.0%	70.0%	Mar
	Glass Material - Petri Dishes, Tubes, Jars	\$ 1,000.00	1	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	30.0%	70.0%	Mar
	Stainless Tables	\$ 225.00	5	\$ 1,125	\$ 89	\$ -	\$ -	\$ 1,214	30.0%	70.0%	Mar
	Floor Pads	\$ 50.00	5	\$ 250	\$ 20	\$ -	\$ -	\$ 270	30.0%	70.0%	Mar
	Small Autoclave	\$ 3,000.00	1	\$ 3,000	\$ 236	\$ -	\$ -	\$ 3,236	30.0%	70.0%	Mar
	Chairs	\$ 200.00	5	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	30.0%	70.0%	Mar
	Testing and Analysis Software	\$ 2,500.00	1	\$ 2,500	\$ 197	\$ -	\$ -	\$ 2,697	30.0%	70.0%	Mar
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	30.0%	70.0%	
	Total CAP-X			\$ 23,186	\$ 1,826	\$ 1,223	\$ 734	\$ 26,969			
3rd Party	Plumbing - Water to Room, Sink Installation	\$ 100.00	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Electrical - Power to Room, Room Lights, Outlets	\$ 100.00	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Cooler Hook-Up	\$ 100.00	2	\$ 200	\$ -	\$ -	\$ -	\$ 200			
	Hepa Filtration Installation	\$ 100.00	8	\$ 800	\$ -	\$ -	\$ -	\$ 800			
	Room and Ceiling Panel Installation	\$ 75.00	80	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000			
	Project Management	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 9,000	\$ -	\$ -	\$ -	\$ 9,000			
Project Component Totals				\$ 32,186	\$ 1,826	\$ 1,223	\$ 734	\$ 35,969			

Soil Pasteurization CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Autoclave - 6'x30' - New	\$ 43,900	1	\$ 43,900	\$ 3,457	\$ 10,975	\$ 9,000	\$ 67,332	100.0%	0.0%	July 50% down / Nov 50%
	Autoclave Control System Included	\$ 3,000	1	\$ 3,000	\$ 236	\$ -	\$ -	\$ 3,236	100.0%	0.0%	July 50% down / Nov 50%
	Autoclave Rail System - 90' (Plan to Fabricate in US)	\$ 275	90	\$ 24,750	\$ 1,949	\$ -	\$ 750	\$ 27,449	100.0%	0.0%	July 50% down / Nov 50%
	Autoclave Horizontal Trucks - 2x4'	\$ 250	10	\$ 2,500	\$ 197	\$ 625	\$ -	\$ 3,322	100.0%	0.0%	July 50% down / Nov 50%
	Autoclave Cart Baskets	\$ 350	10	\$ 3,500	\$ 276	\$ 875	\$ -	\$ 4,651	100.0%	0.0%	July 50% down / Nov 50%
	Hopper w/ Feeder Conveyor	\$ 100,000	1	\$ 100,000	\$ 7,875	\$ -	\$ 2,500	\$ 110,375	100.0%	0.0%	Jan
	Cart Winch Extension	\$ 2,975	1	\$ 2,975	\$ 234	\$ -	\$ 213	\$ 3,422	100.0%	0.0%	Apr
Sub-Total CAP-X				\$ 180,625	\$ 14,224	\$ 12,475	\$ 12,463	\$ 219,787			
3rd Party Services	Autoclave Installation & Setting	\$ 1,500	1	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500			
	Autoclave Installation - Plumbing	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Autoclave Installation - Electrical	\$ 100	8	\$ 800	\$ -	\$ -	\$ -	\$ 800			
	Hopper and Feeder Conveyor Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Autoclave Rail and Dumping Station Installation	\$ 75	16	\$ 1,200	\$ -	\$ -	\$ -	\$ 1,200			
	Project Management	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -			
Sub Total - 3rd Party Services				\$ 5,500	\$ -	\$ -	\$ -	\$ 5,500			
Project Component Totals				\$ 186,125	\$ 14,224	\$ 12,475	\$ 12,463	\$ 225,287			

Tray Seeding Room CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Tray Seeding Room										
	Room Wall Panels (950MM EPS 100MM x 10')	\$ 59.63	81	\$ 4,838	\$ 381	\$ 1,210	\$ 726	\$ 7,154	100.0%	0.0%	Sep 30% down / Nov 70%
	Room Wall Panels (950MM EPS 100MM x3')	\$ 19.88	4	\$ 239	\$ 19	\$ 60	\$ 36	\$ 353	100.0%	0.0%	Sep 30% down / Nov 70%
	Room Ceiling Panels (1150MM EPS 100MM x12')	\$ 59.63	9	\$ 537	\$ 42	\$ 134	\$ 81	\$ 794	100.0%	0.0%	Sep 30% down / Nov 70%
	Room Ceiling Panels (1150MM EPS 100MM x13")	\$ 75.00	44	\$ 3,300	\$ 260	\$ 825	\$ 495	\$ 4,880	100.0%	0.0%	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	261	\$ 99	\$ 8	\$ 25	\$ 15	\$ 147	100.0%	0.0%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	160	\$ 42	\$ 3	\$ 10	\$ 6	\$ 62	100.0%	0.0%	Sep 30% down / Nov 70%
	Single Door 4'	\$ 450	1	\$ 450	\$ 35	\$ 113	\$ 68	\$ 665	100.0%	0.0%	Sep 30% down / Nov 70%
	Door Locks	\$ 20.60	1	\$ 21	\$ 2	\$ 5	\$ 3	\$ 30	100.0%	0.0%	Sep 30% down / Nov 70%
	Horizontal Supports, H-beam (20' 3" length)	\$ 255	6	\$ 1,528	\$ 120	\$ 382	\$ 229	\$ 2,259	100.0%	0.0%	Nov
	Vertical Supports, Square Tube (9' 7.75" height)	\$ 81	13	\$ 1,051	\$ 83	\$ 263	\$ 158	\$ 1,554	100.0%	0.0%	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	13	\$ 324	\$ 26	\$ 81	\$ 49	\$ 480	100.0%	0.0%	Nov
	Base Plate Anchor Bolts	\$ 3	52	\$ 156	\$ 12	\$ 39	\$ 23	\$ 231	100.0%	0.0%	Nov
	Connector Fittings (2 two side plates)	\$ 25	6	\$ 150	\$ 12	\$ 38	\$ 23	\$ 222	100.0%	0.0%	Nov
	Horizontal Supports, H-beam (12' 11" length)	\$ 162	1	\$ 162	\$ 13	\$ 41	\$ 24	\$ 240	100.0%	0.0%	Nov
	Horizontal Supports, H-beam (8' 3" length)	\$ 104	2	\$ 207	\$ 16	\$ 52	\$ 31	\$ 307	100.0%	0.0%	\$ 5,292 Nov
	Room lighting fixtures	\$ 190	4	\$ 760	\$ 60	\$ -	\$ -	\$ 820	66.7%	33.3%	Dec
	Room electrical outlets	\$ 6	8	\$ 48	\$ 4	\$ -	\$ -	\$ 52	66.7%	33.3%	Dec
	Room electrical drop outlets	\$ 50	4	\$ 200	\$ 16	\$ -	\$ -	\$ 216	66.7%	33.3%	Dec
	Sinks -Stainless 3 compartment + Faucet	\$ 1,000	1	\$ 1,000	\$ 79	\$ -	\$ -	\$ 1,079	100.0%	0.0%	Dec
	Hopper and Automated Lift Conveyor	\$ 65,000	1	\$ 65,000	\$ 5,119	\$ -	\$ -	\$ 70,119	100.0%	0.0%	Jan
	Soil Filling Station & Watering	\$ 25,000	1	\$ 25,000	\$ 1,969	\$ -	\$ -	\$ 26,969	100.0%	0.0%	Jan
	Machine Controlled Seeding Station	\$ 20,000	1	\$ 20,000	\$ 1,575	\$ -	\$ -	\$ 21,575	100.0%	0.0%	Jan
	Roller Line 15'	\$ 150.00	15	\$ 2,250	\$ 177	\$ -	\$ -	\$ 2,427	100.0%	0.0%	Jan
	Rolling Spring Loaded Dollies for Sanitized Trays	\$ 3,320	10	\$ 33,201	\$ 2,615	\$ -	\$ -	\$ 35,816	100.0%	0.0%	Mar
	Rolling Racks for tray movement (do 2 rooms per day)	\$ 249	154	\$ 38,346	\$ 3,020	\$ -	\$ -	\$ 41,366	100.0%	0.0%	Mar
	Sub-Total CAP-X			\$ 198,909	\$ 15,664	\$ 3,276	\$ 1,966	\$ 219,814			
3rd Party Services	Room & Ceiling Panel Assembly	\$ 75	200	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000			
	Electrical - lighting, outlets, drop outlets	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Soil Hopper & Seeder Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Hopper Installation	\$ 120	16	\$ 1,920	\$ -	\$ -	\$ -	\$ 1,920			
	Seeder & Watering Station Installation	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Soil Filling Station, Watering Line & Sink Plumbing	\$ 100	8	\$ 800	\$ -	\$ -	\$ -	\$ 800			
	Project Management	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 21,320	\$ -	\$ -	\$ -	\$ 21,320			
Project Component Totals				\$ 220,229	\$ 15,664	\$ 3,276	\$ 1,966	\$ 241,134			

Utility Room CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	Purchase Timing
CAP-X	Low-Pressure Gas-Fired Steam Boiler (40–60 BHP):	\$ 65,559	1	\$ 65,559	\$ 5,163	\$ -	\$ -	\$ 70,722	Oct
	Tank Water Heaters - 200 Gallon, gas. General building hot wat	\$ 4,500	3	\$ 13,500	\$ 1,063	\$ -	\$ -	\$ 14,563	Nov
	Air Conditioning; with Makeup Air	\$ 15,000	1	\$ 15,000	\$ 1,181	\$ -	\$ -	\$ 16,181	Nov
	Back-Up Generator - Genx	\$ 30,000	1	\$ 30,000	\$ 2,363	\$ -	\$ -	\$ 32,363	Nov
	Water Filtration System	\$ 10,000	1	\$ 10,000	\$ 788	\$ -	\$ -	\$ 10,788	Nov
	Water Chilling System	\$ 12,500	1	\$ 12,500	\$ 984	\$ -	\$ -	\$ 13,484	Dec
	Sinks -Stainless 3 compartment + Faucet	\$ 400	1	\$ 400	\$ 32	\$ -	\$ -	\$ 432	Dec
	CO2 Collection, Storage, Carbonization	\$ 35,000	5	\$ 175,000	\$ 13,781	\$ -	\$ -	\$ 188,781	Aug (1), Nov (4)
	Air compressor - High PSI	\$ 3,000	1	\$ 3,000	\$ 236	\$ -	\$ -	\$ 3,236	Feb
	Security System	\$ 3,500	1	\$ 3,500	\$ 276	\$ -	\$ -	\$ 3,776	Jan, Mar
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub-Total CAP-X				\$ 328,459	\$ 25,866	\$ -	\$ -	\$ 354,325	
3rd Party Services	Water Heater Installation - Electrical	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	Water Heater Installation - Plumbing	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Water Heater Installation - Gas	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Water Filtration Installation - Electrical	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	Water Filtration Installation - Plumbing	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Water Chilling Installation - Electrical	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	Water Chilling Installation - Plumbing	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	AC installation - Electrical	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	AC Installation - Gas	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Back-Up Generator installation (+gas, electrical)	\$ 10,000	1	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	
	CO2 collection & Storage - Electric	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	Air Compressor installation - electrical	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	Air Compressor installation - plumbing	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Boiler installation - Electrical	\$ 100	2	\$ 200	\$ -	\$ -	\$ -	\$ 200	
	Boiler installation - Plumbing	\$ 100	8	\$ 800	\$ -	\$ -	\$ -	\$ 800	
	Boiler installation - Gas	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Sink Installation - plumbing	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Security System Installation - Security Company	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400	
	Project Management	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	
Sub Total - 3rd Party Services				\$ 15,800	\$ -	\$ -	\$ -	\$ 15,800	
Project Component Totals				\$ 344,259	\$ 25,866	\$ -	\$ -	\$ 370,125	

Farm 1 Microgreen Growing Room CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Microgreen Growing Rooms										
	Cooling Room Wall Panels (950MM EPS 100MM x 10')	\$ 59.63	250	\$ 14,922	\$ 1,175	\$ 3,730	\$ 2,238	\$ 22,066	100.0%	0.0%	Sep 30% down / Nov 70%
	Cooling Room Wall Panels (950MM EPS 100MM x3')	\$ 19.88	20	\$ 1,193	\$ 94	\$ 298	\$ 179	\$ 1,764	100.0%	0.0%	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (950MM EPS 100MM x10')	\$ 59.63	140	\$ 8,348	\$ 657	\$ 2,087	\$ 1,252	\$ 12,345	100.0%	0.0%	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	780	\$ 296	\$ 23	\$ 74	\$ 44	\$ 438	100.0%	0.0%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	84	\$ 22	\$ 2	\$ 5	\$ 3	\$ 32	100.0%	0.0%	Sep 30% down / Nov 70%
	Single Door	\$ 140.00	20	\$ 2,800	\$ 221	\$ 700	\$ 420	\$ 4,141	100.0%	0.0%	Sep 30% down / Nov 70%
	Door Locks	\$ 20.60	20	\$ 412	\$ 32	\$ 103	\$ 62	\$ 609	100.0%	0.0%	Sep 30% down / Nov 70%
	Racking / Shelving	\$ 6,000	20	\$ 120,000	\$ 9,450	\$ -	\$ -	\$ 129,450	100.0%	0.0%	Dec
	CO2 Piping to Room 1/4" tube	\$ 3.00	600	\$ 1,800	\$ 142	\$ -	\$ -	\$ 1,942	100.0%	0.0%	Dec
	CO2 room controller & dispersion head	\$ 30.00	20	\$ 600	\$ 47	\$ -	\$ -	\$ 647	100.0%	0.0%	Dec
	Water Piping to Room - PEX	\$ 0.28	600	\$ 168	\$ 13	\$ -	\$ -	\$ 181	100.0%	0.0%	Dec
	Water Misting System	\$ 42.50	560	\$ 23,800	\$ 1,874	\$ -	\$ -	\$ 25,674	100.0%	0.0%	Sep
	Water Misting Controller	\$ 30.00	14	\$ 420	\$ 33	\$ -	\$ -	\$ 453	100.0%	0.0%	Dec
	Water Drip System	\$ 33.42	280	\$ 9,358	\$ 737	\$ -	\$ -	\$ 10,095	100.0%	0.0%	Sep
	Water Drip Controller	\$ 30.00	14	\$ 420	\$ 33	\$ -	\$ -	\$ 453	100.0%	0.0%	Dec
	Room LED lighting - IP68 Waterproof LED Lights	\$ 1.01	12,100	\$ 12,173	\$ 959	\$ -	\$ -	\$ 13,131	100.0%	0.0%	Feb
	Room LED lighting controller	\$ 30.00	14	\$ 420	\$ 33	\$ -	\$ -	\$ 453	100.0%	0.0%	Feb
	Water Proof Shelf Fans	\$ 17.50	1,120	\$ 19,600	\$ 1,544	\$ -	\$ -	\$ 21,144	100.0%	0.0%	Feb
	Water Proof Omni Directional Room Fan	\$ 250	40	\$ 10,000	\$ 788	\$ -	\$ -	\$ 10,788	100.0%	0.0%	Feb
	Roof Mounted Sensor Programable Control Unit	\$ 500	20	\$ 10,000	\$ 788	\$ -	\$ -	\$ 10,788	100.0%	0.0%	Feb
	Sensors - CO2, Lighting, Humidity & Temp	\$ 350	20	\$ 7,000	\$ 551	\$ -	\$ -	\$ 7,551	100.0%	0.0%	Feb
	Growing Trays - Standard	\$ 2	12,320	\$ 24,640	\$ 1,940	\$ -	\$ -	\$ 26,580	100.0%	0.0%	Feb/Jun/Sep 1/3 each
	Growing Trays - 5th Topper Tray - different color	\$ 2	2,464	\$ 4,928	\$ 388	\$ -	\$ -	\$ 5,316	100.0%	0.0%	Feb/Jun/Sep 1/3 each
	Clean Tray Spring Loaded Dollies	\$ 3,000	12	\$ 36,000	\$ 2,835	\$ -	\$ -	\$ 38,835	100.0%	0.0%	Feb/Jun/Sep 1/3 each
	Rolling Racks for tray movement (do 2 rooms per day)	\$ 249	231	\$ 57,519	\$ 4,530	\$ -	\$ -	\$ 62,049	100.0%	0.0%	Feb/Jun/Sep 1/3 each
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	100.0%	0.0%	
	Sub-Total CAP-X			\$ 366,838	\$ 28,889	\$ 6,998	\$ 4,199	\$ 406,924			
3rd Party	Plumbing - Carbonated Water to Room	\$ 100.00	32	\$ 3,200	\$ -	\$ -	\$ -	\$ 3,200			
	Electrical - Power to Room, Room Lights, Outlet	\$ 100.00	40	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000			
	CO2 Connectivity to Room	\$ 75.00	40	\$ 3,000	\$ -	\$ -	\$ -	\$ 3,000			
	Foliar Spray Assembly and Installation (do w/ internal)	\$ 40.00	1,120	\$ 44,800	\$ -	\$ -	\$ -	\$ 44,800			
	Drip Assembly and Installation (do w/ internal)	\$ 40.00	280	\$ 11,200	\$ -	\$ -	\$ -	\$ 11,200			
	LED Strip lighting installation (do w/ internal)	\$ 40.00	210	\$ 8,400	\$ -	\$ -	\$ -	\$ 8,400			
	Shelving Unit Assembly (do w/ internal)	\$ 40.00	80	\$ 3,200	\$ -	\$ -	\$ -	\$ 3,200	\$ 67,600		
	Microgreen Growing Room Assembly	\$ 75.00	800	\$ 60,000	\$ -	\$ -	\$ -	\$ 60,000			
	Project Management	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 137,800	\$ -	\$ -	\$ -	\$ 137,800			
Project Component Totals				\$ 504,638	\$ 28,889	\$ 6,998	\$ 4,199	\$ 544,724			

Farm 1 Mushroom Growing Room CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Mushroom Growing Rooms										
	Cooling Room Wall Panels (950MM EPS 100MM x 10')	\$ 59.63	250	\$ 14,922	\$ 1,175	\$ 3,730	\$ 2,238	\$ 22,066	0.0%	100.0%	Sep 30% down / Nov 70%
	Cooling Room Wall Panels (950MM EPS 100MM x3')	\$ 19.88	20	\$ 1,193	\$ 94	\$ 298	\$ 179	\$ 1,764	0.0%	100.0%	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (950MM EPS 100MM x10')	\$ 59.63	140	\$ 8,348	\$ 657	\$ 2,087	\$ 1,252	\$ 12,345	0.0%	100.0%	Sep 30% down / Nov 70%
	Ceiling Beam to Hang the Mushroom tubes	\$ 75	100	\$ 7,500	\$ 591	\$ 1,875	\$ 1,125	\$ 11,091	0.0%	100.0%	Sep 30% down / Nov 70%
	Tube Hangers (Hooks, chains, beam attachment)	\$ 25.00	600	\$ 15,000	\$ 1,181	\$ 3,750	\$ 2,250	\$ 22,181	0.0%	100.0%	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	410	\$ 156	\$ 12	\$ 39	\$ 23	\$ 230	0.0%	100.0%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	44	\$ 11	\$ 1	\$ 3	\$ 2	\$ 17	0.0%	100.0%	Sep 30% down / Nov 70%
	Single Door	\$ 140.00	10	\$ 1,400	\$ 110	\$ 350	\$ 210	\$ 2,070	0.0%	100.0%	Sep 30% down / Nov 70%
	Door Locks	\$ 20.60	10	\$ 206	\$ 16	\$ 52	\$ 31	\$ 305	0.0%	100.0%	Sep 30% down / Nov 70%
	Room Cooling System / Radiator (pandy)	\$ 220.00	10	\$ 2,200	\$ 173	\$ -	\$ -	\$ 2,373	0.0%	100.0%	Nov
	CO2 Ductwork from Mushroom Room to CO2 Collection	\$ 10.00	350	\$ 3,500	\$ 276	\$ -	\$ -	\$ 3,776	0.0%	100.0%	Dec
	CO2 Collection Duct - (left of door 2 inches off floor)	\$ 200.00	10	\$ 2,000	\$ 158	\$ -	\$ -	\$ 2,158	0.0%	100.0%	Dec
	Intake Duct from Clean Air Plenum 1 per room	\$ 200.00	10	\$ 2,000	\$ 158	\$ -	\$ -	\$ 2,158	0.0%	100.0%	Dec
	Air Intake Fan 1 per room	\$ 200.00	10	\$ 2,000	\$ 158	\$ -	\$ -	\$ 2,158	0.0%	100.0%	Dec
	Hepa Filter (1 per 5 rooms)	\$ 460.00	2	\$ 920	\$ 72	\$ -	\$ -	\$ 992	0.0%	100.0%	Dec
	Clean Air Plenum (1 per 5 rooms)	\$ 2,000.00	2	\$ 4,000	\$ 315	\$ -	\$ -	\$ 4,315	0.0%	100.0%	Dec
	Water Piping to Room - PEX	\$ 0.28	200	\$ 56	\$ 4	\$ -	\$ -	\$ 60	0.0%	100.0%	Dec
	Water Misting System	\$ 30.50	60	\$ 1,830	\$ 144	\$ -	\$ -	\$ 1,974	0.0%	100.0%	Sep
	Water Misting Controller	\$ 30.00	10	\$ 300	\$ 24	\$ -	\$ -	\$ 324	0.0%	100.0%	Jan
	Room LED lighting - IP68 Waterproof LED Lights	\$ 1.01	800	\$ 805	\$ 63	\$ -	\$ -	\$ 868	0.0%	100.0%	Jan
	Room LED lighting controller	\$ 30.00	10	\$ 300	\$ 24	\$ -	\$ -	\$ 324	0.0%	100.0%	Jan
	Water Proof Omni Directional Room Fan	\$ 250.00	40	\$ 10,000	\$ 788	\$ -	\$ -	\$ 10,788	0.0%	100.0%	Jan
	Roof Mounted Sensor Programable Control Unit	\$ 500.00	10	\$ 5,000	\$ 394	\$ -	\$ -	\$ 5,394	0.0%	100.0%	Jan
	Sensors - CO2, Lighting, Humidity & Temp	\$ 650.00	10	\$ 6,500	\$ 512	\$ -	\$ -	\$ 7,012	0.0%	100.0%	Jan
	Harvest Totes - harvest one room every other day	\$ 12.00	145	\$ 1,740	\$ 137	\$ -	\$ -	\$ 1,877	0.0%	100.0%	Feb
	Harvest Totes Trolley Style Rolling Racks (21 bins / per)	\$ 350.00	8	\$ 2,800	\$ 221	\$ -	\$ -	\$ 3,021	0.0%	100.0%	Feb
	Open	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	100.0%	
	Sub-Total CAP-X			\$ 94,687	\$ 7,457	\$ 12,184	\$ 7,310	\$ 121,638			
3rd Party	Plumbing - Carbonated Water to Room	\$ 100.00	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Electrical - Power to Room, Room Lights, Outlet	\$ 100.00	24	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400			
	CO2 Connectivity to Room	\$ 75.00	80	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000			
	Misting Spray Assembly (do w/ internal)	\$ 40.00	240	\$ 9,600	\$ -	\$ -	\$ -	\$ 9,600			
	LED Strip lighting installation (do w/ internal)	\$ 40.00	20	\$ 800	\$ -	\$ -	\$ -	\$ 800			
	Hanging Bracket Installation (do w/ internal)	\$ 40.00	8	\$ 320	\$ -	\$ -	\$ -	\$ 320	\$ 10,720		
	Mushroom Growing Room Assembly	\$ 75.00	400	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000			
	Project Management	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services			\$ 50,720	\$ -	\$ -	\$ -	\$ 50,720			
Project Component Totals				\$ 145,407	\$ 7,457	\$ 12,184	\$ 7,310	\$ 172,358			

Airlock CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	Airlock #1 & #2 (on both sides of growing Rooms)										
	Cooling Room Wall Panels (950MM EPS 100MM x 10')	\$ 59.63	90	\$ 5,367	\$ 349	\$ 1,342	\$ 805	\$ 7,862	66.7%	33.3%	Sep 30% down / Nov 70%
	Cooling Room Wall Panels (950MM EPS 100MM x3')	\$ 19.88	12	\$ 716	\$ 47	\$ 179	\$ 107	\$ 1,048	66.7%	33.3%	Sep 30% down / Nov 70%
	Cooling Room Wall Panels (850MM EPS 100MM x10')	\$ 6.63	12	\$ 239	\$ 16	\$ 60	\$ 36	\$ 349	66.7%	33.3%	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (1150MM EPS 100MM x8')	\$ 53.67	48	\$ 2,560	\$ 166	\$ 640	\$ 384	\$ 3,751	66.7%	33.3%	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	252	\$ 96	\$ 6	\$ 24	\$ 14	\$ 140	66.7%	33.3%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	160	\$ 42	\$ 3	\$ 10	\$ 6	\$ 61	66.7%	33.3%	Sep 30% down / Nov 70%
	Single Door 4'	\$ 450.00	6	\$ 2,700	\$ 176	\$ 675	\$ 405	\$ 3,956	66.7%	33.3%	Sep 30% down / Nov 70%
	Door Locks	\$ 20.60	6	\$ 124	\$ 8	\$ 31	\$ 19	\$ 181	66.7%	33.3%	Sep 30% down / Nov 70%
	Hepa Filter & Blower - 450 size	\$ 460.00	4	\$ 1,840	\$ 120	\$ 460	\$ 276	\$ 2,696	66.7%	33.3%	Sep 30% down / Nov 70%
	Airlock Lighting	\$ 190	6	\$ 1,140	\$ 74	\$ -	\$ -	\$ 1,214	66.7%	33.3%	Dec
	Airlock Outlets	\$ 6	8	\$ 48	\$ 3	\$ -	\$ -	\$ 51	66.7%	33.3%	Dec
	open	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	66.7%	33.3%	
	Sub-Total CAP-X				\$ 14,870	\$ 967	\$ 3,421	\$ 2,052	\$ 21,309		
3rd Party	Wall and Ceiling Panel Assembly	\$ 75.00	48	\$ 3,600	\$ -	\$ -	\$ -	\$ 3,600			
	Hepa Filters & Blower Installation	\$ 100.00	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Electical - Lighting & Outlets	\$ 100.00	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600			
	Project Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
	Sub Total - 3rd Party Services				\$ 6,800	\$ -	\$ -	\$ -	\$ 6,800		
Project Component Totals				\$ 21,670	\$ 967	\$ 3,421	\$ 2,052	\$ 28,109			

Cooling Room Area CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	Purchase Timing
CAP-X	Cooling Room Construction								
	Cooling Room Wall Panels (950MM PU 100MM x 10')	\$ 82.14	42	\$ 3,426	\$ 270	\$ 856	\$ 128	\$ 4,680	Sep 30% down / Nov 70%
	Cooling Room Wall Panels (950MM PU 100MM x3')	\$ 28.28	6	\$ 493	\$ 39	\$ 123	\$ 18	\$ 673	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (1150MM PU 100MM x11.8')	\$ 82.14	24	\$ 1,971	\$ 155	\$ 493	\$ 74	\$ 2,693	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	134	\$ 51	\$ 4	\$ 13	\$ 2	\$ 70	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	80	\$ 21	\$ 2	\$ 5	\$ 1	\$ 28	Sep 30% down / Nov 70%
	Horizontal Supports, H-beam (30' 1" length)	\$ 378	2	\$ 756	\$ 60	\$ 189	\$ 28	\$ 1,033	Nov
	Vertical Supports, Square Tube (9' 7.75" height)	\$ 81	4	\$ 323	\$ 25	\$ 81	\$ 12	\$ 442	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	4	\$ 100	\$ 8	\$ 25	\$ 4	\$ 136	Nov
	Base Plate Anchor Bolts	\$ 3	16	\$ 48	\$ 4	\$ 12	\$ 2	\$ 66	Nov
	Enclosed Room Lighting Units 8' Units	\$ 194	16	\$ 3,104	\$ 244	\$ -	\$ -	\$ 3,348	Dec
	Constant Capacity Refrigeration Units - Cooling Room	\$ 18,500	2	\$ 37,000	\$ 2,914	\$ -	\$ -	\$ 39,914	Dec
	Electrical Outlets	\$ 2.50	12	\$ 30	\$ 2	\$ -	\$ -	\$ 32	Dec
	Conduit Per Foot	\$ 1.00	350	\$ 350	\$ 28	\$ -	\$ -	\$ 378	Dec
	Junction Boxes	\$ 6	6	\$ 36	\$ 3	\$ -	\$ -	\$ 39	Dec
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	
	Sub-Total - Tray Washing Room CAP-X			\$ 47,709	\$ 3,757	\$ 1,797	\$ 270	\$ 53,533	
3rd Party Services	Steel Wall & Ceiling Panel Assembly	\$ 75	200	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000	
	Enclosed Room Lighting Installation & Electrical	\$ 100	40	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	
	Swinging Refrigerated Door - Left Open 4' width	\$ 250	8	\$ 2,000	\$ -	\$ -	\$ -	\$ 2,000	
	Cooling Equipment installation and Electrical	\$ 250	48	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000	
	<u>Electrical Outlets & Junction Boxes</u>	<u>\$ 100</u>	<u>16</u>	<u>\$ 1,600</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,600</u>	
	Sub Total - 3rd Party Services			\$ 34,600	\$ -	\$ -	\$ -	\$ 34,600	
Project Component Totals				\$ 82,309	\$ 3,757	\$ 1,797	\$ 270	\$ 88,133	

\$ 1,677

Cutting & Packaging Room CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	% Micro	%Mushroom	Purchase Timing
CAP-X	General Room Construction										
	Cooling Room Wall Panels (950MM PU 100MM x 17')	\$ 146.84	61	\$ 8,951	\$ 582	\$ 2,238	\$ 1,343	\$ 13,113	66.7%	33.3%	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (950MM PU 100MM x10')	\$ 82.14	4	\$ 329	\$ 21	\$ 82	\$ 49	\$ 481	66.7%	33.3%	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (1150MM PU 100MM x13')	\$ 98.57	40	\$ 3,943	\$ 256	\$ 986	\$ 591	\$ 5,776	66.7%	33.3%	Sep 30% down / Nov 70%
	Horizontal Supports, H-beam (30' 1" length)	\$ 378	4	\$ 1,513	\$ 98	\$ 378	\$ 227	\$ 2,216	66.7%	33.3%	Sep 30% down / Nov 70%
	Vertical Supports, Square Tube (16' 7.75" height)	\$ 140	8	\$ 1,116	\$ 73	\$ 279	\$ 167	\$ 1,635	66.7%	33.3%	Sep 30% down / Nov 70%
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	8	\$ 200	\$ 13	\$ 50	\$ 30	\$ 292	66.7%	33.3%	Sep 30% down / Nov 70%
	Base Plate Anchor Bolts	\$ 3	32	\$ 96	\$ 6	\$ 24	\$ 14	\$ 141	66.7%	33.3%	\$ 4,285 Sep 30% down / Nov 70%
	U Channels	\$ 0.38	190	\$ 72	\$ 5	\$ 18	\$ 11	\$ 106	66.7%	33.3%	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	136	\$ 35	\$ 2	\$ 9	\$ 5	\$ 52	66.7%	33.3%	Sep 30% down / Nov 70%
	Plastic Strip Curtain	\$ 391	1	\$ 391	\$ 25	\$ -	\$ -	\$ 416	66.7%	33.3%	Jan
	Sliding Refrigerated Door	\$ 5,700	1	\$ 5,700	\$ 798	\$ -	\$ -	\$ 6,498	66.7%	33.3%	Jan
	Enclosed Room Lighting Units 8' Units	\$ 194	16	\$ 3,104	\$ 202	\$ -	\$ -	\$ 3,306	66.7%	33.3%	Jan
	Constant Capacity Refrigeration Units - Cooling Room	\$ 18,500	2	\$ 37,000	\$ 2,405	\$ -	\$ -	\$ 39,405	66.7%	33.3%	Dec
	Electrical Outlets	\$ 2.50	12	\$ 30	\$ 2	\$ -	\$ -	\$ 32	66.7%	33.3%	Dec
	Electrical Drop lines	\$ 50	6	\$ 300	\$ 24	\$ -	\$ -	\$ 324	66.7%	33.3%	Dec
	Conduit Per Foot	\$ 1.00	350	\$ 350	\$ 23	\$ -	\$ -	\$ 373	66.7%	33.3%	Dec
	Junction Boxes	\$ 6.00	6	\$ 36	\$ 2	\$ -	\$ -	\$ 38	66.7%	33.3%	Dec
	Storage Racks for packaging	\$ 1,500.00	2	\$ 3,000	\$ 195	\$ -	\$ -	\$ 3,195	66.7%	33.3%	Mar
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	66.7%	33.3%	
	Sub-Total - Tray Washing Room CAP-X			\$ 66,165	\$ 4,732	\$ 4,064	\$ 2,438	\$ 77,399			
CAP-X	Cutting & Packaging Lines										
	Microgreen Automated Cutter	\$ 67,000	1	\$ 67,000	\$ 4,355	\$ -	\$ 1,000	\$ 72,355	100.0%	0.0%	Dec
	Microgreen Automated Cutter - Spare Blade	\$ 2,500	1	\$ 2,500	\$ 163	\$ -	\$ 1,000	\$ 3,663	100.0%	0.0%	Dec
	Incline Conveyor to Microgreen Packager	\$ 18,000	1	\$ 18,000	\$ 1,170	\$ -	\$ 2,000	\$ 21,170	100.0%	0.0%	Dec
	Automated Tray Feeding Line (per foot)	\$ 1,000	20	\$ 20,000	\$ 1,300	\$ -	\$ 350	\$ 21,650	100.0%	0.0%	Dec
	Packaging Equipment CAM - packer, gas flush, weigher etc.	\$ 314,450	1	\$ 314,450	\$ 20,439	\$ -	\$ 500	\$ 335,389	100.0%	0.0%	Dec
	Pre & Post Tray Weighing	\$ 4,000	2	\$ 8,000	\$ 520	\$ -	\$ -	\$ 8,520	100.0%	0.0%	Jan
	Case Taper - Microgreens	\$ 10,000	1	\$ 10,000	\$ 650	\$ -	\$ -	\$ 10,650	100.0%	0.0%	Jan
	Case Erector - Microgreens - when at scale	\$ 13,000	1	\$ 13,000	\$ 845	\$ -	\$ -	\$ 13,845	100.0%	0.0%	Jan
	Gravity Tray Feeding Lining	\$ 100	20	\$ 2,000	\$ 130	\$ -	\$ -	\$ 2,130	100.0%	0.0%	Jan
	Box Packing Station	\$ 2,000	1	\$ 2,000	\$ 130	\$ -	\$ -	\$ 2,130	0.0%	100.0%	Jan
	Food Grade Scale	\$ 150	2	\$ 300	\$ 20	\$ -	\$ -	\$ 320	0.0%	100.0%	Jan
	Box Date, Code Printer - Mushrooms (use case taper)	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%	100.0%	Jan
	Sub-Total - Rolling Rack Washing Room CAP-X			\$ 429,950	\$ 27,947	\$ -	\$ 4,850	\$ 462,747			
	Total Cap-X			\$ 496,115	\$ 32,679	\$ 4,064	\$ 7,288	\$ 540,146			
3rd Party Services	Room Assembly	\$ 75	200	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000			
	Room electrical lighting, outlets	\$ 100	8	\$ 800	\$ -	\$ -	\$ -	\$ 800	66.7%	33.3%	
	Automated Cutter - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Automated Cutter - Assembly & Installation	\$ 250	24	\$ 6,000	\$ -	\$ -	\$ -	\$ 6,000			
	Incline Conveyor- Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Incline Conveyor - Assembly and Installation	\$ 250	16	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000			
	Tray Feeding Line - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Tray Feeding Line - Assembly and Installation	\$ 250	16	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000			
	Packaging Equipment - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Packaging Equipment - Vendor Assembly, Install & Training	\$ 250	96	\$ 24,000	\$ -	\$ -	\$ -	\$ 24,000			
	Check Weigher Installation - Electrical	\$ 100	4	\$ 400	\$ -	\$ -	\$ -	\$ 400			
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -			
	Project Component Totals			\$ 55,800	\$ -	\$ -	\$ -	\$ 55,800			
				Project Component Totals	\$ 551,915	\$ 32,679	\$ 4,064	\$ 7,288	\$ 595,946		

Finished Goods Area CAP-X Estimates

Component	Sub Component	Unit Cost \$	Qty	Sub Total \$	Taxes \$	Tariffs \$	Freight \$	Total Cost \$	Purchase Timing
CAP-X	Finished Goods Storage & Pick Pack Area ~60'x90'								
	Cooling Room Wall Panels (950MM PU 100MM x 10')	\$ 82.14	87	\$ 7,115	\$ 462	\$ 1,779	\$ 1,067	\$ 10,424	Sep 30% down / Nov 70%
	Cooling Room Wall Panels (950MM PU 100MM x3')	\$ 28.28	6	\$ 493	\$ 32	\$ 123	\$ 74	\$ 722	Sep 30% down / Nov 70%
	Cooling Room Ceiling Panels (1150MM PU 100MM x12.5')	\$ 102.68	96	\$ 9,857	\$ 641	\$ 2,464	\$ 1,479	\$ 14,440	Sep 30% down / Nov 70%
	U Channels	\$ 0.38	270	\$ 102	\$ 7	\$ 26	\$ 15	\$ 150	Sep 30% down / Nov 70%
	L Channels	\$ 0.26	120	\$ 31	\$ 2	\$ 8	\$ 5	\$ 46	Sep 30% down / Nov 70%
	Horizontal Support, H-beam (30' length)	\$ 377	10	\$ 3,772	\$ 245	\$ 943	\$ 566	\$ 5,526	Nov
	Horizontal Support, H-beam (20' length)	\$ 251	2	\$ 503	\$ 33	\$ 126	\$ 75	\$ 737	Nov
	Horizontal Support, H-beam (12' length)	\$ 151	1	\$ 151	\$ 10	\$ 38	\$ 23	\$ 221	Nov
	Horizontal Support, H-beam (24' length)	\$ 302	1	\$ 302	\$ 20	\$ 75	\$ 45	\$ 442	Nov
	Horizontal Support, H-beam (36" length)	\$ 453	1	\$ 453	\$ 29	\$ 113	\$ 68	\$ 663	Nov
	Vertical Support - (9' 7.75" height)	\$ 81	17	\$ 1,374	\$ 89	\$ 344	\$ 206	\$ 2,014	Nov
	Base Plate Supports (4" L x 4" W x 0.25" H)	\$ 25	17	\$ 424	\$ 28	\$ 106	\$ 64	\$ 621	Nov
	Base Plate Anchor Bolts	\$ 3	68	\$ 204	\$ 13	\$ 51	\$ 31	\$ 299	Nov
	Connector Fittings (4 way side plates)	\$ 50	6	\$ 300	\$ 20	\$ 75	\$ 45	\$ 440	Nov
	Strip Curtain	\$ 391	2	\$ 782	\$ 51	\$ -	\$ -	\$ 833	Feb
	Sliding Refrigerated Door 8' Door	\$ 5,700	2	\$ 11,400	\$ 798	\$ -	\$ -	\$ 12,198	Feb
	Enclosed Room Lighting Units 8' Units	\$ 194	16	\$ 3,104	\$ 202	\$ -	\$ -	\$ 3,306	Dec
	Constant Capacity Refrigeration Units - Cooling Room	\$ 18,500	4	\$ 74,000	\$ 4,810	\$ -	\$ -	\$ 78,810	Dec
	Electrical Outlets	\$ 2.50	12	\$ 30	\$ 2	\$ -	\$ -	\$ 32	Dec
	Conduit Per Foot	\$ 1.00	350	\$ 350	\$ 23	\$ -	\$ -	\$ 373	Dec
	Junction Boxes	\$ 6.00	6	\$ 36	\$ 2	\$ -	\$ -	\$ 38	Dec
	Pallet Racking (to get room started - expand later)	\$ 15,000	1	\$ 15,000	\$ 975	\$ -	\$ -	\$ 15,975	Mar
	Work Tables	\$ 500	3	\$ 1,500	\$ 98	\$ -	\$ -	\$ 1,598	Mar
	Open	\$ -	0	\$ -	\$ -	\$ -	\$ -	\$ -	
	Sub-Total - Tray Washing Room CAP-X			\$ 131,283	\$ 8,590	\$ 6,270	\$ 3,762	\$ 149,905	
3rd Party Services	Steel Wall & Ceiling Panel Assembly	\$ 75	400	\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	
	Enclosed Room Lighting Installation & Electrical	\$ 100	40	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	
	Sliding Door Installation	\$ 250	16	\$ 4,000	\$ -	\$ -	\$ -	\$ 4,000	
	Plastic Strip Curtain	\$ 75	4	\$ 300	\$ -	\$ -	\$ -	\$ 300	
	Cooling Equipment installation and Electrical	\$ 250	48	\$ 12,000	\$ -	\$ -	\$ -	\$ 12,000	
	Electrical Outlets & Junction Boxes	\$ 100	16	\$ 1,600	\$ -	\$ -	\$ -	\$ 1,600	
	Sub Total - 3rd Party Services			\$ 51,900	\$ -	\$ -	\$ -	\$ 51,900	
Project Component Totals				\$ 183,183	\$ 8,590	\$ 6,270	\$ 3,762	\$ 201,805	

\$ 10,962