



STATION STEEL SERVICES, INC.

151 Hawthorne Drive

Milford, PA 18337

CELL: (570) 242-1176 – FX: (570) 751 – 1581

stationsteelservices@yahoo.com

Business Plan – L.C. Station Properties, LLC

- Station Steel currently provides service for commercial and residential structural steel, pre-engineered metal building (PEMB) and miscellaneous steel erection. We have worked with many fabricators in the past and feel that there is a fit for a small miscellaneous metal fabrication shop in our area. The main objective is to form fit the business within 5 years to include the fabrication of the miscellaneous metals that we install. Items include (but not limited to) steel stairs, railings, gates, ladders, supports, and small structural steel items.
- The early stages of this building will be used as storage for equipment and materials for Station Steel Services with intermittent use for light fabrication projects.
- **Hours of operation for steel fabrication:** 6 AM – 7 PM – 7 days a week
 - Main working hours 6 AM – 4 PM – Monday through Friday
 - Time and days listed in the additional reserved window will only be utilized if there is an urgency to finish a project deadline. This is not intended to be part of the normal work week schedule.
 - Shop crew sizes are estimated to include 2 – 4 employees during a 40 to 50 hour work week.
- **Hours for loading trucks for crews in field:** 5 AM – 7 PM – 7 days a week
 - Trucks will leave the building and be on site by 7 AM
 - Station Steel currently has 4 company trucks – 3 of 4 are onsite and return home with the employees. Those vehicles will make visits to the building/shop if needed but will not be parked at the building regularly. 1 truck will stay at the shop for use.

- **Office:**
 - One or two people may be in the office, only if needed. As President and Co-President, we prefer to complete the majority of office work at the residential office.
 - We would not be meeting clients in a "conference room".
 - Station Steel employees work in the field on a regular basis and will have no need to occupy the office. There may be a few exceptions throughout the year in which an employee may need to utilize the office for a minimal period of time. For example, if an employee needs to fill out required paperwork.

- **Equipment:**
 - Welders, trailers, scissor lifts, forklifts, small tools, and job boxes will be rotated from one project to the next. If there is a gap in the schedule or certain pieces of equipment are not necessary for the current projects, then some of these items may be stored at the building. Trailers, scissor lifts, forklifts and job boxes will most likely be stored outside surrounded by a fenced in area in the back of the building out of the line of sight. Welders and small tools will be stored inside the building.

- **Materials:**
 - Steel beams, angles, channels, tubes, and panels will be organized outside, behind the building and in the back corner of lot outside of line of sight, only if needed. These components would be used frequently as projects move forward and will regularly rotate through the shop, the outside area and quickly to the project for install.
 - Station Steel would need to keep some materials in stock on a steel rack or similar device in case of an emergency project or change order.
 - Some projects will require one coating of structural steel prime paint. Otherwise, no other exterior finishes will be offered as part of our service. Paint cans will be disposed of in accordance with safety regulations and local guidelines.
Reference Sherwin Williams Steel Spec 1003 Shopcoat Primer specifications provided.
 - Welding rods, oxygen / acetylene cylinders will be stored in a locker inside the shop. One set of oxygen / acetylene will be on a torch cart which secures both tanks with both straps and chains. Safety regulations and guidelines will be enforced.

- **Deliveries:**

- Station Steel estimates the maximum receiving of goods at one delivery per week or every other week only as needed. Delivery hours would be within 7AM – 3:30 PM. The delivery drivers are from local distributors and return home every night, drivers would have to be back at their yard around 4PM to end their shift.
- Trucks/trailers will be able to turn around in the gravel cul-de-sac and back into the lot for unload.
- There may be other deliveries, such as common carrier (UPS, FedEx, USPS).

