

Dexter Avenue Science and Industrial Center
14707 Dexter Avenue, Detroit, Michigan 48238
80,000 Square Feet



EDUCATION

Masters Degree in Electronics and Computer Control Engineering

Wayne State University, Detroit, Michigan. Curriculum included advanced engineering software and computer design, microprocessor for measurement and control operations, data acquisitions, waste treatment processes and project management.

B.S. Degree in Chemical Engineering

Wayne State University, Detroit, Michigan. A diverse engineering program with emphasis placed on pollution control systems design and economics, electronics instrumentation, pollution measurement, contaminated soil and water remediation, energy and chemical engineering processes.

A.A. Degree in Pre-engineering

Hillsborough Community College, Tampa, Florida. Program emphasized chemistry, physics, mathematics, computer programming, technical writing, and public speaking.

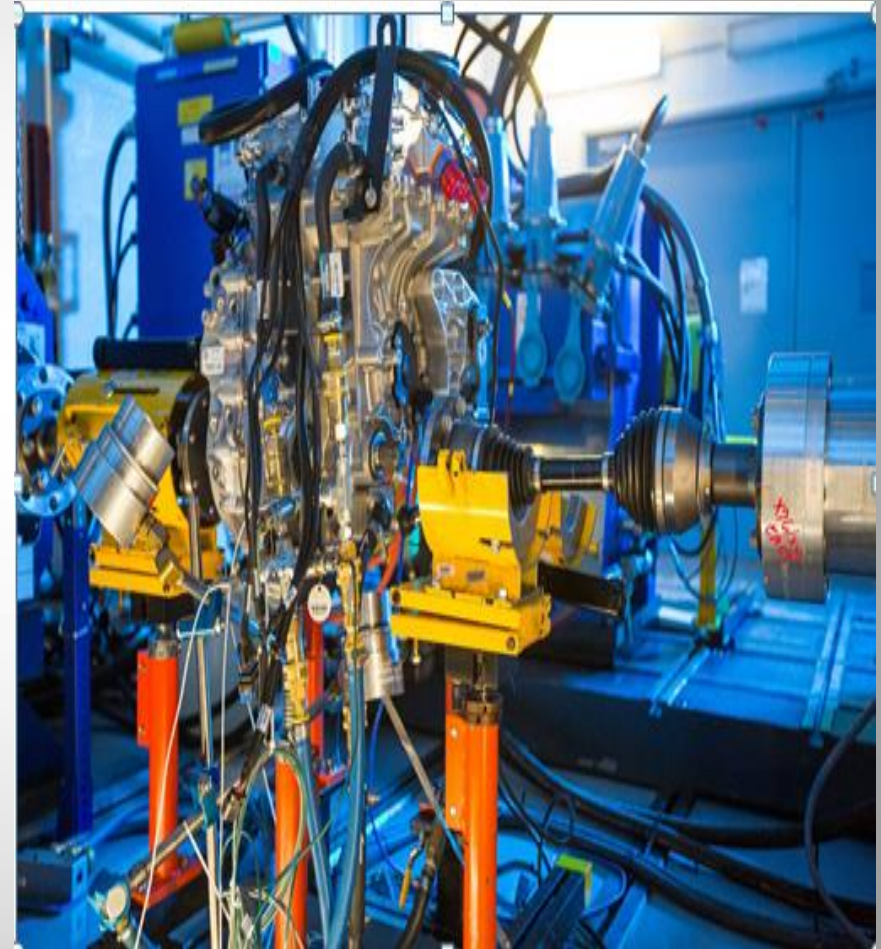
Graduate Program in Hazardous Waste Management

Wayne State University, Detroit, Michigan. Program provides detailed understanding of state of the art methods for management, control, disposal and remediation of a broad range of hazardous and contaminated materials.

Vehicle Testing Experience

Ford Motor Company-Research Scientist
Dynamometer Testing of Vehicle Exhaust
Assessing Health Affects to Humans and
Environment.

Engine Control Systems, Livonia, Mi.-Senior Test Engineer
Durability assessment Engines under Extreme Conditions
Jack Roush and Penske Racing, Livonia, Mi.-Test engineer
Power Development and Wiring Harness Design.



PROPERTY INFORMATION

LOCATION HIGHLIGHTS

- 80,000 Continuous SF Total Space

- 14,000 SF Research & Engineering Space

- 20,000 SF Manufacturing Space

- 1,500 SF Test Cell Space

- 4,400 SF Vehicle Simulation Research

- 3,800 SF Cold Temperature Testing to -35C

- 2,000 SF Quality Control Laboratory

- 2,600 SF Special Events Space

- Three Loading Docks

- Enclosed Paved Parking

- Wi-Fi hardwired throughout the Center

- 1 and 10 gigabits, up to 100-gigabits speeds

- Open Creative Innovation Space

- Easy Access to Major Freeway Systems

- Opportunity Zone Benefits

- Close to International Border

- Zoned M-4, Heavy Industrial near Residential

- Fully Permitted

DEXTER AVENUE SCIENCE AND INDUSTRIAL CENTER

14707 Dexter Avenue

Detroit, Michigan

Adaptive Re-use Renovation Project								PRELIMINARY COST OPINION	
	UNITS	UNIT	UNIT	TRADE	GEN. COND.	CM OVERHEAD	CM PROFIT	CONTINGENCY	TOTALS
	LENGTH		COST	COST	%	%	%	%	
Addition									
Land acquisition		1 LS	660000.00	660,000	-	-	-	-	660,000
Owner development fee		1 LS	185000.00	185,000	-	-	-	-	185,000
Permits		1 UNIT	15.00	90,000	2,700	6,489	1,984	15,376	116,349
Testing		1 LS	15000.00	15000	450	1082	331	2529	19391
Civil Engineering		22000 %	0.50	11000	330	793	242	1855	14220
Architectural		888000 %	0.03	26640	799	1921	587	4492	34479
Structural Engineering		888000 %	0.01	4440	133	320	98	749	5740
Mechanical Engineering		555000 %	0.01	5550	167	400	122	936	7171
Electrical Engineering		800000 %	0.02	15840	475	1142	349	2671	20477
Insurance and bonds		1 LS	43500	43500	1305	3136	959	7335	56235
Supervision		780 HR	74.34	57985	1740	4181	1278	9778	74961
Cleanup		340 HR	34.60	11764	353	848	259	1984	15200
Site work, paving restoration		1 LS	47500.00	47,500	1,425	3,425	1,047	8,010	61,406
Landscaping		1 LS	21000.00	21,000	630	1,514	463	3,541	27,148
Underground detention		1 SF	110000.00	110,000	3,300	7,931	2,425	18,548	142,204
Surface prep interior		1 LS	340000.00	340,000	10,200	24,514	7,494	57,333	419,540
Gutter work		1 LS	65000.00	65,000	1,950	4,687	1,433	10,960	84,030
Signage		1 SF	32000.00	32,000	960	2,307	705	5,396	41,368
Interior demolition		80000 SF	2.00	160,000	4,800	11,536	3,527	26,979	206,842
Building exterior restoration		52840 SF	4.00	211,360	6,341	15,239	4,659	35,640	273,238
Windows restoration		35000 SF	8.81	309,750	9,293	22,333	6,828	52,730	400,433
Environmental cleanup		1 LS	238000.00	238,000	7,140	17,160	5,246	40,332	307,678
Elevator replacement		1 LS	1350000.00	1,350,000	40,500	97,335	29,737	227,639	1,745,230
Cooler/freezer reeling and installation		1 LS	618000.00	618,000	18,540	44,558	13,622	104,208	798,928
Interior ceiling clean and paint		80000 SF	2.50	200,000	6,000	14,420	4,408	33,724	258,551
Interior walls clean and paint		86000 SF	1.25	107,500	3,225	7,751	2,370	18,127	138,972
Interior floors clean and paint		70000 SF	3.00	210,000	6,300	15,141	4,629	35,410	271,480
Office furnishings		1 LS	700000.00	700,000	21,000	50,470	15,429	118,035	904,934
Gutters		1 LS	65000.00	65,000	1,950	4,687	1,433	10,960	84,030
Roof repairs		1 LS	76000.00	76,000	2,280	5,480	1,675	12,815	98,250
Fire suppression		1 LS	35000.00	35,000	1,050	2,524	771	5,902	45,247

Site Location and Community

The Dexter Avenue Property is comprised of approximately two acres (2) and consists of a single building consisting of three floors that are functionally obsolete and/or blighted, used primarily for manufacturing, office and commercial purposes.



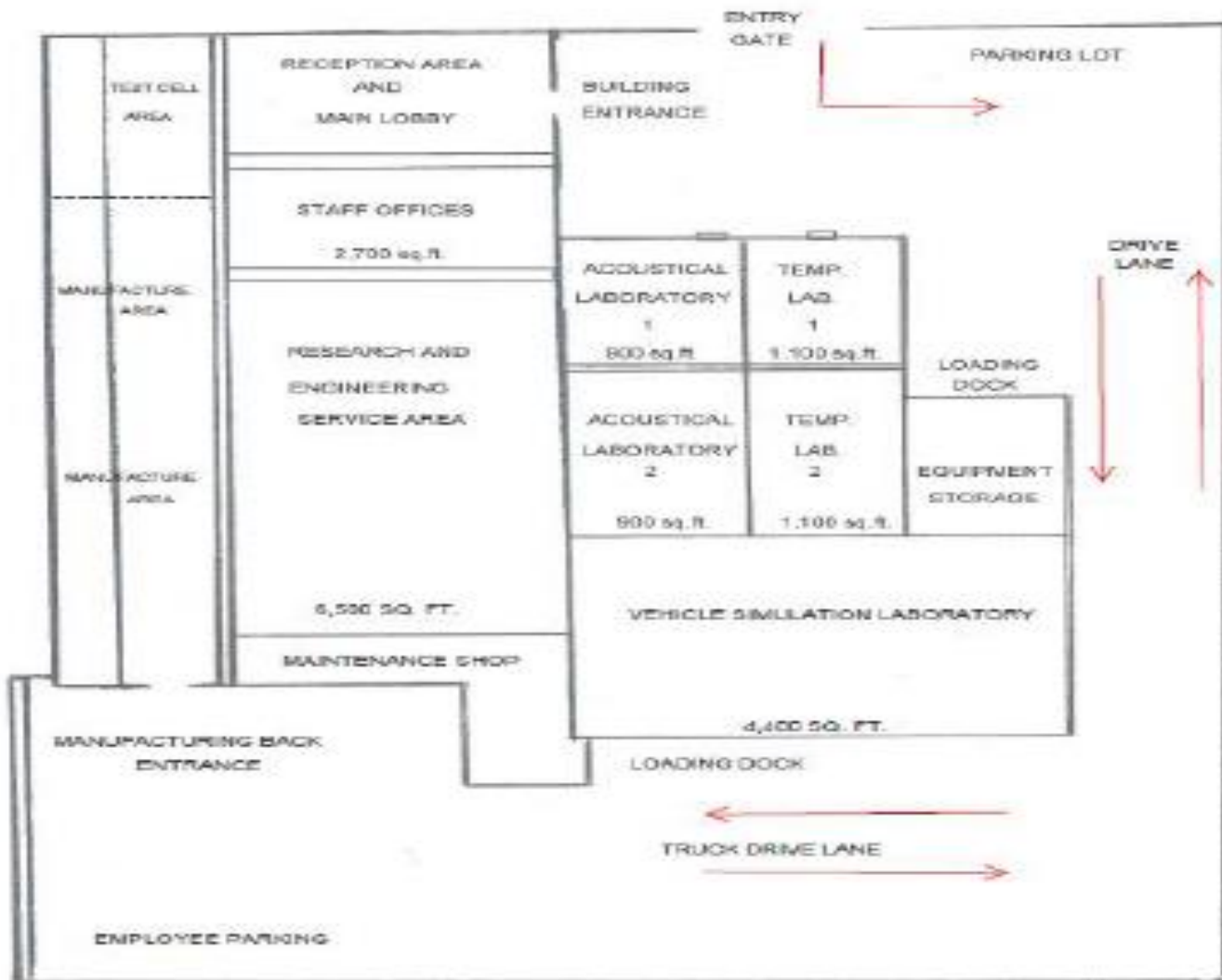


Benefits of Investments in Opportunity Zones

Qualified for-profit developers can apply for a full range of financial products to cover the various stages of the real estate development process including:

- Pre-development loans, including feasibility studies
- Acquisition loans
- Construction loans
- Permanent financing
- Equity and intermediary capital loans
- Revolving working capital loans
- Lines of credit

FIRST FLOOR



RECEPTION AREA AND MAIN LOBBY



VISITOR WAITING AREA



ELEVATOR #1 and #2 FIRST FLOOR

FIRST FLOOR

MANUFACTURING AREA

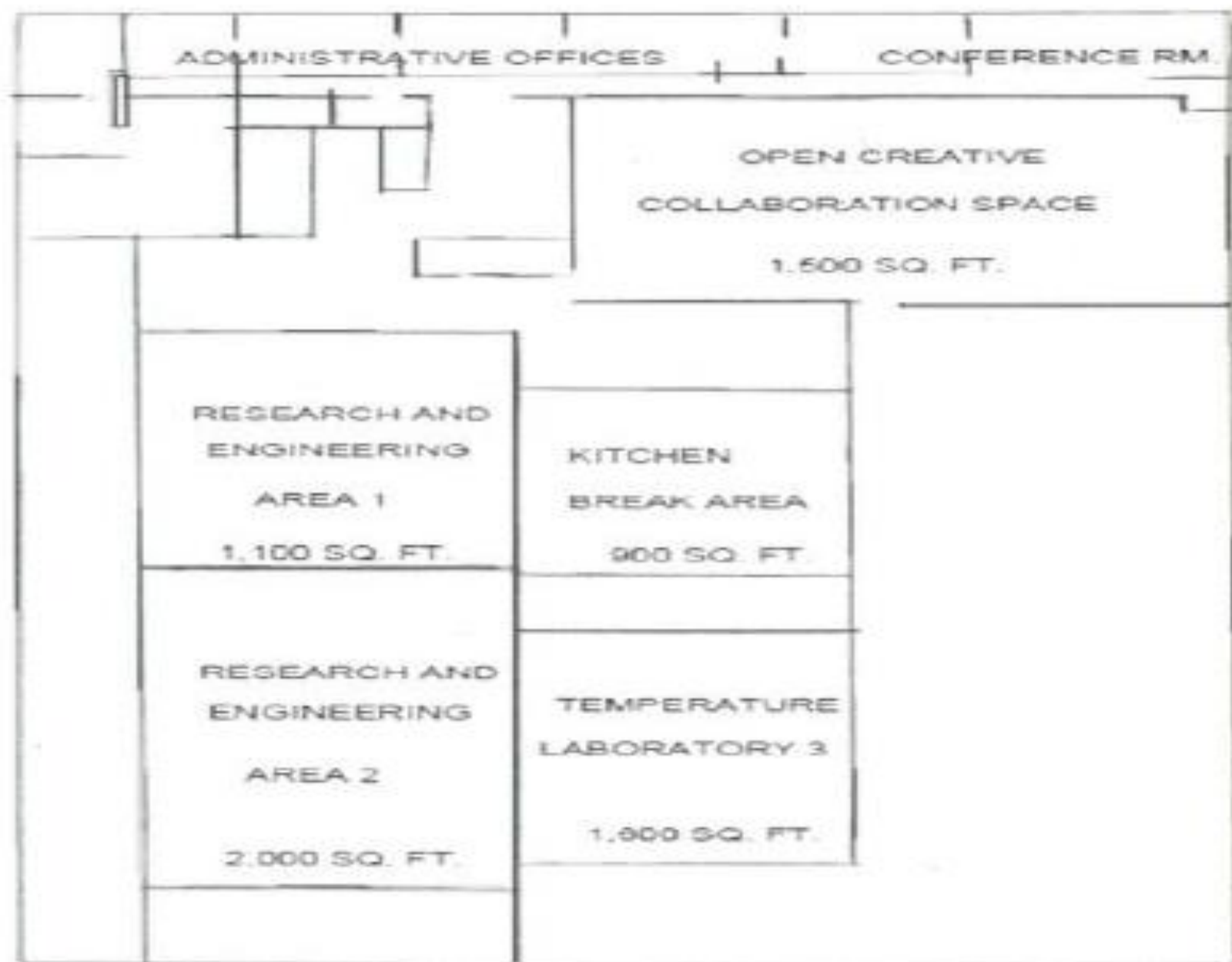


VEHICLE SIMULATION LABORATORY



Driving Simulators provide combined sound and vibration with authentic control instruments and cabin conditions

SECOND FLOOR



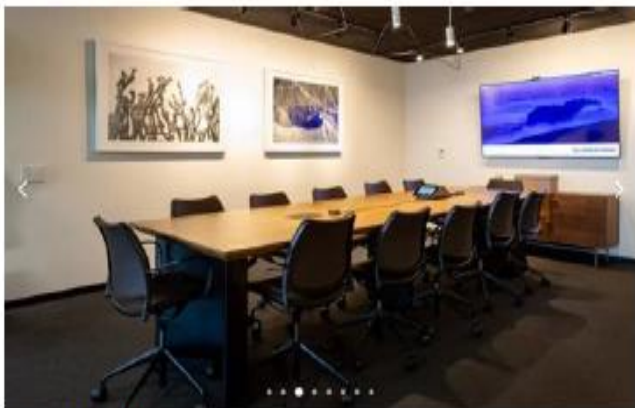
SECOND FLOOR OFFICE SPACE AREAS



Administrative Office



Open Creative Collaboration Space



Conference Room

SECOND FLOOR TECHNICAL SPACE



Engineering and Research Office Area 1



Private Telephone Room

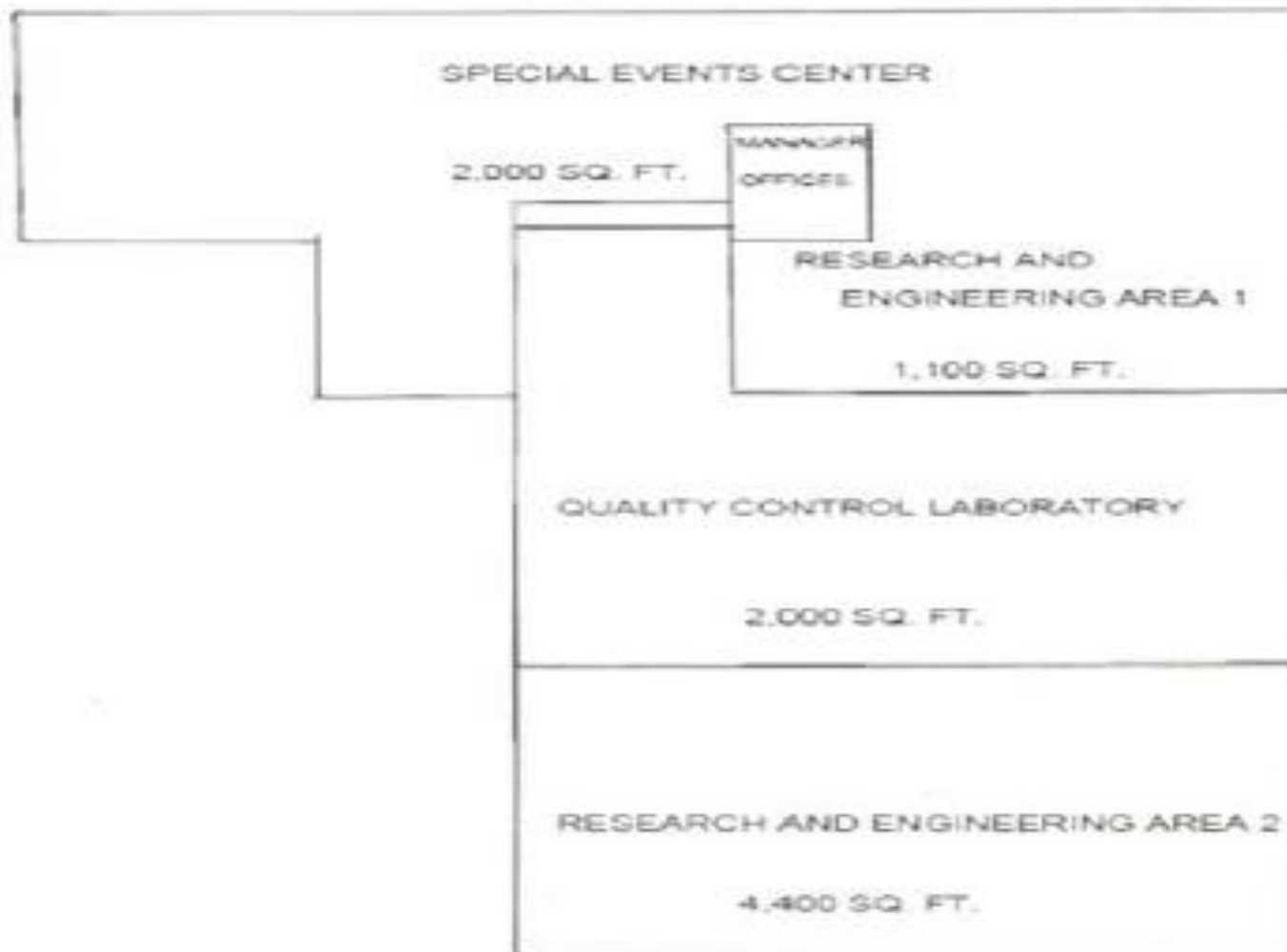


Kitchen Break Room



Engineering and Research Office Area 2

THIRD FLOOR



THIRD FLOOR OPEN CREATIVE COLLABORATION AREA



Engineering and Research Office Area 1



Engineering and Research Office Area 2

THIRD FLOOR EVENT AREA



QUALITY CONTROL LABORATORY



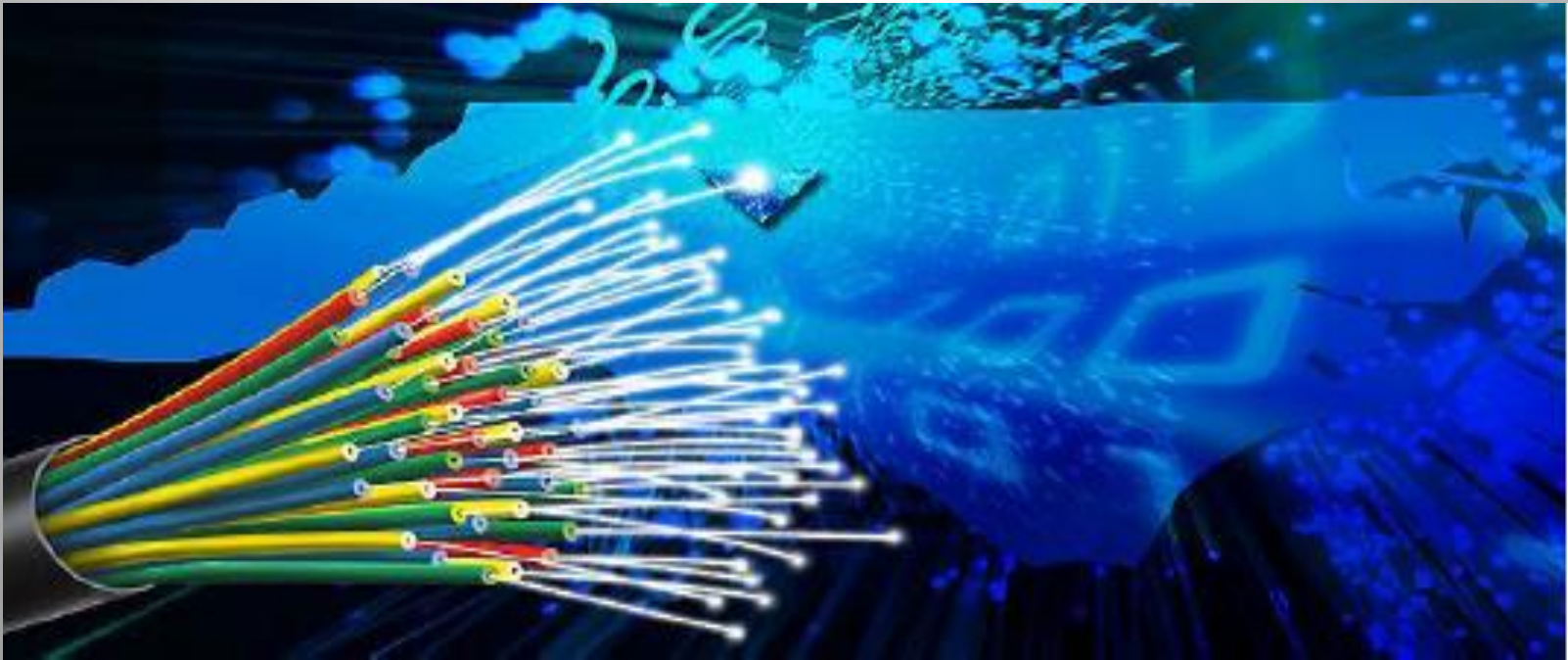
THIRD FLOOR ROOF LOUNGE

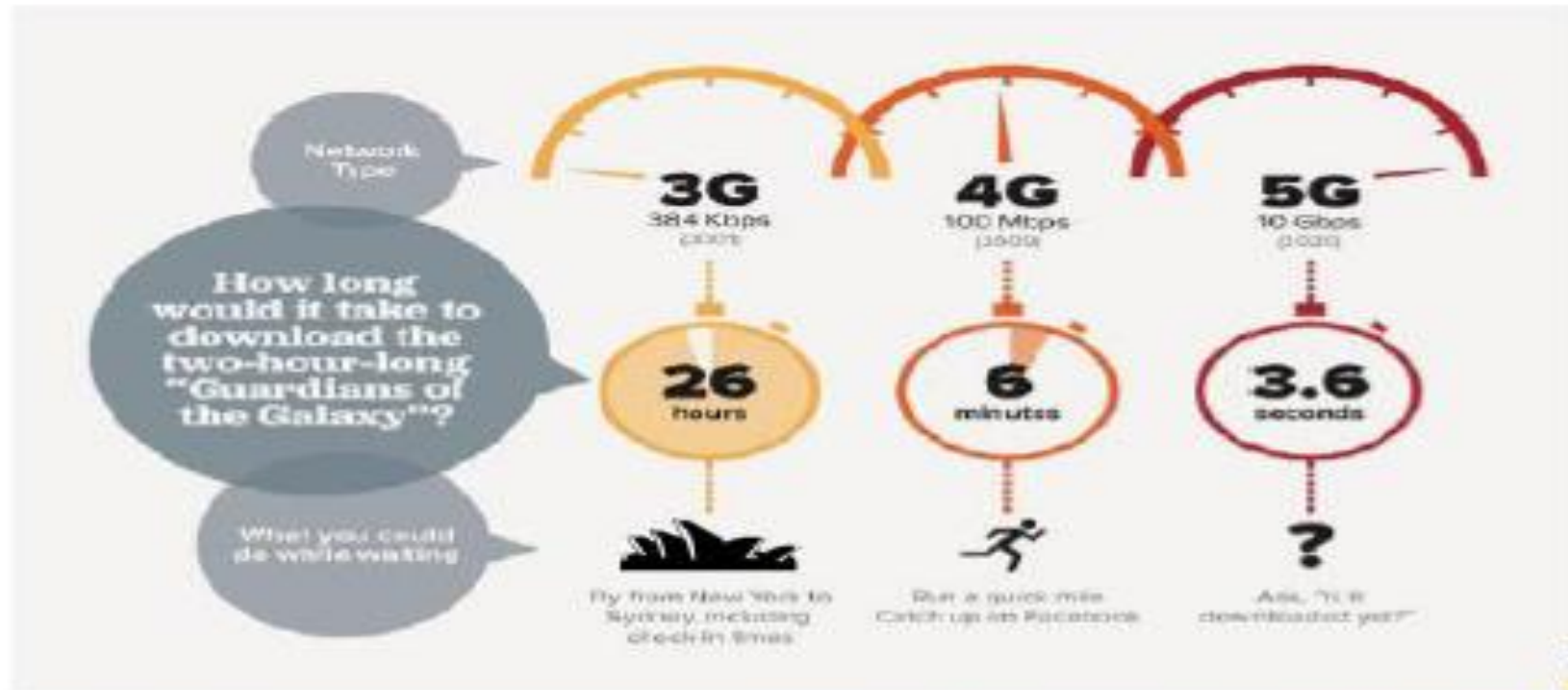


High Performance Computing provides Computational Speeds that create many opportunities for Advanced Manufacturing; Connective Vehicle Research and Development.

The System will be hardwired throughout the Center and allow Users speeds of 1Gbps, 5Gbps, 10Gbps, 40Gbps and 100Gbps Internet speeds.

The Fiber Optics Network is leverage to lure new tenants for expansive research and manufacturing opportunities that include access to National Research Laboratories, Universities and Corporations.





"75% Of Data Will Be Processed Outside The Cloud By 2025"

Are you Rugged Edge Ready?

New Demands for Computing Solutions Built Rugged, Built Ready For Tough IoT Deployments



- 1) Localized data process using edge servers that secure privacy and increase efficiency.
- 2) Bring data analytics and intelligence closer to the source to support real-time decisions.
- 3) Cost and time saving



High Performance Computing Infrastructure



Figure 2. Building Backbone Cabling System

10Gbps backbones utilize serial transmission with standard two-fiber duplex cabling, in which one fiber transmits and one fiber receives.

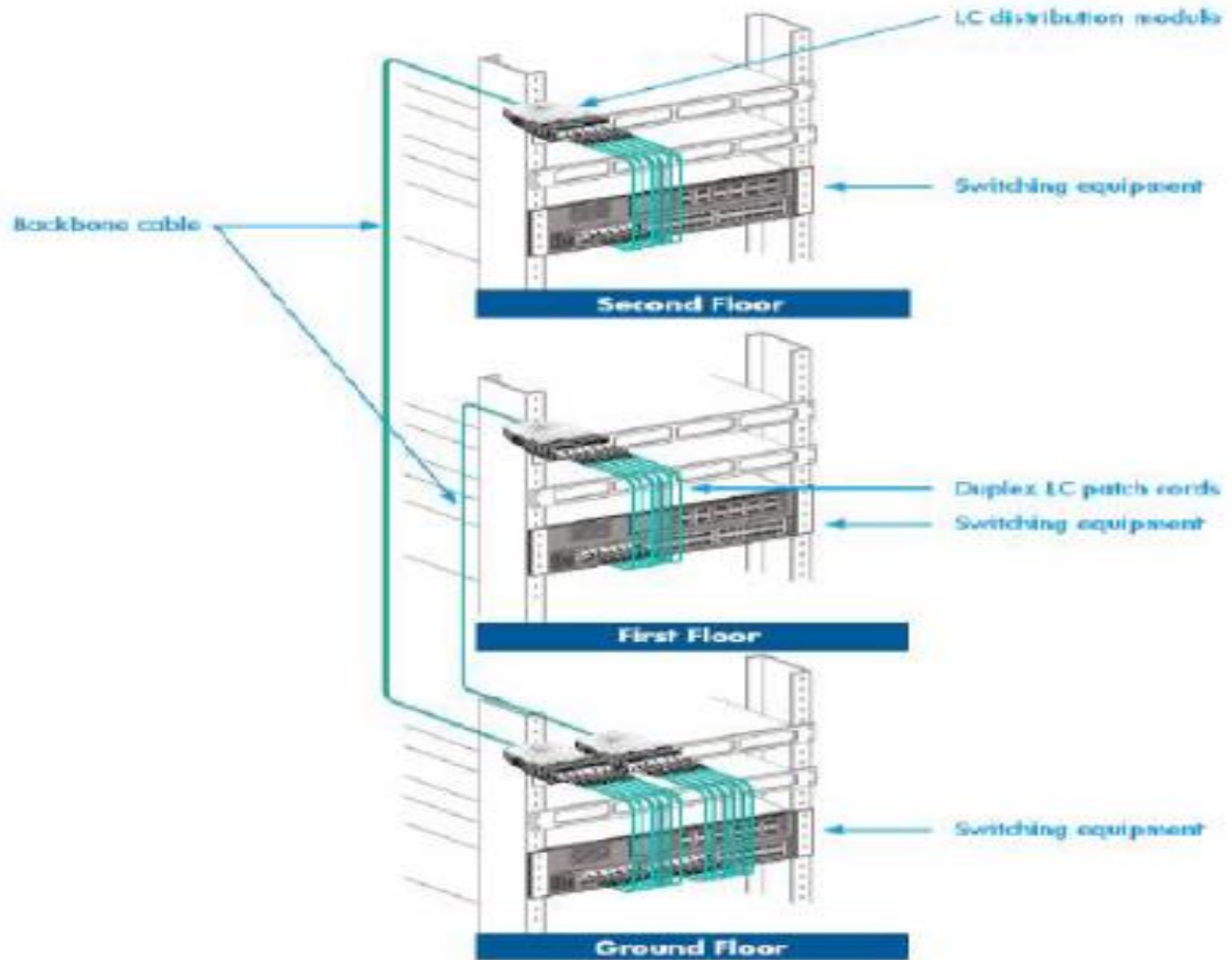


Figure 3. 10 Gbps fiber backbone channel

Current 40Gbps and 100Gbps multimode applications utilize a parallel transmission scheme. 40GBASE-SR4 requires eight fibers.

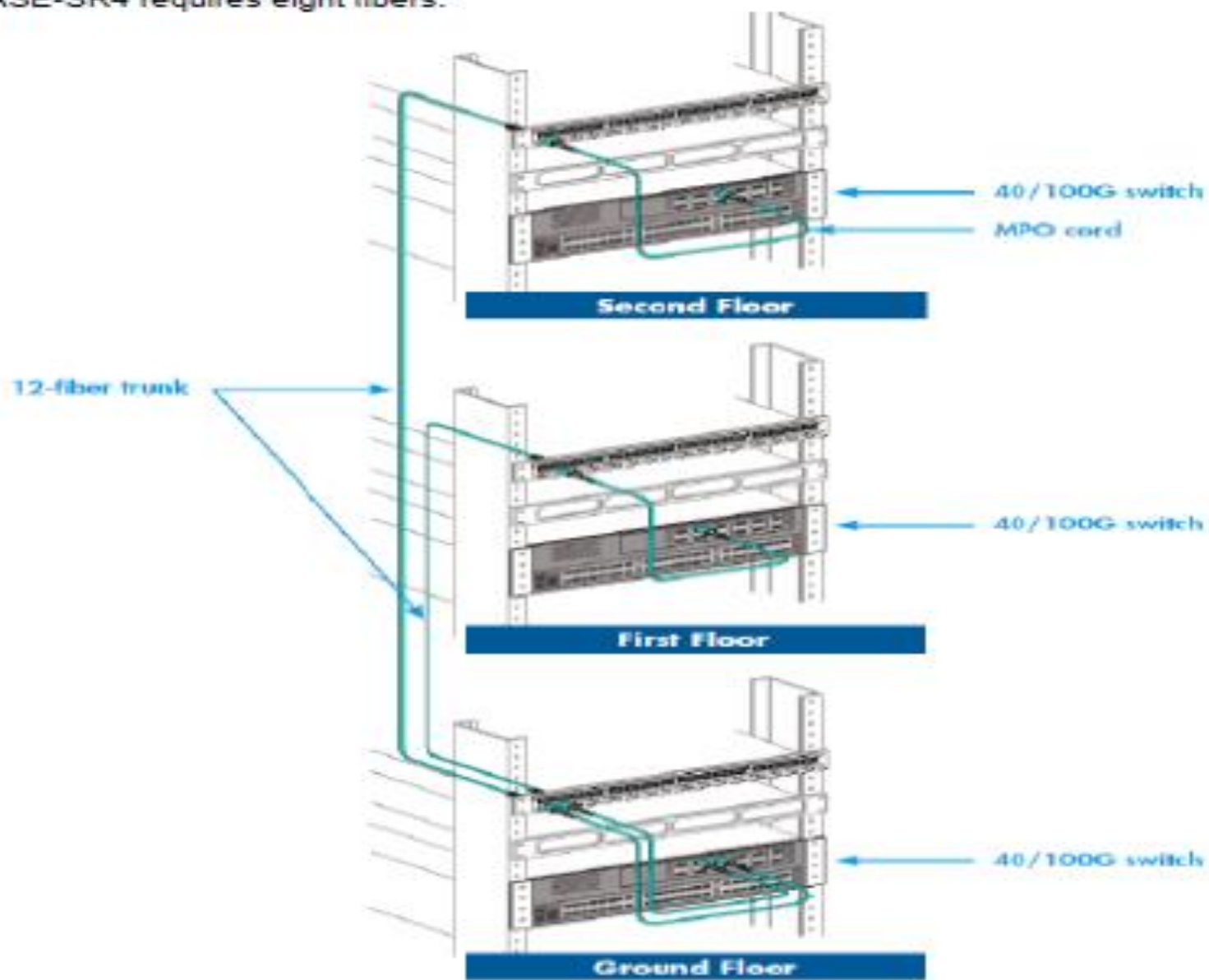


Figure 5. 40GBASE-SR4 and 100GBASE-SR4 channel

Manufacturing Zone Site Manufacturing Operations and Control Level 3

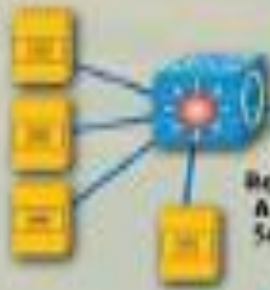
FactoryTalk Application Servers

- View
- Historian
- AssetCenter
- Transaction Manager

FactoryTalk Services Platform

- Directory
- Security/Audit

Data Servers



Remote Access Server

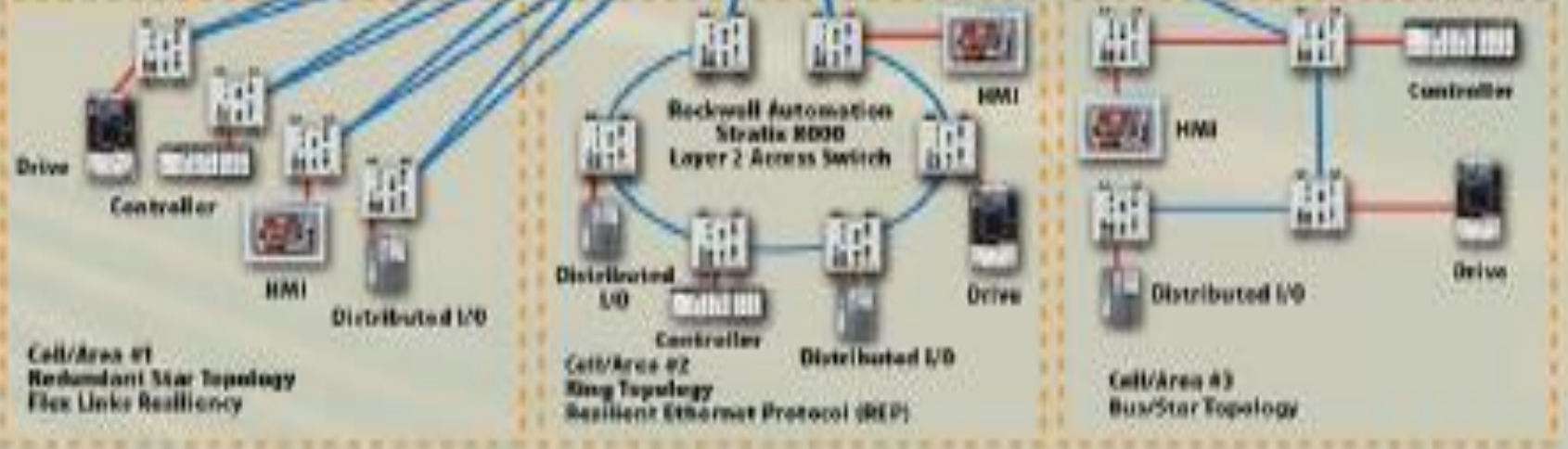
Catalyst 8500/4500

Catalyst 3750 StackWise Switch Stack

Cisco Catalyst Switch

- Network Services**
- DNS, DHCP, Syslog Server
 - Network and Security Management

Levels 0-2



Drive

Controller

HMI

Distributed I/O

Distributed I/O

Controller

Distributed I/O

Drive

Distributed I/O

Drive

Cell/Area #1
Redundant Star Topology
Flex Links Resiliency

Cell/Area #2
Ring Topology
Resilient Ethernet Protocol (REP)

Cell/Area #3
Bus/Star Topology

Cell/Area Zones

Controller

HMI

HMI

Rockwell Automation
Stratix 8000
Layer 2 Access Switch

HIGH PERFORMANCE COMPUTING MANUFACTURING CAPABILITIES

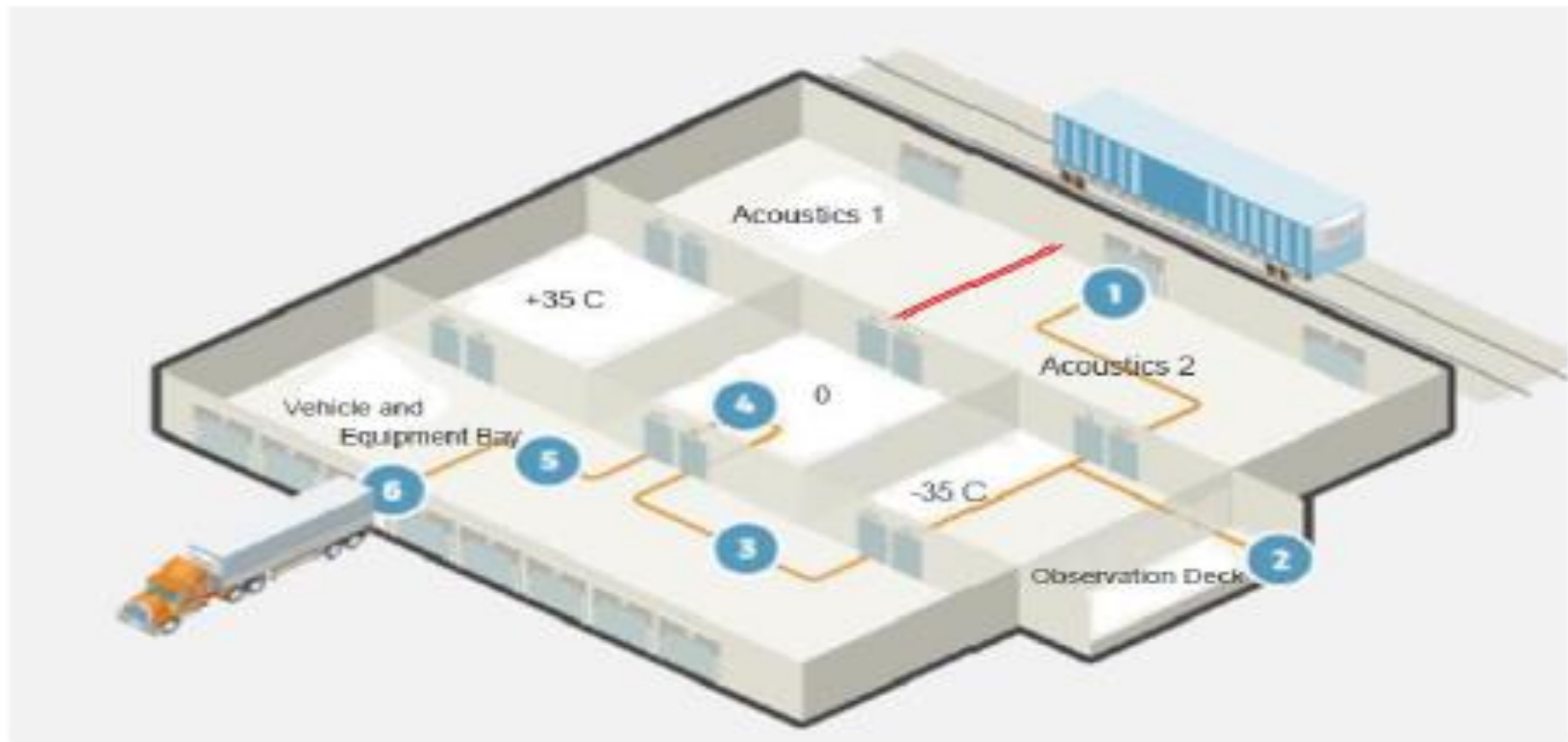


High-resolution computed tomography (HRCT)

Temperature, Humidity and Vibration Testing

Manufacturers have a responsibility to make sure their products will withstand all the environmental pressures and stresses they'll be exposed to once they're employed in the "real world." Two of the biggest environmental influencers determining if products will stand up are temperature and humidity.

Typical tests measure performance parameters and core functions at -20C, -30C, -40C. Infotainment Systems with touch panels require "seamless" operation down to -20C cabin temperature.



Acoustic Performance Assessments

Autonomous vehicles rely heavily on artificial intelligence that requires extensive testing verification, and validation.



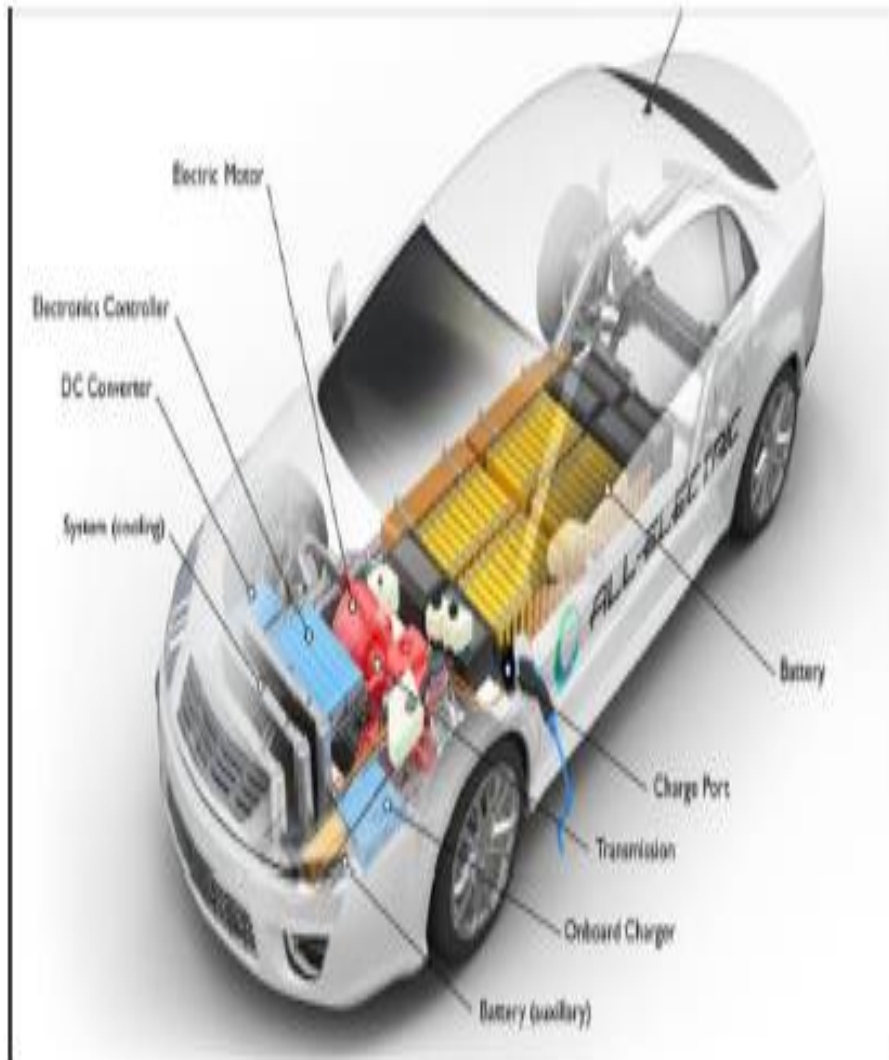
FIRST FLOOR ACOUSICAL AREA 1



FIRST FLOOR ACOUSTICAL AREA 2

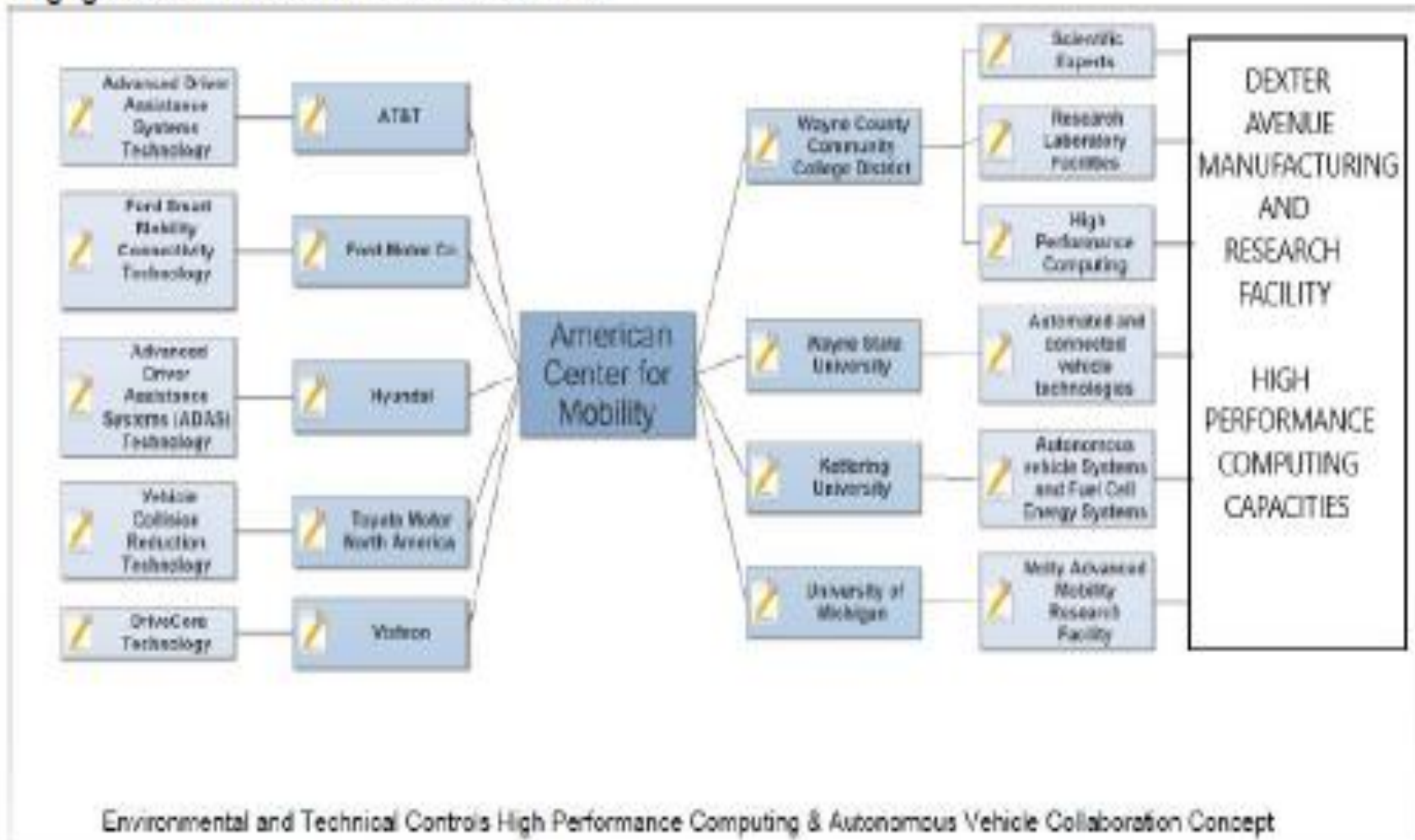
Lithium-Ion Battery Testing

Lithium-ion battery testing and certification services are critical for electric vehicles (EV), plug-in hybrid electric vehicles (PHEV), battery electric vehicles (BEV), and fuel cell electric vehicle (FCEV).



Education al Collaborations

DASIC has an Educational Collaborations with Wayne County Community College District (WCCCD) that requires us to Identify, Educate and Employ Detroit Residents, Military Veterans and Students to engage in collaborative research activities.



Environmental and Technical Controls High Performance Computing & Autonomous Vehicle Collaboration Concept



Industrial Center Educational Facilities with Full Access to Community

EXISTING CONDITIONS WITHIN THE FACILITY





MECHANICAL ROOM AREA



FIRST FLOOR COOLER AREA 1



FIRST FLOOR FREEZER AREA 1



FIRST FLOOR FREEZER AREA 2



FIRST FLOOR FREEZER AREA 3



SECOND FLOOR OFFICE SPACE AREAS



SECOND FLOOR SPACE AREA 1



SECOND FLOOR SPACE AREA 2



SECOND FLOOR COOLER AREA 2 AND FREEZER AREA 5



CONTACT INFORMATION

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