

BOARD MEMBERS
DAVID MADDEN - CHAIRMAN
WAYNE HAWKINS - VICE CHAIRMAN
ANDREW BRITTO
ANTHONY JOSEPH CANTOLI
JOSEPH M. DESTEFANO

MARIA BRUNI, ADMINISTRATIVE DIRECTOR
PATRICIA RACINE, SECRETARY
LEONORALIZ, TREASURER
ALEX SMITH, IDA COUNSEL
BLEAKLEY PLATT LLP, PROJECT COUNSEL

Industrial Development Agency City of Middletown

AUDIT COMMITTEE **Tuesday, May 7, 2024; 5:30 p.m.** **Council Chambers; City Hall**

Audit Committee Members
Wayne Hawkins, Chairperson
Anthony Joseph Cantoli
Elizabeth Nemeth

1. Roll Call

2. Approval of Minutes

Audit Committee Minutes -03/19/24

3. Unfinished Business

4. New Business

Discussion – Poly Craft Waiver

Audit Committee resolution to approve Poly Craft's requested Labor Policy waiver.

5. Adjournment

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**Industrial Development Agency
City of Middletown**

**City of Middletown
Industrial Development Agency
AUDIT COMMITTEE AND FINANCE COMMITTEE
(committee of the whole)
MEETING MINUTES
March 19, 2024; 4:30 p.m.
Council Chambers; City Hall**

Audit Committee Members
Wayne Hawkins, Chairperson
Anthony Joseph Cantoli
Elizabeth Nemeth

Finance Committee Members
Wayne Hawkins, Chairperson
Joseph DeStefano
Andrew Britto

1. ROLL CALL – ALL PRESENT
2. APPROVAL OF MINUTES
 - Audit Committee Minutes – 01/30/2024
 - Motion to approve made by Cantoli; seconded by Hawkins
 - Motion carried: 3-0
 - Finance Committee Minutes – 01/30/2024
 - Motion to approve made by Britto; seconded by DeStefano
 - Motion carried: 3-0
3. UNFINISHED BUSINESS - none
4. NEW BUSINESS
 - Presentation of 2023 Audit and Internal Control Report - RBT – Shannon Mannese
 - Shannon Mannese: The IDA received a clean opinion. Total assets \$262,000 up \$148,000 in proportion to the revenues going up \$151,000 due to Poly Craft Industries Project revenue. Liabilities were \$20 which was down \$3500 from the prior year. Net position is up \$151,000 to \$262,000 overall change in net position. Expenses were \$10,000.00. which was down \$4,400 from the prior year. The prior year showed a loss. This year the IDA had a profit. There were no internal control and no compliance findings.

Review 2023 Annual Report and Investment Report –

Bruni: There was a new project brought on board during 2023 – Poly Craft Industries. There was a result of 6 construction jobs from Poly Craft and we realized 6 construction jobs from Poly Craft as well as overall FTEs in the amount of 254. Which is up from 243 in 2022.

Audit Committee resolution to recommend the 2023 Audit Report, Annual Report and PARIS Report to the full board for acceptance.

Motion to approve made by Cantoli; seconded by Hawkins

Motion carried: 3-0

Finance Committee resolution to recommend the 2023 Investment Report to the full board for acceptance.

Motion to approve made by Britto; seconded by DeStefano

Motion carried: 3-0

5. ADJOURNMENT

Motion to adjourn Cantoli; seconded by Brito

Motion carried 3-0

RESOLUTION

A Special Meeting of the City of Middletown Industrial Development Agency Audit Committee was convened on Tuesday, May 7, 2024 at 5:30 PM, local time, at Middletown City Hall.

The following resolution was duly offered and seconded, to wit:

Resolution No. AC2024-3

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

WHEREAS, Landmark Commercial Solutions, the general contractor for the Poly Craft Industries project located at 30-60 Industrial Place, Middletown, NY, is requesting a waiver for the use of local labor for a building installation, and

WHEREAS, the basis of the waiver request is a pre-engineered Nucor building system, which requires a highly specialized procedure to install the entire building package, and

WHEREAS, the subject manufacturer strongly recommends the use of a contractor that is experienced with the Nucor building system, and

WHEREAS, Landmark reached out to various companies with such experience and received quotes for the work, and

WHEREAS, Landmark selected Brecknock Builders for the reasons specified in its letter dated April 9, 2024, which is attached to this Resolution, and

WHEREAS, Landmark acknowledges the importance of utilizing local labor, as defined in the IDA Labor Policy, but recommends the use of Brecknock in this specialized field, and

WHEREAS, Loewke Brill Consulting Group confirmed in a letter dated April 16, 2024, attached hereto, that Landmark did consult with the local ironworkers union and was provided a list of union contractors qualified to install the Nucor system, and

WHEREAS, Landmark received a quote from an Orange County qualified contractor, but such quote was 53% higher than the quote received from Brecknock, and

WHEREAS, Landmark could only identify one other company in this region with Nucor experience, but this company failed to respond to Landmark's attempts to communicate, and

WHEREAS, Loewke is recommending the granting of the requested waiver.

NOW THEREFORE BE IT RESOLVED by the City of Middletown IDA that:

1. The IDA adopts the aforesaid recitations as findings of fact.
2. The IDA hereby grants the request for a waiver of utilizing local labor due to the specialized system involved and the cost differential referenced in the IDA Labor Policy, with the understanding that Landmark shall not request further local labor waivers unless absolutely necessary and only after significant attempts to identify and communicate with local labor providers.
3. The IDA hereby authorizes its Chairman to sign any appropriate documents necessary to implement this Resolution on behalf of the IDA.

Motion:

Sec'd:

	<i>Yea</i>	<i>Nay</i>	<i>Abstain</i>	<i>Absent</i>
Anthony Cantoli	[]	[]	[]	[]
Wayne Hawkins	[]	[]	[]	[]
Elizabeth Nemeth	[]	[]	[]	[]

MOTION:

Seal

Signatures _____ title _____

_____ title _____

LABOR POLICY

Approved and adopted this 30th day of January 2024.

The City of Middletown Industrial Development Agency (IDA) was established for the purpose of creating employment opportunities for, and to promote the general prosperity and economic welfare of the residents of Middletown, NY. The IDA offers economic incentives and benefits to qualified applicants who wish to locate or expand their businesses or facilities in the City of Middletown. When the IDA approves a project, it enters into agreements to extend these incentives and benefits to the applicant.

Construction jobs, though limited in time duration, are vital to the overall employment opportunities and economic growth in the City of Middletown. The IDA believes that companies benefiting from its incentive programs should employ local laborers, mechanics, craft persons, journey workers, equipment operators, truck drivers and apprentices (hereinafter "construction workers"), including those who have returned from military service, during the construction phase of projects. In this way, the IDA can generate significant benefits to advance the City's general prosperity. It is, therefore, the policy of the IDA that firms benefiting from its programs shall employ workers from Orange County and preferably from the City of Middletown and the "local labor" market during all project phases, including the construction phase.

For the purpose of this policy, the "local labor" market for construction workers shall be defined as those individuals living in Orange, Ulster, Sullivan, Dutchess, Putnam, Rockland and Westchester Counties. Applicants receiving IDA benefits shall ensure the contractor/developer hire at least 85% from the "local labor" market for their approved projects. The 85% shall be by contractor and in total at the time of completion of the project. The contractor/developer is mandated to keep daily log sheets of all field workers, commencing on the date of application. Any work performed after application shall be included in the determination of overall compliance with the 85% hiring requirements of this policy. A third-party auditing firm may be engaged to monitor construction work commencing on the date benefits are granted by resolution of the IDA Board.

However, the IDA recognizes that the use of local labor may not be possible for the following reasons and the applicant may request an exemption on a particular contract or trade scope for the following reasons:

1. Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers;
2. Specialized construction is required and no local contractors or local construction workers have the required skills, certifications or training to perform the work;
3. Cost Differentials:

a. For projects whose project cost exceeds \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by at least 20%. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 20% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;

b. For projects whose project cost is less than \$15M, significant cost differentials in bid prices whereby the use of local labor and materials significantly increases the sub contract or contract of a particular trade or work scope by 10% or more. Every reasonable effort should be made by the applicant and or the applicant's contractor to get below the 10% cost differential including, but not limited to, communicating and meeting with local construction trade organizations, such as the Hudson Valley Building and Construction Trades Council and other local Contractor Associations;

4. No labor is available for the project; and

5. The contractor requires key or core persons such as supervisors, foreman or "construction workers" having special skills that are not available in the "local labor" market.

The request to secure an exemption for the use of non-local labor must be received from the applicant on the exemption form provided by the IDA or the 3rd party monitor and received in advance of work commencing. The request will be reviewed by the 3rd party monitor and forwarded to the IDA, or by the IDA directly, at which time the IDA's Audit Committee shall have the authority to approve or disapprove the exemption. The 3rd party monitor, if there is one shall report each authorized exemption to the Board of Directors at its monthly meeting.

In addition, applicants receiving IDA benefits and contractors on the project shall make every reasonable effort to utilize vendors, material suppliers, subcontractors and professional services from the City of Middletown and the surrounding counties. Applicants and contractors shall be required to keep records of those local vendors, material suppliers, contractors and professional services whom they have solicited and with whom they have contracted with or awarded. This shall be stored in a binder on site and shall be easily available for review by an authorized representative of the IDA, such as the IDA's 3rd party monitor. It shall include any documents for solicitation and contracts. It is the goal of the City of Middletown and the IDA to promote the use of local veterans on projects receiving IDA benefits. By partnering with local contractors, local contractor groups, local trade unions and contractors awarded work on IDA projects, there are opportunities for veterans to gain both short term and long term careers in the construction industry.

Once approved for IDA benefits, all applicants will be required to provide to IDA staff the following information:

1. Contact information for the applicant's representative who will be responsible and accountable for providing information about the bidding and awarding of construction contracts relative to the applicant's project;

2. Description of the nature of construction jobs created by the project, including in as much detail as possible, the number, type and duration of construction positions;

3. The names, contact information, certificate of authorization to do business in the State of New York and copies of current Certificates of NYS Workers' Compensation Insurance, NYS Disability Insurance, General Liability Insurance and proof of current OSHA training certification from all contractors' employees performing work on the site; and

4. A Construction Completion Report listing the names and business locations of prime contractors, subcontractors and vendors who have been engaged in the construction phase of the project. All City of Middletown IDA projects are subject to local monitoring by the IDA and any 3rd party monitor. The applicant and/or the Construction Manager or General Contractor acting as agent for the applicant on the project, shall keep a log book on site detailing the number of workers, hours worked and counties and states in which they reside. Proof of residency or copy of drivers' license shall be included in the log book, along with evidence of necessary OSHA certifications. Reports will be on forms provided by the IDA or weekly payroll reports which contain the same information as required on the IDA issued form. The applicant and contractors are subject to periodic inspection or monitoring by the IDA or 3rd party monitor.

If used, the 3rd party monitor shall issue a report to the IDA staff immediately when an applicant or applicant's contractor is not in compliance with this labor policy. IDA staff shall advise the Audit Committee and/or IDA Board of non-compliance by email or at the next scheduled meeting. If a violation of policy has occurred, IDA staff shall notify the applicant and contractor in writing of non-compliance and give applicant a warning of violation and 72 hours in which to correct such violation. Upon evidence of continued non-compliance or additional violations, the IDA and/or its 3rd party monitor shall notify the applicant that the project is in violation of the City of Middletown IDA Labor Policy and is subject to IDA Board action which may result in the revocation, termination and/or recapture of any or all benefits conferred by the IDA.

If the IDA uses a third party firm or firms to monitor and audit compliance with this local labor policy, that cost shall be paid for by the Company in advance of the audits and held in a non-interest bearing escrow account until audits are complete.

The applicant of an IDA approved project shall be required to maintain a 4' X 8' bulletin board on the project site containing the following information:

1. Contact information of the applicant;
2. Summary of the IDA benefits received;
3. Contractors names and contact information on IDA provided form;
4. Copies of proof of exemption from labor policy;
5. Copies of any warnings or violations of policy;
6. Copy of the Executed Labor Policy.

The bulletin board shall be located in an area that is accessible to onsite workers and visitors, which should be clear and legible at least 10 feet from said board.

The applicant has read this Labor Policy and agrees to adhere to it without changes and shall require its construction manager, general contractor and sub-contractors who are not exempt to acknowledge the same. The Applicant understands and agrees that it is responsible for all third-party auditing and monitoring costs.

Applicant Signature

Signature of CM, GC or SC

Company Name

Company Name

Print Name of above signer

Print Name of above signer

Email/phone of Applicant

Email/phone of CM/GC/SC

Date

Date

LOEWKE BRILL

C O N S U L T I N G G R O U P , I N C

April 16th, 2024

Maria Bruni
Administrative Director
City of Middletown Industrial Development Agency
16 James Street
Middletown, NY 10940

Project: Poly Craft Industries, Inc – Requests for Verified Exemptions
Specialty Services: Nucor Pre-Engineered Building Installation

Brecknock Builders is being hired to install the Nucor pre-engineered building that was designed specifically for the Poly Craft project. **Background:**

Landmark Commercial Solutions, the project general contractor, have solicited Brecknock Builders out of Ramsey, NJ to install the Nucor PEB, as they have past experience with the contractor. Nucor strongly advises using a only a Nucor specialized installer as the system is specially designed for the specifics of the project. Landmark has worked with this system before and has a previous working relationship with Brecknock Builders.

Landmark did consult with Matt Stoddard, the business agent for the Ironworkers union, local 417. Mr. Stoddard provided a list of union contractors qualified to install the Nucor System. Landmark received a bid from ABM, Inc from Montgomery, NY, and their price was 53% higher than Brecknock. Landmark made several attempts to get a bid from Everything Welding, but they never responded. Landmark received an additional bid from another contractor that was out of area, but they lacked the experience that Brecknock has.

Loewke Brill considers this waiver request to be valid and recommends the waiver to be processed.

Sincerely,

Kevin E Loewke

491 Elmgrove Rd, Ste 2, Rochester, NY 14606

member of
nbca
National Bond Claims Association

Toll Free: 866-647-9350 Phone: 585-647-9350 Fax: 585-647-3508

www.loewkebrill.com

ESGR
EMPLOYER SUPPORT OF
THE GUARD AND RESERVE



Date: 4/09/2024

Applicant Name: Poly Craft Industries

Project Address: 30-60 Industrial Pl, Middletown, NY

Contact: Jack Abram / Landmark Commercial Solutions

Phone: 845-641-4191

Email: Jack@Landmarkinteriorsny.com

RE: Waiver request for PEB building installation

To Whom this may concern,

We respectfully request a waiver for the use of local labor for the building installation of the above-mentioned project.

The structural component of the PCI building is a NUCOR PEB – otherwise known as a pre-engineered building. Which means, that all components are designed, engineered and manufactured in a quality-controlled environment assuring that all steel is American and the related components meet all design standards. The building comes as a complete package with the framework, wall panels and roof system. There are many advantages to such buildings, such as quality, flexibility of space, long term maintenance as well as fixed cost.

Although parts of the building installation may seem to overlap in style to conventional steel erection, the PEB is a highly specialized system that systematically combines all components together. The skilled and specialty work lies in the installation of the wall panels and roofing system to ensure a water and airtight structure. As such, the manufacturer strongly advises to use a team that is familiar and experienced with the Nucor building system specifically, to install the complete building package in its entirety. Being that the PEB requires unique and specialized means/methods of installation, there are few installers familiar with NUCOR specifically and PEB buildings in general.

Thus, we reached out to multiple companies familiar with PEBs (some of which we worked with previously), to determine the appropriate team for this project with the proper capabilities and price for the budget. In fair business practice, we gave all an equal opportunity to bid the project.

In our attempt to utilize regional contractors, we located one local company, 'ABM Inc.' that has some experience with PEBs.

The following are the proposed bids received. 'ABM Inc.' proposed a bid of \$974,000.00, 'Brecknock builders' proposed \$565,000.00 and 'Station steel' proposed \$553,000.00.



In addition, in attempt to consider using a union contractor, we had meeting with the local union representative 'Mathew Stoddard' on Wednesday, January 31st. We subsequently received a list of general steel erectors, of which only one company by the name of 'Everything welding/Mike Doran' was determined to be in the immediate regional area. We made repeated attempts to reach out, but received no interest or response.

In choosing a PEB installer as in any sub trade choice, timing, reliability, quality, pricing, research/ recommendations and of course prior experiences are factored. With this in mind, 'Brecknock' satisfied all criteria, and is most suitable for this PEB. Brecknock is a highly specialized family owned small business with a large employee base and a micro focus on customer service. Arguably speaking, they are one of the largest and most comprehensive installers on the east coast, with large completed projects from upstate NY to south NJ and across PA and beyond.

When working on previous Nucor PEB projects, 'Brecknock' was highly recommended by the Nucor Team. We did extensive research prior to working with them. Their customer service as well as years of experience and familiarity with Nucor buildings gave us the reassurance that they were the appropriate team for our Nucor PEB projects. Our personal experience working with them on previous projects has been nothing less.

In closing, we understand the importance of utilizing local labor. However, based on all the above considerations, and to ensure the PEB meets all requirements, we feel it is significant to make an exception due to its unique specialty, reliability and budget.

Thank you for your understanding, consideration and assistance in the Poly Craft Industries Project.

Applicant Signature: *Jack Abram*

Date: 04/09/2024

Amount of Contract Needing Verified Exemption: \$565,000.00

Number of Workers Needing Verified Exemption(s): 20



a **NUCOR** company

NUCOR BUILDING SYSTEMS

200 Whetstone Road
Swansea, SC 29160
803.568.2100

February 29, 2024

Jack Abram
Landmark Commercial Solutions
19 Spear Road
Suite 103
Ramsey, N.J. 07446

Jack,

As per our recent discussion regarding building erectors, it is always recommended that for the best results, you use a sub-contractor who is trained and familiar with Nucor building systems.

While a conventional steel erector may be perfectly capable of erecting standard building columns and girders, there will always be a 'learning curve', especially critical with this building design as well as CFR metal standing seam roof system and the related flashings and trim. This particular product does require some special skills and attention.

I hope that this addresses your concerns and please let me know how I can be of further assistance.

L. Bruce McCardle
District Sales Manager

Nucor Building Systems
1813 Chardonnay Drive Easton, PA. 18045
Cell: 845 346 6077
Bruce.McCardle@Nucor.com



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ABM, Inc.

Industry Leaders

PO Box 369*Montgomery, NY 12549*

Phone *845-346-1459*

Email *info@abm247.com*

February 7, 2024

Jack Abram

Email: Jack@landmarkinteriorsny.com

Re: Poly-Craft, 36-60 Industrial Place, Middletown, NY

Proposal

Scope of work: Install a pre engineered metal building per plans and specifications.

- Pre engineered metal building installed
- All lifts and cranes for metal building installation
- Wages applied are open shop

Total: \$974,345.00

Approved by:

Printed Name

Signature

Date

Prices are valid for 30 days from date of proposal

LANDMARK COMMERCIAL SOLUTIONS
ADDRESS: 19 SPEAR RD.
SUITE 103
RAMSEY, NJ 07446
PHONE: (845) 641-4191
EMAIL: JACK@LANDMARKINTERIORSNY.COM



Jobsite Address: 3060 Industrial Place
Middletown, NY 10940
Orange County

Project Name: 30-60 Industrial**S23-431**

Erection of Pre-engineered steel building

Scope of work

Open-Shop Labor, and Equipment for the erection of the facility as outlined in the proposal below

General Conditions

- Field supervision of our crew only
- General liability insurance for our work only
- PEMB erection included
- *Waste container and Portable toilet facilities by others*

Thermal and Moisture Protection

- Building Insulation
 - Install R-45 3-layer Opti-liner white metal building roof insulation, this system is considered to serve as fall protection, if the system provided does not meet OSHA Fall Protection guidelines additional cost requiring tie off for roofing installation will be the customer's responsibility. *** Note eave angle must be supplied by G.C. or PEMB manufacture, or Brecknock Builders will supply at cost plus 10% ***
 - Install 3" insulated metal wall panels

Doors

- Passage Doors and Frames
 - (8) 3070 pre-assembled personal doors

Special Construction

- PEMB Erect a Pre-engineered building – Building 'A'
 - 232'-0" wide x 307'-8" long x 34'-0" eave height, gable symmetrical 1/2:12 pitch, (1) row of columns
 - Sidewall bays to be 1@28'-9 1/2", 3@28'-0", 1@28'-9 1/2", 1@26'-3", 1@17'-8", 1@16'-9", 1@17'-9", 1@18'-9", 1@21'-9", 1@16'-6", 1@30'-8"
 - Left endwall bays to be 1@86'-8", 1@20'-8", 1@21'-8", 1@22'-0", 1@25'-6", 1@26'-3", 1@29'-3"
 - Right endwall bays to be 1@28'-8", 1@27'-1", 1@24'-9", 2@24'-6", 2@24'-9", 1@27'-0", 1@26'-0"
 - Bypass girt system
 - Left endwall (column line 1) to have straight columns
 - Column lines 2 through 13 are tapered columns
 - Right endwall (column line 14) to have tapered columns
 - Perimeter columns are at 0'-0" B.F.F.
 - Interior columns are 8" B.F.F.
 - Left endwall (column line 1) is post and beam frame
 - Column lines 2 through 13 are rigid frame multi span

- Column line 14 is rigid frame clear span (non-expandable)
 - (5) 10' x 12', (1) 12' x 16', (1) 24' x 20' framed openings with painted jamb cover
 - (2) 9'-2" x 7'-2" framed openings with painted jamb cover on second floor
 - (1) 14'-4" x 7'-2", (1) 19'-0" x 24'-6", (2) 12'-4" x 7'-2", (4) 3'-4" x 7'-2", (1) 19'-4" x 7'-2", (1) 20'-0" x 7'-2" windows / louvers on first floor
 - (1) 14'-8" x 7'-2", (2) 13'-8" x 7'-2", (1) 14'-4" x 7'-2", (3) 12'-4" x 7'-2" windows / louvers on second floor
 - 24 ga. standing seam roof with Opti-liner
 - Roof covering is supported by purlins
 - 34 roof curbs of varying size for roof top units
 - 21 pipe jacks
 - 3" insulated metal wall panel
 - LEW is open from 145'-4", 86'-8" x full height to adjacent building
 - FSW is open from 0'-0", 104'-1" x full height to adjacent building
 - LEW to have x-bracing in bay 6
 - FSW to have x-bracing in bays 2, 3, 4, 5, and 6
 - BSW to have x-bracing in bays 2, 7, 8, 10, and 12
 - +/-11,800 s.f. of PEMB mezzanine with bar joists and b-deck
 - Trim, eave gutters, downspouts, and rake trim installed
 - Unloading is included
- PEMB Erect a Pre-engineered building – Building 'B'
 - 86'-8" wide x 6'-7" long x 34'-0" (30'-0" clear) eave height, gable symmetrical 1/2:12 pitch, (1) row of columns
 - Sidewall bays to be 1@6'-7"
 - Left endwall bays to be 4@21'-8"
 - Right endwall bays to be 1@86'-8"
 - Bypass girt system
 - Left endwall (column line 1) to have straight columns
 - All columns are at 0'-0" B.F.F.
 - Left endwall (column line 1) is post and beam frame
 - Column lines 2 has no frame
 - 24 ga. standing seam roof with Opti-liner
 - Roof covering is supported by purlins
 - LEW, FSW, and BSW to have 3" insulated metal wall panel
 - LEW is open full width x 20'-0" high to adjacent building
 - REW is fully open to adjacent building
 - LEW to have x-bracing in bay 2
 - Trim, eave gutters, downspouts, and rake trim installed
 - Unloading is included

Exclusions

- Roof Seamer, Rooftop units, Roof hatches, Canopy framing/decking/soffit, Permits, and inspection fees, testing fees, prevailing wages, temporary protection, demolition, site work-related items, concrete work, masonry work, insulation, doors, windows, interior finishes, overhead cranes, wall louvers, HVAC, plumbing, electrical, fire alarm, sprinkler system, engineering services, winter weather-related costs, bonds, special licensing, anything not specified in the above scope of work

■ **Lump-Sum Price for the above scope of**

\$565,000.00

CONTRACTOR'S RESPONSIBILITIES PRIOR TO AND DURING PEMB ERECTION:

Jobsite inspection; Anchor bolt inspection for correct placement and projection; Erection in accordance with standard PEMB construction techniques, OSHA regulations, and/or AISC code of standard practice; Erection using a rubber tire light crane or material lift; All threaded bolts tightened by the 'Turn of the Nut' method set forth by AISC; Erection to be completed in a timely manner except for weather delays and/or related sub-contractor delays; All PEMB and insulation debris to be stockpiled or placed in Owners dumpster. Stoned or paved access road to the job site; Stoned area within 100' of the PEMB location for storing PEMB package; Minimum of 50' access around the perimeter of building for erection equipment; Concrete piers and foundations to be adequately cured and backfilled; Compacted stoned building area or adequately cured concrete building slab for erection equipment; Electrical power lines and/or utility lines within 30' in any direction will be cut-off, protected, or removed.

THANK YOU FOR THE OPPORTUNITY TO BID ON YOUR PROJECT. IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE FEEL FREE TO CALL 717-484-2200. WE LOOK FORWARD TO WORKING WITH YOU ON YOUR PROJECT.

WE ARE A COMPANY THAT IS PROUD OF THE WORK WE DO; AS A RESULT OF THAT, YOU HAVE A TWO (2) YEAR WORKMANSHIP WARRANTY ON THIS PROJECT.

Presented by:

Jonathan Martin, Estimator

Office: 717-484-2200

Email: jonathanm@BrecknockBuilders.com

Customer Signature and Date
Monthly Billing - Payment terms are net 30 days



STATION STEEL SERVICES, INC.

151 Hawthorne Drive
Milford, PA 18337
CELL: (570) 242-1176 – PH/FX: (570) 851-2102
stationsteelservices@yahoo.com

BUDGET ESTIMATE

June 7, 2023

C/O: Landmark Commercial Solutions
19 Spear Rd Suite 103
Ramsey, NJ 07446

Project: 30-60 Industrial
Middletown, NY 10941

Budget Estimate for Labor & Equipment:

(Materials to be supplied by Landmark Interiors NY, Inc)

Nucor Job: S0S-23002 R1 - PRELIMINARY DWGS dated 05/17/2023

– Details not provided in bid drawings

- Erect steel per scope of PEMB project
 - 314'-3" X 232'-0" X 34'-0" Low eave @ BLDG A
 - 6'-7" X 86'-8" X 34'-0" Low eave @ BLDG B
 - Mezzanine A: 167'-1" X 56'-8"
 - Mezzanine B: 37'-8" X 60'-0"
 - Mezzanine steel priced as bolted bar joists, bolted bridging, and 1.5" – 20 Ga. decking
 - Any field welding / field modifications will be completed at additional cost
 - Install of any tie-in steel is not noted on bid documents and is excluded from price
- Install 3" Insulated metal panel wall systems
 - (8) Overhead door frames - (11) Pre-assembled man doors
 - (15) Window / Louver frames
 - Removal of existing PEMB wall sheeting excluded
- Install CFR standing seam roof w/ Skyweb insulation system (double-layer)
 - (6) Roof Curbs - (0) pipe penetrations
- Install trim, flashings, gutters, and downspouts

➤ ***Proposal price based on one mobilization / erection trip***

Proposal price exclusions: any additional roof penetrations, liner panels, misc. metals furnish / install, snow retention systems, insulation systems in wall, removal of existing PEMB wall sheeting, shift differential work, union / prevailing wage rates, crane permits, field welding of masonry anchors, repair / taping of vinyl blanket on Skyweb insulation system due to other trades

TOTAL BUDGET ESTIMATE: \$ 553,000.00

Station Steel Services, Inc. will not be held responsible for anchor bolt / leveling plate installation or any delays due to problems in site work or problems relating to other contractors and cleaning of steel for erection. **Site is to be ready for maneuvering of equipment needed for erection and required construction.** Building delivery is to coincide with an erection ready site or additional charges may apply due to increased costs of equipment and labor. *Storage area shall be within proximity of building footprint or T & M rates shall be applied for hauling materials to site.* All building supplies are to be checked and verified for accuracy by *Landmark Interiors NY, Inc.* The above price is based on one continuous erection trip. Any additional costs will be billed separately and payable upon invoicing, including additional fees incurred to comply with insurance requirements.

Payment Terms: *To be billed in monthly installments upon completion*

- 50% due upon completion of steel
- 25% due upon completion of roof system
- 23% due upon completion of wall systems
- Balance due upon completion of contract

Acceptance of proposal and above stated terms as written:

Landmark Interiors NY, Inc.

Date

Station Steel Services, Inc.

Date

International Association of Bridge, Structural, Ornamental, and Reinforcing

Business Manager
Financial Secretary/Treasurer

Matthew Stoddard

Vice-President
John McGuire



President
JAC Coordinator/C.W.I

Michael Dunn

Recording Secretary
Keith Eisgruber

Affiliated with A.F.L. – C.I.O.

SPECIALTY: METAL BUILDING

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ABM / UCG PO Box 369 Montgomery, NY 12549 Contact: Keith Jacobsen, Owner keith@abm247.com Cell: (845) 346-1459	Everything Welding, LLC 83 Greenkill Avenue Kingston, NY 12401 Contact: Mike Doran mikedoran6753@gmail.com Phone: (845) 802-6753
Hi-Tech 410 State Route 10 Suite 211 Ledgewood, NJ 07852 CONTACT: Patsy Cianicullo patsycianicully@yahoo.com Cell: (973) 222-5796 Phone: (973) 970-9120 SBE	MSC Steel, LLC 17 Industrial Park Way Gloversville, NY 12078 CONTACT: Matthew Calkins aoestimating@americanorn.com Cell: (518) 848-4336
Oradell Construction Company, Inc. 37 Woodland Road Roseland, NJ 07068 Contact: Jeff Cherna jc@oradell.construction.com Cell: (973) 202-3417 Office: (973) 226-7500	Tri-City Steel Erectors, Inc. 1910 Maxion Road Extension Schenectady, NY 12308 CONTACT: James Madison jim@trovironworks.com Phone: (518) 326-3352 Fax: (518) 874-1991