

INSTRUCTIONS AND INFORMATION (Rev. 6/12/24)

1. Please note that Public Officers Law Article 6 states that all records in the possession of the Herkimer County Industrial Development Agency (Agency) are open to public inspection and copying. If you feel that certain sections of the Project Application should be withheld from public inspection, please notate accordingly to request such sections be kept confidential.
2. New laws have been established in regards to record keeping, reporting, and recapture requirements for IDA's that authorize sales tax exemptions to a Project Operator or Agent. The Agency must now keep a record of the amount of sales tax benefits provided to each Project and make those records available to the State upon request. Also, within 30 days of providing financial assistance to a Project, the Agency must report to the State the amount of sales tax benefits intended to be provided to a Project. It is now a requirement of the State that the Agency post on the internet and make available without charge copies of its resolutions and project agreements and documents.
3. If you are requesting a sales tax exemption from the Agency as part of your application for assistance, you must include a realistic estimate of the value of the savings anticipated. **IT IS IMPERATIVE THAT THE SALES TAX ESTIMATES IN THE APPLICATION BE AS REALISTIC AS POSSIBLE.** This is the number that will be provided to the state.
4. The state requires that the Agency recapture any state sales tax benefits given if: a. the project was not entitled to receive benefits; b. the exemptions exceed the amount authorized or were claimed for unauthorized property or services; c. the Project Operator failed to use the property or services in a manner indicated by its agreement with the Agency.
5. It is important that the Application is completed in its entirety leaving no blanks. If the question is not applicable, please note n/a.
6. If more space is needed for a particular answer, please attach a separate sheet.
7. The Agency non-refundable general application fee is \$1000. The Market Rate Housing Benefit fee due with the application is \$2,000 which includes a non-refundable application fee of \$1000 and a commitment fee of \$1,000 that will be applied at closing; if the project does not close, the \$1,000 is not refundable.
8. Agency fees are assessed at 1% of the total project cost.
9. The Agency will collect ½ (one-half) of the project fee at the time of signing of an inducement agreement. The final half of the Agency fee will be payable at which time the project closing takes place.
10. Bonding fees are assessed at 1% of the total value of Industrial Revenue Bonds.
11. The Agency will collect ½ (one-half) of the bonding fee at the time of signing of an inducement agreement for any bonding projects. The final half of the bonding fee will be payable at which time the project closing takes place.
12. The applicant is responsible for all Agency legal fees related to this project.
13. Should your company for any reason decide to withdraw this application for financial assistance after submission but prior to completion, you will be responsible for any legal fees involved up to the time of withdrawal. Also, the Agency will assess a fee for services rendered and costs incurred to date.

14. Should your company reassign your project, the Agency will collect a non-refundable fee of \$2,000 at the time of reassignment.
15. The Agency will assess your company an annual administration fee to cover ongoing compliance and oversight functions in the form of rent under the Lease Agreement in the amount of \$750 for general projects; \$1,500 for solar projects in years 1-5, then increased by \$500 every five years throughout the duration of the project; \$1,500 for housing projects in years 1-5, then increased by \$500 every five years throughout the duration of the project.
16. In accordance with section 224-a(8)(d) of article 8 of the New York Labor Law, the Agency has identified that any “financial assistance” (within the meaning of section 858 of the General Municipal Law) granted by the Agency to the Applicant consisting of sales and use tax exemption benefits, mortgage recording tax exemption benefits and real property tax exemption benefits, constitutes “public funds” within the meaning of section 224-a(2)(b) of Article 8 of the New York Labor Law and such funds are not excluded under Section 224-a (3) of Article 8 of the New York Labor Law. The Agency hereby notifies the Applicant of the Applicants obligations under Section 224-a (8)(a) of Article 8 of the New York Labor Law.
17. **PHOTOGRAPH RELEASE AND LICENSE AGREEMENT:**
 1. **GRANT OF LICENSE AND RIGHTS:** The business owner hereby grants an exclusive license to and any and all rights and benefits, if any, to the photographs taken by the HCIDA, its agents/assigned at the jobsite for use in any advertising, promotion, and marketing campaign that may conduct in the future. Moreover, it is understood and acknowledged that this license and rights shall apply to any third parties or agents that the HCIDA in its sole discretion deems necessary to properly and adequately market or promote its services.
 2. **CONSIDERATION:** It is understood and agreed that other than the consideration previously received the business owner will not be entitled to receive any further consideration relative to the use of the photographs described herein, including monetary consideration.
 3. **RESTRICTIONS:** It is understood and agreed that there will be no restrictions on the license and/or rights granted hereby.
 4. **PROMOTION/MARKETING:** It is understood and agreed that the business owner shall have no control or input as to how the photographs are used or utilized in any marketing campaign or promotion and/or advertising unless the HCIDA, in its sole discretion deems that such input would be appropriate and useful. It is understood and agreed that the HCIDA shall have sole authority to determine the mode and method of advertising, merchandising, promoting, selling, and distributing, that involves the use or utilization of the subject photographs. Moreover, it is understood and agreed that the HCIDA will not be required to obtain and further approval or consent from the business owner prior to the use or utilization of any photographs for any promotion or marketing campaign and/or advertising.



**APPLICATION TO
HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FOR FINANCIAL ASSISTANCE**

SECTION 1: APPLICANT INFORMATION:

Company Name: _____
Address: _____

Product/Services: _____
Phone No.: _____
Email Address: _____
Fed ID No.: _____ **NAICS Code:** _____
Contact Person/Title: _____

Principal Owners/Officers/Directors:
(list owners with 15% or more in equity holdings with percentage ownership)

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

- ___ Corporation
- ___ Partnership
- ___ General or Limited _____;
Number of general partners _____;
If applicable, number of limited partners _____
- ___ Limited Liability Company/Partnership (number of members _____)
- ___ Sole Proprietorship

If a corporation, partnership, limited liability company/partnership:

Date of establishment _____.

Place of organization _____.

If a foreign organization, is the Applicant authorized to do business in the State of New York? _____.

APPLICANTS' COUNSEL

Name: _____
Address: _____

Phone No.: _____
Email: _____

SECTION 2: PROJECT INFORMATION:

A) Describe the proposed project, acquisition, construction or reconstruction in as much detail as possible.

B) Project Description (check all applicable)

- Manufacturing
- Warehousing/Distribution
- Tourism Destination Facility
- Retail*
- Other – Specify _____

*If the Project has a retail component, please complete SECTION 6 of this application – the Retail Questionnaire.

C) Name of all sub-lessees or other occupants of the facility:

D) Principals of any sub-lessee or occupant.

SECTION 3: COST BENEFIT ANALYSIS:

A) Estimate Project Costs (where applicable)

- | | |
|--|-----------------|
| 1. Land | \$ _____ |
| 2. Building | \$ _____ |
| 3. Renovation Costs | \$ _____ |
| 4. Machinery and Equipment | \$ _____ |
| 5. Soft Costs | \$ _____ |
| 6. Legal Costs | \$ _____ |
| 7. Other (specify)- DEMO/REMOVALS | \$ _____ |
| 8. Total Estimated Project Amount | \$ _____ |

Of the above amount, total dollar value of labor and materials to be sourced within the Mohawk Valley Regional Economic Development Council Region (Herkimer, Oneida, Fulton, Montgomery, Schoharie, and Otsego Counties) \$ 1,000,000 (est.)

B) Financing (Source of funds where applicable)

- | | |
|--|-----------------|
| 1. Bank | \$ _____ |
| 2. Private Funds Invested | \$ _____ |
| 3. Industrial Revenue Bond | \$ _____ |
| 4. Other | \$ _____ |
| 5. Total (should equal SECTION 3.A.8) | \$ _____ |

C) Financial Assistance Requested (Proposed Benefit Estimates) (Please note n/a in any line where you are not seeking assistance)

1. Type of Financing: ____ Tax-Exempt ____ Taxable ____ Straight Lease

2. Amount of Bonds Requested: \$ _____

 2. A Estimated interest savings on Issuance
 by the Agency of Industrial Revenue Bonds \$ _____

3. Amount of New Mortgage (s) required for project: \$ _____

 3.A. Mortgage Recording Taxes Exemption
 (1% of total proposed mortgage amount) \$ _____

4. Project-Related Costs Subject to Sales Tax: \$ _____

 4.A. NYS Sales and Compensating Use Tax
 (State 4% + Local 4.25% = Total 8.25%) \$ _____

5. Real Property Tax Exemptions \$ _____
(See “Property Tax Exemption” table below,
Column C minus Column B. The Agency can
assist with this estimation at your request.)

Total Estimated Value of Tax Exemptions
(Total of 2.A, 3.A, 4.A, & 5) \$ _____

D) Real Property Tax Exemption

Please use the table below to list estimated real property exemption by year. In ‘Column A’ enter the tax revenue generated by all applicable parcels absent a project. Typically, this value is calculated for the current year and then escalated at 2% per year for the duration of the would-be PILOT term. In ‘Column B’ enter the estimated value of the PILOT payments for each year through the duration of the PILOT term. In ‘Column C’ enter the property taxes that the Project would otherwise pay, but-for the PILOT abatement, on the full assessed value. Typically, this value is calculated for the current year and then escalated at 2% a year for the PILOT term. Each column should have an equal number of entries for the entire length of the of PILOT.

Year	<u>Column A</u> Property Tax Without the Project	<u>Column B</u> Estimated PILOT Payments	<u>Column C</u> Estimated Property Taxes on Full Assessment
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Attach more sheets as necessary.

Column A: The amount of tax due in each year if the Project that is the subject of this application does not occur.

Column B: The estimated PILOT amounts for each year.

Column C: The hypothetical value of property tax payments as if the Project moves forward and the property is fully taxable.

E) Employment Information/Job Creation

*The Agency uses the following standard when reporting **FTE – Full Time Equivalent** jobs: Full-time equivalent is a ratio that compares the number of hours worked during a pay period by an employee to the number of work hours during the pay period that equates to full time employment. For example, an employee who works hours equal to full time is 1.0 FTE. An employee who works half the hours of full-time employment is 0.5 FTE, while an employee that works one-third the hours of full-time employment would be considered .3 FTE. Please contact the Agency for assistance if needed.*

Please estimate the number of jobs (both retained and created) associated with the operations of the Project subject to this application:

Previous Year	Current Year	Year 1	Year 2	Year 3

For year 3, total number of jobs retained: FTE _____

For year 3, total number of jobs created: FTE _____

For the jobs that will be created and retained as a result of this project, please provide more information below.

The tables below capture the number of jobs created and retained in the first three years of operations as the Project reaches employment stability. Do not include construction phase employment below. Also note, the following tables should be **cumulative**. In other words, jobs that are created in Year 1 and expected to be retained through Year 3, should be included in each of the three tables below. Therefore, in most cases, job counts in Year 3 should be greater than, or equal to, jobs in Year 1.

In the ‘Description’ tab please enter the job title for each position. In the ‘NAICS Code’ column enter the NAICS code associated with each position. If NAICS Code is unknown, please use the keyword search function in the following link to find the most appropriate code: <https://www.census.gov/naics/>. Enter the **cumulative** job count and the average salary for each position in the ‘Count’ and ‘Average Salary’ columns respectively. Attached additional sheets as needed.

Year 1

Description	NAICS Code	Job Count	Average Salary

Year 2

Description	NAICS Code	Job Count	Average Salary

Year 3 (Stabilization and thereafter)

Description	NAICS Code	Job Count	Average Salary

Note: Enter the entire created/retained job count for the Project in Year 3, even if full employment won't occur until a later year.

Please note any proposed fringe benefits for jobs to be created by job title. In this section please also indicate whether, and the extent to which, the project will provide onsite daycare facilities.

Estimate number of construction jobs to be used for this project: FTE _____

F) Other Benefits

In this section, please list any other public and/or private benefits associated with the Project. Wherever possible, please quantify those benefits. (If necessary, please use an attachment to describe and quantify those amounts for each year of the PILOT.) Examples of such quantifiable benefits would include hotel occupancy tax, retail sales tax, host community benefit payments, etc. Please also describe any non-quantifiable benefits if applicable.

Other Public Benefits: _____

As with public benefits, please list any quantifiable or non-quantifiable benefits that accrue to private individuals (royalty payments, solar lease payments, etc.)

Other Private Benefits: _____

SECTION 4: PROJECT LOCATION/UTILITIES/IMPACT

- A) Project Address: _____ 114.75-2-42
_____ 114.75-2-43
_____ 114.83-1-26
- B) Are Utilities on Site
Water _____ Electric _____
Gas _____ Sanitary/Storm Sewer _____
- C) Present legal owner of the site _____.
- D) Zoning of Project Site: Current: _____ Proposed: _____.
- E) Are any variances needed: _____.
- F) Principal use of Project upon completion: _____.
- G) Will the Project result in the removal of a plant or facility of the Applicant from one area of the State of New York to another? _____.
- H) Will the Project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the State of New York to another area of the State of New York? _____.
- I) Will the Project result in the abandonment of one or more plants or facilities located in the State of New York? _____.

If you answered yes to G-H or I please indicate whether the project is reasonably necessary for the company to maintain its competitive position in the industry. Please explain in detail. Attach supporting documentation.

SECTION 5: REPRESENTATIONS BY THE APPLICANT:

The Applicant understands and agrees with the Agency as follows:

- A.) **Job Listings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOL”) and with the administrative entity (collectively with the DOL, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”) in which the Project is located. The IDA encourages to the fullest extent possible, the hiring of local labor for all construction projects.
- B.) **Annual Sales Tax Filings.** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency. In accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. A copy of such form should be provided to the Agency annually upon submission to the State.
- C.) **Sales Tax Tracking.** The Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance that they will submit to the Agency, a quarterly tracking form (form will be provided) listing all sales tax savings incurred to allow for the Agency to monitor and report to the State as required.
- D.) **Recapture of Benefits.** The Applicant understands and agrees that the benefits received from tax abatements/exemptions shall be subject to recapture in accordance with the Agency’s tax exemption policy. The Agency reserves the right to include in the transaction documents the recapturing of the total value of real property/sales tax exemptions approved for a Project if any of the following conditions arise:
- a. The Project Facility as defined in the PILOT/Lease Agreement is sold or closed and the Applicant leaves or departs Herkimer County.
 - b. There is a significant change in the use of the Project Facility and/or business activities of the Applicant.
 - c. There is a significant reduction in the number of full/part-time jobs at the Project Facility in comparison to what was estimated in the Applicant’s Project Application that are not reflective of the Applicant’s normal business cycle or national economic conditions.
 - d. The Applicant fails to fully comply with all periodic and/or annual reporting requirements of the Agency, State or Federal government.
 - e. The Applicant failed to achieve any minimal new job creation figures specified by and within the time frames specified by the Agency

- E.) **Annual Employment Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site in addition to any additional project information as may be required. The Chief Executive Officer shall submit to the Agency prior to February 1st of each year, a written certification setting forth:
- a. Number of full-time equivalent employees at the Project location as of the last date of the prior year
 - b. Number of construction jobs during the fiscal year as a result of the Project
- F.) **Absence of Conflicts of Interest.** The Applicant has received from the Agency a list (see pages 18-19) of the members, officers and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

SECTION 6: RETAIL QUESTIONNAIRE (if applicable):

(To be completed by Applicant indicated retail component of the Project in Part 2, Question B of this application).

- A.) Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project? YES _____ NO _____

For purposes of Question A, the term “retail sales” means (i) sales by a registered vendor under Article 28 of Tax Law of the State of New York (the “Tax Law”) primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B.) If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? _____ %

- C.) If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project:

1. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Onondaga and Albany Counties) in which the Project is or will be located?
YES _____ NO _____

2. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? YES _____ NO _____

3. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block _____ numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year _____ in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? YES _____ NO _____

If the answer to any of the subdivisions 1 through 3 of Question C is YES, attach details.

- D.) If the answer to any of the subdivisions 2 through 3 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details. YES _____ NO _____


- E.) State percentage of the Applicant’s annual gross revenues comprised of each of the following:
Retail Sales: _____ % Services: _____ %

- F.) State percentage of Project premises utilized for same:
Retail Sales: _____ % Services: _____ %

SECTION 7: FINANCIAL INFORMATION (attach the following):

1. Financial Statements for the last three fiscal years.
2. Proforma balance sheet as at start of operations at project site.
3. Projected profit and loss statements for first two years of operation at project site.
4. Projected “cash flow” statement, by quarters, for first year of operation at project site.
5. Detailed site plans
6. Construction budgets or contractor estimates
7. Evidence of current employment, such as NYS-45 Quarterly Report

The Applicant and the individual executing this Application on behalf of the applicant acknowledge that the Agency will rely on the representations made herein when acting on this application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Applicant: Feldmeier Equipment, Inc.
Date: March 18, 2026
By: 
Name: Colby Clqrk
Title: CEO

Application Submittal: Submit this application with a general application fee of \$1,000.00. If this application is for Market Rate Housing Benefits, please submit \$2,000.00 which includes a non-refundable application fee of \$1,000.00 and a commitment fee of \$1,000.00 that will be applied at closing; if the project does not close the \$1,000.00 is not refundable.

Make check payable to: Herkimer County Industrial Development Agency, 420 E. German Street, Suite 101A, Herkimer, New York 13350, to the attention of John J. Piseck, Jr., Chief Executive Officer.

Project Fees: The Agency will collect ½ (one-half) of its Project Fee and ½ (one-half) of its Bonding Fee, if a bonding project, at the time of the signing of an inducement agreement. The final half of the Agency fee and Bonding fee will be payable at which time the HCIDA takes title to the Facility, or upon issuance of bonds. The applicant will also be responsible for all HCIDA legal fees related to this project.

Should your company for any reason decide to withdraw this application for financial assistance after submission but prior to completion, you will be responsible for any legal fees involved to that point. In addition, the Agency will assess a fee for services rendered and costs incurred. Should your project be reassigned to another institution, the Agency will collect a fee of \$2,000 for costs incurred due to the reassignment.

Agency fees will be assessed at 1% of the total project cost.

Bonding fees will be assessed at 1% of the total Industrial Revenue bond amount.

The Agency will assess your company an annual administration fee in the form of rent under the Lease Agreement in the amount of \$750.00 for general projects; \$1,500 for solar projects in years 1-5, then increased by \$500 every 5 years throughout the duration of the project; \$1,500 for housing projects in years 1-5, then increased by \$500 every five years throughout the duration of the project.

“This institution is an equal opportunity provider, employer and lender”

2025 BOARD MEMBERS & STAFF
HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

CHAIRMAN
Vincent J. Bono

Date Appointed
7/3/2002

VICE CHAIRMAN
Cory Albrecht

Date Appointed
4/4/2018

SECRETARY
Robert Davenport

Date Appointed
10/28/2025

TREASURER
Tim Day

Date Appointed
5/18/2022

DIRECTOR
Ann Gaworecki

Date Appointed
8/07/2019

DIRECTOR
Frank Mendl

Date Appointed
12/11/2024

DIRECTOR
Dr. Terri Grates Day

Date Appointed
10/22/2025

Herkimer County Industrial Development Agency Board Members are appointed by the Herkimer County Board of Legislators and serve at the pleasure of the board.

**ASSISTANT SECRETARY/TREASURER/
HUMAN RESOURCES REPRESENTATIVE**
Victoria Adams

IDA ATTORNEY
Anthony Hallak, Esq.
Felt Evans LLP

CONTRACTING OFFICER
John Piseck

IDA SPECIAL COUNSEL
Charles Malcomb
Shannon Wagner
Hodgson Russ LLP

COMMITTEES

Revolving Loan Committee (12/19/2024):
Audit and Governance Committees (12/19/2024):
Marketing Committee (10/28/2025):
Finance Committee
Claims Auditors

Ann Gaworecki, Cory Albrecht, Bono
Board as a Whole
Tim Day, Dr. Terri Grates Day
Board as a Whole
Ann Gaworecki, Vincent J. Bono

COUNTY REPRESENTATIVE

Gregory Malta, Sr. – District 1
Herkimer County Legislator

Board Meetings held the last Tuesday of every month at 8:00 AM (subject to change)
At the Herkimer County Chamber of Commerce, Conference Room 420 E. German St., Herkimer

STAFF

John J. Piseck, Jr., Chief Executive Officer

John Piseck joined the IDA in February 2018. His experience includes: Sales Engineer for CTM Corporation (15 years); Herkimer County Legislator (4 years); past Chairman of the Board of Directors for the HCIDA; former member of Mohawk Valley Economic Development District; served on Board of Directors for the Creative Core.

Victoria Adams, Operations Manager

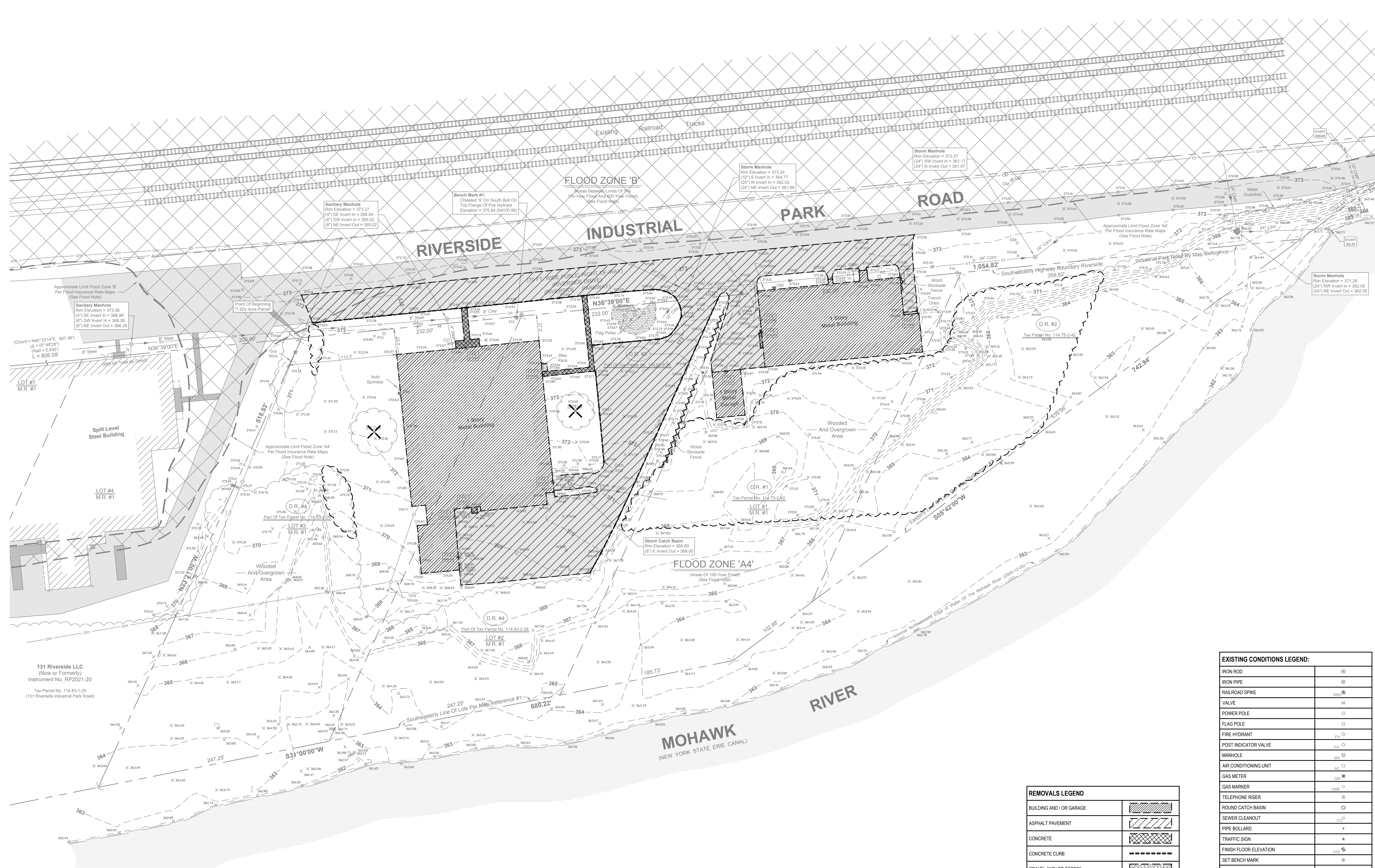
Victoria Adams joined the IDA in March 2019. She comes from a financial background in accounting and banking. Victoria performs all financial operations, human resource functions, and administrative tasks for the Agency under the direction of the Chief Executive Officer.

Nicole Farber, Administrative Office Assistant

Nicole joined the HCIDA in July 2025. Previous experience was in Account Management for Environmental Services and Sustainability. Performs financial operations, and administrative tasks for the Agency under the direction of the Chief Executive Officer.

Samantha Canarelli, Marketing & Communications Specialist

Samantha joined HCIDA in September 2025 as the Marketing and Communications Specialist. She brings a background in banking and holds an MBA with a concentration in marketing. At HCIDA, she leads efforts in marketing strategy, digital outreach, and brand communication.



EXISTING CONDITIONS LEGEND:

IRON ROD	⊗
IRON PIPE	⊙
RAILROAD SPIKE	⊠
VALVE	⊕
POWER POLE	⊖
FLAG POLE	⊡
FIRE HYDRANT	FH ⊙
POST INDICATOR VALVE	PIV ⊙
MANHOLE	⊕ ⊙
AIR CONDITIONING UNIT	⊠ ⊙
GAS METER	GM ⊕
GAS MARKER	GM ⊙
TELEPHONE RISER	⊠
ROUND CATCH BASIN	⊙
SEWER CLEANOUT	⊙
PIPE BOLLARD	*
TRAFFIC SIGN	▲
FINISH FLOOR ELEVATION	FFE ⊕
SET BENCH MARK	⊕
PROPERTY LINE	---
FENCE LINE	-x-
METAL GUARDRAIL	—○—○—
WATER LINE	—w—
STORM SEWER LINE	—st—
SANITARY SEWER LINE	—sk—
GAS LINE	—g—
OVERHEAD POWER POLE LINE	—oh—
GROUND ELEVATION	⊕
GROUND CONTOUR	—365—
LANDSCAPE AREA	⊠
CONCRETE AREA	▨
PAVEMENT AREA	▧
FLOOD ZONE AREA	▧

REMOVALS LEGEND

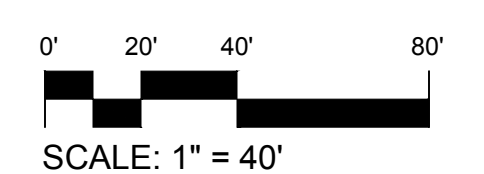
BUILDING AND/OR GARAGE	▨
ASPHALT PAVEMENT	▧
CONCRETE	▧
CONCRETE CURB	—
GRAVEL AND/OR TOPSOIL	▧
CLEAR AND GRUB	⊕
FENCE LINE	-x-
TREE AND/OR SHRUB	⊗
UTILITY	—x—

REMOVAL KEY NOTES

1	
2	
3	
4	

CALL BEFORE YOU DIG:
 NYS CODE RULE 133 REQUIRES THAT YOU CALL BEFORE YOU DIG.
 CALL DIG SAFELY NEW YORK AT 811 OR 1-800-962-7962

1 REMOVALS PLAN
 SCALE: 1" = 40'



NOT FOR CONSTRUCTION

Project Name
**FELDMEIER
 EQUIPMENT, INC.
 NEW FACILITY**
 LITTLE FALLS, NEW YORK

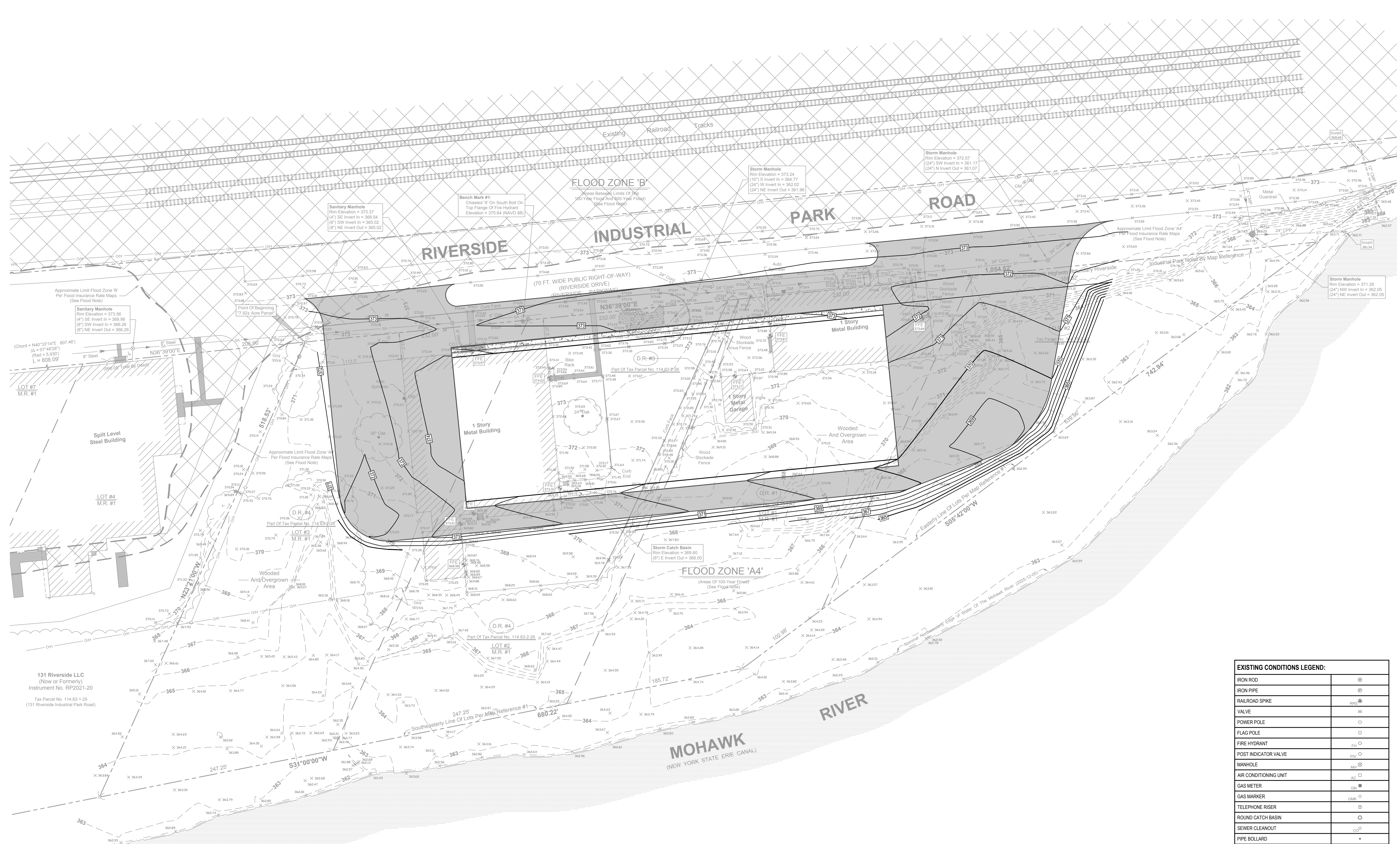
DELTA
 ENGINEERS, ARCHITECTS, & SURVEYORS
 4873 NYS Route 5
 Vernon, NY 13476
 Tel: 315.953.4200
 Fax: 315.953.4202
 Email: mail@delta-eas.com
 www.delta-eas.com

Seal	Phase FOR PERMITTING
	Project No. 2025.250.001
	Date 2025.12.29

REMOVALS PLAN

Drawing No.

C-103



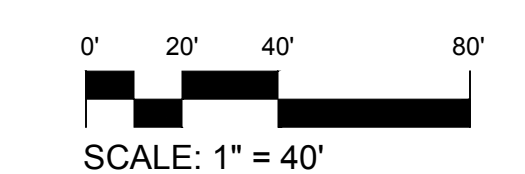
131 Riverside LLC
(Now or Formerly)
Instrument No. RP2021-20
Tax Parcel No. 114.83-1-25
(131 Riverside Industrial Park Road)

#	GRADING AND DRAINAGE PLAN KEY NOTES
1	
2	
3	
4	
5	
6	
7	

SITE GRADING AND DRAINAGE LEGEND	
SPOT GRADE	1096.48
INDEX GROUND CONTOUR	1100
INTERMEDIATE GROUND CONTOUR	1101
DRAINAGE SWALE	
UNDERDRAIN	
ROOF DRAIN	
STORM SEWER PIPE	ST
CATCH BASIN	CB
STORM MANHOLE	SM
CLEAN OUT	CO

EXISTING CONDITIONS LEGEND:	
IRON ROD	⊗
IRON PIPE	⊙
RAILROAD SPIKE	⊠
VALVE	⊕
POWER POLE	⊖
FLAG POLE	⊚
FIRE HYDRANT	FH
POST INDICATOR VALVE	PIV
MANHOLE	MH
AIR CONDITIONING UNIT	ACU
GAS METER	GM
GAS MARKER	GMK
TELEPHONE RISER	TR
ROUND CATCH BASIN	RCB
SEWER CLEANOUT	SCO
PIPE BOLLARD	*
TRAFFIC SIGN	#
FINISH FLOOR ELEVATION	FTE
SET BENCH MARK	⊕
PROPERTY LINE	---
FENCE LINE	-X-
METAL GUARDRAIL	—○—○—
WATER LINE	W
STORM SEWER LINE	ST
SANITARY SEWER LINE	SS
GAS LINE	G
OVERHEAD POWER POLE LINE	OPPL
GROUND ELEVATION	364.24
GROUND CONTOUR	365
LANDSCAPE AREA	
CONCRETE AREA	
PAVEMENT AREA	
FLOOD ZONE AREA	

1 SITE GRADING AND DRAINAGE PLAN
SCALE: 1" = 40'



NOT FOR CONSTRUCTION

No. Revision Date
Project Name
**FELDMEIER
EQUIPMENT, INC.
NEW FACILITY**
LITTLE FALLS, NEW YORK

DELTA
ENGINEERS, ARCHITECTS, & SURVEYORS
4873 NYS Route 5
Vernon, NY 13476
Tel: 315.953.4200
Fax: 315.953.4202
Email: mail@delta-eas.com
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Seal Phase
FOR PERMITTING
Project No.
2025.250.001
Date
2025.12.29

Drawing Title
**SITE GRADING AND
DRAINAGE PLAN**

Drawing No.
C-202



Project name Feldmeier Little Falls Budget
245 Riverside Industrial Parkway
Little Falls
NY 13365

Client Feldmeier Equipment

Estimator Tim Donovan

Labor rate table STND'RD 1

Equipment rate table EQUIPMENT

Job size 67500 sqft

Notes *Appliances by owner*
67500 sqft Pre-Engineered Metal Building
5212 sqft High Bay Steel Addition

Report format Sorted by 'Group phase/Phase'
'Detail' summary
Print item notes
Paginate



Estimate Details Report
 Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty	W%	Conversion	Order Qty	Unit Price	Amount			
01.000	GENERAL COND.										
01.035	Preconstruction PM										
10	Preconstruction PM		12.00	week	Lab	4.00000	Hour / week	48.00	Hour	90.00	<u>4,320</u>
	Preconstruction PM										4,320
	48.00	Labor hours									
01.045	Cost Estimating & Value Engineering										
10	Estimating CM		2.00	each	Lab	120.00000	Hour / each	240.00	Hour	85.00	<u>20,400</u>
	Cost Estimating & Value Engineering										20,400
	240.00	Labor hours									
01.055	Project Manager										
10	Project Manager CM		40.00	week	Lab	20.00000	Hour / week	800.00	Hour	90.00	<u>72,000</u>
	Project Manager										72,000
	800.00	Labor hours									
01.060	Superintendent										
10	Superintendent CM		40.00	week	Lab	40.00000	Hour / week	1,600.00	Hour	90.00	<u>144,000</u>
	Superintendent										144,000
	1,600.00	Labor hours									
01.085	Project Engineer										
10	Project Engineer		40.00	week	Lab	40.00000	Hour / week	1,600.00	Hour	70.00	<u>112,000</u>
	Project Engineer										112,000
	1,600.00	Labor hours									
01.105	Safety Manager										
10	Safety Manager		40.00	week	Lab	4.00000	Hour / week	160.00	Hour	85.00	<u>13,600</u>
	Safety Manager										13,600
	160.00	Labor hours									
01.145	Company Vehicle Depreciation										
10	Project Manager Part-time		9.00	mnth	Oth			9.00	mnth	750.00	6,750
20	Superintendent		9.00	mnth	Oth			9.00	mnth	1,500.00	<u>13,500</u>
	Company Vehicle Depreciation										20,250
01.190	Plans and Prints										
10	Plans and Prints		1.00	lsum	Oth			1.00	lsum	5,000.00	<u>5,000</u>
	Plans and Prints										5,000
01.300	Temporary Field Office										
10	Temporary Office		9.00	mnth	Oth			9.00	mnth	1,000.00	9,000
40	Move, Setup & Return Charges		1.00	each	Oth			1.00	each	2,200.00	2,200



Estimate Details Report
 Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
01.300	Temporary Field Office Temporary Field Office								<u>11,200</u>
01.301	Field Office Supplies								
10	Field Office Supplies		9.00	mnth	Eqp		9.00	100.00	900
20	Field Office Equipment		0.75	lsum	Eqp		0.75	2,500.00	<u>1,875</u>
	Field Office Supplies								2,775
01.302	Postage								
10	Postage/Shipping		9.00	mnth	Oth		9.00	50.00	<u>450</u>
	Postage								450
01.310	Temporary Barricades								
105	Plywood Temporary Opening Covers				Lab	64.00000 sqft / hour	hour	65.00	
					Oth		sqft	5.00	
01.320	Temporary Fence								
15	6' Chain Link Fence w/slats(>200') F,E&R		1,580.00	lnft	Sub		1,580.00	15.00	<u>23,700</u>
	Temporary Fence								23,700
01.345	First Aid Supplies								
5	First Aid Kits/Supplies		9.00	mnth	Oth		9.00	30.00	<u>270</u>
	First Aid Supplies								270
01.365	Temporary Partitions								
25	Temporary Floor Protection		4,164.00	sqft	Lab	200.00000 sqft / hour	20.82	65.00	1,353
					Mat		4,164.00	1.88	7,828
					Oth		4,164.00	0.25	<u>1,041</u>
	Temporary Partitions								10,223
	20.82 Labor hours								
01.705	Trash Removal								
100	Dumpster (per pull)		30.00	each	Oth		30.00	875.00	26,250
	<i>\$ rate based on 5.0 ton / Load ave.</i>								
	<i>@ 1 pull / every 1.65 weeks ave over total job.</i>								
	Trash Removal								<u>26,250</u>
01.710	Cleanup								
sub	Final Cleaning		67,194.00	sqft	Sub		67,194.00	0.25	<u>16,799</u>
	Cleanup								16,799
01.715	Glass & Window Cleaning								
10	Clean Glass Windows		692.00	sqft	Lab	125.00000 sqft / hour	5.54	65.00	360
					Mat		692.00	0.20	<u>138</u>



Estimate Details Report
Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount	
02.116	SWPPP Work									
10	Siltation Fence		960.00	Inft	Sub		960.00	1.75	1,680	
20	Concrete Wash		1.00	Isum	Sub		1.00	1,500.00	1,500	
40	Inlet Filter		6.00	each	Sub		6.00	75.00	450	
51	Temporary Dewatering		1.00	Isum	Sub		1.00	2,250.00	2,250	
	SWPPP Work								5,880	
02.122	Rip Rap									
10	Rip Rap Stone		40.00	cuyd	Sub	0	40.00	50.00	2,000	
	Rip Rap								2,000	
02.211	Excavate Foundations									
12	Excavate Pile Caps		1,039.00	cuyd	Sub	0	1,039.00	18.50	19,222	
12	Excavate Foundation		197.00	cuyd	Sub	0	197.00	18.50	3,645	
500	Footing Backfill - ROB Gravel		632.00	cuyd	Sub	0	632.00	24.00	15,168	
	Excavate Foundations								38,034	
02.214	Fine Grade									
sub	Fine Grade		141,750.00	sqft	Sub		141,750.00	0.35	49,613	
	Fine Grade								49,613	
02.222	Stone Base @ Slabs									
10	ROB.Gravel - SOG.		2,084.00	cuyd	Sub	20	2,500.80	18.25	45,640	
	Stone Base @ Slabs								45,640	
02.360	Piling									
1	Piling Layout		1.00	Isum	Sub		1.00	1,500.00	1,500	
6	Static Pile Test		1.00	each	Sub		1.00	15,000.00	15,000	
6	Mobilization		1.00	each	Sub		1.00	10,000.00	10,000	
10	Timber Piles / LF 35'		389.00	each	Sub		389.00	1,050.00	408,450	
	Piling								434,950	
02.545	Asphalt Paving									
30	2"+1.5" Blktop		69,187.00	sqft	Sub		69,187.00	4.40	304,423	
	Asphalt Paving								304,423	
02.546	Asphalt Subbase									
5	6" ROC.Walk Base		92.00	cuyd	Sub		92.00	18.25	1,679	
10	ROB.Grnl.Pave Base 12"		2,563.00	cuyd	Sub		2,563.00	18.25	46,775	
	Asphalt Subbase								48,454	
02.590	Geo-Tech Fabric									
10	"Mirafi" Type Fabric		69,187.00	sqft	Lab Mat	1,000.00000 10	69.19 76,105.70	hour sqft	65.00 0.28	4,497 21,310



Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
02.840	Highway Traffic Rails								
20	Box Brm.Type (LM)		605.00	Inft	Sub		605.00 Inft	125.00	75,625
	Highway Traffic Rails								75,625
02.952	Lawns & Plantings								
sub	Landscaping (LS)		1.00	Isum	Sub		1.00 Isum	10,000.00	10,000
	Lawns & Plantings								10,000
02.953	Stone Drip Strips								
30	Stone Fill @ Drip Strips		3,424.00	sqft	Lab Mat	40.00000 sqft / hour	85.60 hour 3,424.00 sqft	65.00 0.50	5,564 1,712
	Stone Drip Strips								7,276
	85.60 Labor hours								
02.960	Pole Base/ Bollard								
62	F&E 6" Bollard/Sub		12.00	each	Sub		12.00 each	550.00	6,600
	Pole Base/ Bollard								6,600
LANDSCAPING & SITE FURNISHING									99,501
	85.60 Labor hours								
02.970	WALKS,CURBS,PADS								
02.983	Concrete Sidewalks								
sub	Conc.Walk/SQFT		4,940.00	sqft	Sub		4,940.00 sqft	16.00	79,040
	Concrete Sidewalks								79,040
WALKS,CURBS,PADS									79,040
03.000	CONCRETE								
03.140	Foundation Board Insulation								
ex30	2" Styrofoam SM / Foamular 150		8,032.00	sqft	Lab Mat	100.00000 sqft / hour	80.32 hour 8,433.60 sqft	65.00 2.25	5,221 18,976
	Foundation Board Insulation								24,196
	80.32 Labor hours								
03.610	Concrete Pile Caps								
05	Footing Edge Forms		5,792.00	sqft	Lab Mat	5.00000 sqft / hour	1,158.40 hour 5,792.00 sqft	65.00 2.75	75,296 15,928
50	Concrete - 4,000 PSI		433.00	cuyd	Lab Mat	1.50000 cuyd / hour	288.67 hour 454.65 cuyd	65.00 220.00	18,763 100,023
100	Concrete Pump		433.00	cuyd	Lab Sub		433.00 cuyd 433.00 cuyd	25.00	10,825



Estimate Details Report
Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
Concrete Pile Caps									220,835
	1,447.067 Labor hours								
03.615	Concrete Piers								
05	Pier Forms		2,157.00	sqft	Lab	5.50000	392.18	hour	25,492
					Mat		2,157.00	sqft	5,932
50	Concrete - 4,000 PSI		35.00	cuyd	Lab	1.00000	35.00	hour	2,275
					Mat	5	36.75	cuyd	8,085
100	Concrete Pump		35.00	cuyd	Lab		35.00	cuyd	
					Sub		35.00	cuyd	700
200	Set Anchor Bolts		488.00	each	Lab	3.00000	162.67	hour	10,573
205	Set & Grout Leveling Plates		75.00	each	Lab	1.00000	75.00	hour	4,875
					Mat		75.00	each	1,500
Concrete Piers									59,432
	664.848 Labor hours								
03.625	Concrete Foundation Walls								
05	Wall Forms - average ht.		9,624.00	sqft	Lab	5.50000	1,749.82	hour	113,738
					Mat	0	9,624.00	sqft	21,654
50	Concrete - 4,000 PSI		125.00	cuyd	Lab	1.25000	100.00	hour	6,500
					Mat	5	131.25	cuyd	28,875
100	Concrete Pump		125.00	cuyd	Lab		125.00	cuyd	
					Sub		125.00	cuyd	3,125
Concrete Foundation Walls									173,892
	1,849.818 Labor hours								
03.660	Under Slab Preparation								
05	Vapor Barrier		67,919.00	sqft	Lab	100.00000	679.19	hour	44,147
					Mat		67,919.00	sqft	57,731
Under Slab Preparation									101,879
	679.19 Labor hours								
03.670	Concrete Slabs on Grade								
50	Concrete - 4,000 PSI		1,667.00	cuyd	Lab		1,667.00	cuyd	108,355
					Mat	3	1,717.01	cuyd	377,742
100	Concrete Pump		1,667.00	cuyd	Lab		1,667.00	cuyd	
					Sub		1,667.00	cuyd	16,670
200	Place, Finish, Cure		67,919.00	sqft	Lab		67,919.00	sqft	
					Sub		67,919.00	sqft	3,500
300	Sawcut Control Joints		4,512.00	lnft	Lab	30.00000	150.40	hour	9,776
					Mat		4,512.00	lnft	1,128
					Eqp		4,512.00	lnft	2,256
Concrete Slabs on Grade									753,644
	150.40 Labor hours								
03.675	Concrete Slabs on Metal Deck								
50	Concrete - 4,000 PSI		54.00	cuyd	Lab		54.00	cuyd	3,510
					Mat	5	56.70	cuyd	12,474
100	Concrete Pump		54.00	cuyd	Lab		54.00	cuyd	



Estimate Details Report
 Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount		
CONCRETE									1,654,497		
	5,425.963 Labor hours										
05.000	STRUCTURAL & MISC. STEEL										
05.110	Structural Steel										
10	Structural High Bay (L&M)	Raulli	518.00	tns	Sub		518.00	tns			
10	Structural Mezzanine (L&M)	Raulli	19.30	tns	Sub		19.30	tns			
10	Structural Steel Sub	Raulli	1.00	Isum	Sub		1.00	Isum	303,000.00		
	Structural Steel								<u>303,000</u>		
									303,000		
05.301	Metal Decking										
10	Met.Rf.Decking F&E Mezz.	Raulli	4,473.00	sqft	Sub		4,473.00	sqft			
10	Met.Rf.Decking F&E Roof	Raulli	4,794.00	sqft	Sub		4,794.00	sqft			
05.505	Steel Grate Stairs										
10	Steel Grate Stairs	Raulli	56.00	step	Sub		56.00	step			
10	Steel Grate Landings	Raulli	102.00	sqft	Sub		102.00	sqft			
05.510	Stair Railing										
10	Stair Railing	Raulli	261.00	Inft	Sub		261.00	Inft			
10	Mezz.Railing	Raulli	222.00	Inft	Sub		222.00	Inft	105.00		
	Stair Railing								<u>23,310</u>		
									23,310		
05.850	Miscellaneous Metals										
26	Steel Canopy @ Stair E	Raulli	75.00	sqft	Mat		75.00	sqft			
40	Edge Angles 3x3x1/4"	Raulli	53.00	Inft	Mat		53.00	Inft			
40	Dock Bumper Plate	Raulli	2.00	each	Mat		2.00	each			
50	Abras.Stair Nosing	Raulli	25.00	Inft	Mat		25.00	Inft			
	STRUCTURAL & MISC. STEEL									326,310	
06.000	CARPENTRY - ROUGH										
06.320	Interior Blocking										
900	Misc. Fasteners		1.00	Isum	Mat	0	1.00	Isum	300.00	300	
s2 8	2 x 4 Interior Blocking Doors		522.00	Inft	Lab	15.00000	Inft / hour	34.80	hour	65.00	2,262
					Mat	5		548.10	Inft	1.18	647
s218	2 x 6 Interior Blocking Cabinets		50.00	Inft	Lab	15.00000	Inft / hour	3.33	hour	65.00	217
					Mat	5		52.50	Inft	1.56	82
s218	2 x 6 Interior Blocking Bathroom		280.00	Inft	Lab	15.00000	Inft / hour	18.67	hour	65.00	1,213
					Mat	5		294.00	Inft	1.56	459
s218	2 x 6 Interior Blocking Lockers		76.00	Inft	Lab	15.00000	Inft / hour	5.07	hour	65.00	329
					Mat	5		79.80	Inft	1.56	124
s218	2 x 6 Interior Blocking Windows		180.00	Inft	Lab	15.00000	Inft / hour	12.00	hour	65.00	780
					Mat	5		189.00	Inft	1.56	295



Estimate Details Report
 Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount	
	Interior Blocking								6,708	
	73.867 Labor hours									
	CARPENTRY - ROUGH								6,708	
	73.867 Labor hours									
06.600	CARPENTRY - FINISH									
06.662	Fiberglass Reinforced Panels (FRP)									
5	FRP System		2,160.00	sqft	Lab	12.00000	180.00	hour	65.00	11,700
					Mat		2,160.00	sqft	2.75	5,940
	Fiberglass Reinforced Panels (FRP)								17,640	
	180.00 Labor hours									
06.702	Cabinetry									
10	Base Cabinets		25.00	Inft	Lab	3.00000	8.33	hour	65.00	542
					Mat	0	25.00	Inft	300.00	7,500
10	Fillers		2.00	each	Lab	1.00000	2.00	hour	65.00	130
					Mat	0	2.00	each	75.00	150
20	Wall Cabinets		12.00	Inft	Lab	3.00000	4.00	hour	65.00	260
					Mat	0	12.00	Inft	225.00	2,700
50	Wire Pulls		20.00	each	Lab	4.00000	5.00	hour	65.00	325
					Mat	0	20.00	each	5.00	100
	Cabinetry								11,707	
	19.333 Labor hours									
06.706	Counter Tops									
20	Solid Surface Countertops		27.00	Inft	Lab	4.00000	6.75	hour	65.00	439
					Mat		27.00	Inft	250.00	6,750
20	Substraight		54.00	sqft	Lab	4.00000	13.50	hour	65.00	878
					Mat		54.00	sqft	1.97	106
45	Solid Surface Window Sill		54.00	Inft	Lab	4.00000	13.50	hour	65.00	878
					Mat		54.00	Inft	100.00	5,400
	Counter Tops								14,450	
	33.75 Labor hours									
06.730	Adjustable Shelves (K&V type)									
5	2x6 Blkg for Std'ds		24.00	Inft	Lab	20.00000	1.20	hour	65.00	78
					Mat	5	25.20	Inft	1.35	34
10	Shelf Standards		24.00	Inft	Lab	16.00000	1.50	hour	65.00	98
					Mat	0	24.00	Inft	5.85	140
20	Shelf Brackets 18"		20.00	each	Lab	20.00000	1.00	hour	65.00	65
					Mat	0	20.00	each	6.90	138
43	18" Edged Melamine Shelf		33.00	Inft	Lab	11.00000	3.00	hour	65.00	195
					Mat	5	34.65	Inft	7.10	246



Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
	Adjustable Shelves (K&V type)								<u>994</u>
	6.70 Labor hours								
	CARPENTRY - FINISH								44,791
	239.783 Labor hours								
07.300	ROOFING & SIDING								
07.605	Standing Seam Roofing								
10	Snow Guard		192.00	Inft	Lab	12.00000 Inft / hour	16.00 hour	65.00	1,040
					Mat		211.20 Inft	25.00	5,280
	Standing Seam Roofing								<u>6,320</u>
	16.00 Labor hours								
	ROOFING & SIDING								6,320
	16.00 Labor hours								
07.810	FIREPROOFING & SEALANTS								
07.920	Caulk & Sealants								
20	Caulk & Sealants		1.00	Isum	Sub		1.00 Isum	10,000.00	10,000
	Caulk & Sealants								<u>10,000</u>
	FIREPROOFING & SEALANTS								10,000
08.000	DOORS, FRAMES & HARDWARE								
08.111	Door, Frame, Hardware Supplier								
10	Dr./Frm./Hdwr.Supplier Bid		1.00	Isum	Mat	0	1.00 Isum	65,250.00	65,250
	Door, Frame, Hardware Supplier								<u>65,250</u>
08.114	Unload & Distribute doors, frames & hardware								
10	Unld/Dist.Dr.Frm.&Hrdw		25.00	leaf	Lab	1.25000 hour / leaf	31.25 hour	65.00	2,031
	Unload & Distribute doors, frames & hardware								<u>2,031</u>
	31.25 Labor hours								
08.115	Hollow Metal Doors								
5	HM Doors - up to 3-0 wide		25.00	each	Lab	1.50000 hour / each	37.50 hour	65.00	2,438
	Hollow Metal Doors				Mat	0	25.00 each		<u>2,438</u>
	37.50 Labor hours								
08.120	Hollow Metal Door Frames								
12	HM Frames (Welded)		29.00	each	Lab	1.00000 hour / each	29.00 hour	65.00	1,885



Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
09.090	Drywall & Acoustical Sub								
800	Studs, Drywall , Insul - per SF of Wall Type A		4,290.00	sqft	Sub		4,290.00	8.00	34,320
800	Studs, Drywall , Insul - per SF of Wall Type B		754.00	sqft	Sub		754.00	7.00	5,278
800	Studs, Drywall , Insul - per SF of Wall Type C		3,380.00	sqft	Sub		3,380.00	11.70	39,546
800	Studs, Drywall , Insul - per SF of Wall Type E		221.00	sqft	Sub		221.00	8.40	1,856
800	Studs, Drywall , Insul - per SF of Wall Type F		2,340.00	sqft	Sub		2,340.00	6.80	15,912
850	Standard type ACT		4,165.00	sqft	Sub		4,165.00	5.25	21,866
	Drywall & Acoustical Sub								118,779
DRYWALL & ACOUSTICAL									118,779
09.300	FLOORING								
09.400	Tile/Terrazo - Floor/Wall								
10	Tile Flrs CT-1		145.00	sqft	Sub		145.00	18.00	2,610
10	Tile Flrs CT-2		1,018.00	sqft	Sub		1,018.00	18.00	18,324
20	Ceramic Tile Walls CT-1		153.00	sqft	Sub		153.00	18.00	2,754
20	Ceramic Tile Walls CT-2		119.00	sqft	Sub		119.00	18.00	2,142
400	Stone or Marble Thresholds		3.00	each	Sub		3.00	125.00	375
	Tile/Terrazo - Floor/Wall								26,205
09.510	Sealed Floors								
10	Sealed Floors		58,233.00	sqft	Sub		58,233.00	0.75	43,675
	Sealed Floors								43,675
09.600	Resilient Floor and Base								
12	Vinyl Plank Flooring		1,818.00	sqft	Sub		1,818.00	9.25	16,817
20	4" Vinyl Base		768.00	lnft	Sub		768.00	1.75	1,344
20	Vinyl Transition		15.00	lnft	Sub		15.00	2.25	34
	Resilient Floor and Base								18,194
09.700	Carpet, Pad & Base								
15	Carpet Tile CPT-1		101.00	sqft	Sub	0	101.00	11.00	1,111
15	Carpet Tile CPT-2		1,090.00	sqft	Sub	0	1,090.00	11.00	11,990
	Carpet, Pad & Base								13,101
FLOORING									101,175
09.900	WALL FINISHES								
09.910	Painting								
10	Gyp.Walls-Reg.Paint		11,792.00	sqft	Sub		11,792.00	0.85	10,023
60	Paint Drs/Frms-HM/WD		29.00	leaf	Sub		29.00	125.00	3,625
100	Misc Items To Paint		1.00	lsum	Sub		1.00	5,000.00	5,000
105	Paint Stairs and Rails		1.00	lsum	Sub		1.00	9,600.00	9,600



Estimate Details Report
 Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty	W%	Conversion	Order Qty	Unit Price	Amount
	Painting							28,248
WALL FINISHES								28,248
10.000	SPECIALTY ITEMS							
10.160	Toilet Partitions							
10	Toilet Partitions (H.C)		2.00 each	Lab Mat	0	4.00000 hour / each	8.00 hour 2.00 each	520 2,200
10	Toilet Partitions (Reg.)		2.00 each	Lab Mat	0	4.00000 hour / each	8.00 hour 2.00 each	520 1,800
30	Urinal Screens		2.00 each	Lab Mat	0	2.00000 hour / each	4.00 hour 2.00 each	260 500
	Toilet Partitions							5,800
	20.00 Labor hours							
10.170	Toilet Accessories							
20	Toilet Paper Holder		8.00 each	Lab Mat	0	2.00000 each / hour	4.00 hour 8.00 each	260 528
40	Mirror-18x36" w/trim		10.00 each	Lab Mat	0	2.00000 each / hour	5.00 hour 10.00 each	325 710
40	Mirror-2060		2.00 each	Lab Mat	0	2.00000 each / hour	1.00 hour 2.00 each	65 1,300
50	Towel Dispenser 8165		2.00 each	Lab Mat	0	2.00000 each / hour	1.00 hour 2.00 each	65 60
50	Towel Dispenser 68523		8.00 each	Lab Mat	0	2.00000 each / hour	4.00 hour 8.00 each	260 5,384
70	Soap Dispenser		10.00 each	Lab Mat	0	2.00000 each / hour	5.00 hour 10.00 each	325 1,600
95	Sanitary Napkin Disposal		3.00 each	Lab Mat	0	2.00000 each / hour	1.50 hour 3.00 each	98 414
100	Waste Receptacle - Recessed		8.00 each	Lab Mat	0	2.00000 each / hour	4.00 hour 8.00 each	260 3,264
109	18" SS. Grab Bars		6.00 each	Lab Mat	0	1.00000 each / hour	6.00 hour 6.00 each	390 156
112	36" SS. Grab Bars		6.00 each	Lab Mat	0	1.00000 each / hour	6.00 hour 6.00 each	390 174
113	42" SS. Grab Bars		6.00 each	Lab Mat	0	1.00000 each / hour	6.00 hour 6.00 each	390 186
130	Mop Holder		1.00 each	Lab Mat	0	2.00000 each / hour	0.50 hour 1.00 each	33 66
	Toilet Accessories							16,702
	44.00 Labor hours							
10.430	Signage							
40	ADA Sign		6.00 each	Lab Mat		2.00000 each / hour	3.00 hour 6.00 each	195 450
40	BCL Sign		6.00 each	Lab Mat		2.00000 each / hour	3.00 hour 6.00 each	195 390



Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
	Signage								<u>1,230</u>
	6.00 Labor hours								
10.520	Fire Extinguishers & Cabinets								
10	Fire Extinguisher - ABC-10#		11.00	each	Lab	0.50000 hour / each	5.50 hour	65.00	358
					Mat	0	11.00 each	85.00	935
40	Fire Extinguisher Cabinets - Recessed		2.00	each	Lab	2.00000 hour / each	4.00 hour	65.00	260
					Mat	0	2.00 each	205.00	<u>410</u>
	Fire Extinguishers & Cabinets								1,963
	9.50 Labor hours								
10.530	Lockers								
10	Double Tier Metal Lockers		38.00	opng	Lab	2.00000 opng / hour	19.00 hour	65.00	1,235
					Mat		38.00 opng	245.00	9,310
10	Metal Lockers Base		38.00	opng	Lab	4.00000 opng / hour	9.50 hour	65.00	618
					Mat		38.00 opng	65.00	2,470
100	Hardwood Benches		10.00	lnft	Lab	4.00000 lnft / hour	2.50 hour	65.00	163
					Mat		10.00 lnft	35.00	350
120	Bench Pedestals		4.00	each	Lab	2.00000 each / hour	2.00 hour	65.00	130
					Mat		4.00 each	35.00	<u>140</u>
	Lockers								14,415
	33.00 Labor hours								
	SPECIALTY ITEMS								40,110
	112.50 Labor hours								
11.000	EQUIPMENT								
11.160	Dock Equipment								
sub	Dock Equip.(LS) (2 each)		1.00	lsum	Sub		1.00 lsum	48,750.00	<u>48,750</u>
	Dock Equipment								48,750
11.452	Kitchen Appliances								
10	Refrigerator	by owner	3.00	each	Lab	hour / each	hour		
					Mat	0	3.00 each		
14	Coffee Makers	by owner	3.00	each	Lab	hour / each	hour		
					Mat	0	3.00 each		
17	Microwave-1cf-Compact	by owner	3.00	each	Lab	hour / each	hour		
					Mat	0	3.00 each		
	EQUIPMENT								48,750
13.100	PRE-ENGINEERED METAL BUILDINGS								
13.121	Metal Building Material & Freight								
10	Pre-Eng Bldg.Mat. & insulation Only		1.00	lsum	Mat	0	1.00 lsum	2,028,777.00	2,028,777
12	Seamer Rental		35.00	day	Mat	0	35.00 day	63.00	2,205
12	Seamer Rental Shipping		1.00	lsum	Mat	0	1.00 lsum	550.00	550



Estimate Details Report
Feldmeier Little Falls Budget

Item	Description	Location	Takeoff Qty		W%	Conversion	Order Qty	Unit Price	Amount
13.121	Metal Building Material & Freight								
50	Man Dr.Canopy		4.00	each	Lab		4.00	1,560.00	6,240
					Mat	0	4.00	3,500.00	14,000
50	Loading Dock Dr.Canopy		1.00	each	Lab		1.00	2,080.00	2,080
					Mat	0	1.00	10,500.00	10,500
50	Man Dr.Canopy Existing Building		3.00	each	Lab		3.00	1,560.00	4,680
					Mat	0	3.00	3,500.00	10,500
200	Anchor Bolts - not by PEMB Supplier		1.00	lsum	Mat	0	1.00	7,500.00	7,500
	Metal Building Material & Freight								2,087,032
13.123	Metal Building Erection Subcontract								
sub	Met.Bldg.Erect.-QUOTE		1.00	lsum	Sub		1.00	1,571,500.00	1,571,500
	Metal Building Erection Subcontract								1,571,500
PRE-ENGINEERED METAL BUILDINGS									3,658,532
15.000	PLUMBING								
15.100	Plumbing								
sub	Plumbing New Building		67,500.00	sqft	Sub		67,500.00	7.75	523,125
	Plumbing								523,125
PLUMBING									523,125
15.700	H.V.A.C.								
15.750	HVAC								
10	HVAC New Building		67,500.00	sqft	Sub		67,500.00	12.00	810,000
	HVAC								810,000
H.V.A.C.									810,000
16.000	ELECTRICAL								
16.001	Electrical								
10	Electrical New Building		67,500.00	sqft	Sub		67,500.00	15.00	1,012,500
	Electrical								1,012,500
ELECTRICAL									1,012,500



Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	983,065		10,682.506 hrs			14.564 /sqft	8.28%
Material	2,999,020					44.430 /sqft	25.27%
Subcontract	6,326,276					93.723 /sqft	53.31%
Equipment	5,511					0.082 /sqft	0.05%
Other	64,461					0.955 /sqft	0.54%
	10,378,333	10,378,333				153.753 /sqft	87.46% #####
Tax/Non-Exmpt Item	5,598			8.000 %	C	0.083 /sqft	0.05%
Tax On Materials					C		
Small Tools/Supplies	25,000				L	0.370 /sqft	0.21%
Warranty Service	10,409			0.100 %	T	0.154 /sqft	0.09%
Software Usage	15,568			0.150 %	T	0.231 /sqft	0.13%
	56,575	10,434,908				154.591 /sqft	0.48% #####
Estimating Contingency	521,745			5.000 %	T	7.730 /sqft	4.40%
CM Contingency	313,047			3.000 %	T	4.638 /sqft	2.64%
	834,792	11,269,700				166.959 /sqft	7.03% #####
Comb.Ovhd & Prof. %	450,788			4.000 %	T	6.678 /sqft	3.80%
	450,788	11,720,488				173.637 /sqft	3.80% #####
Liability Insurance	146,506			1.250 %	T	2.170 /sqft	1.23%
	146,506	11,866,994				175.807 /sqft	1.23% #####
Total		11,866,994				175.807 /sqft	

Section 1 – Owners/Officers/Directors:

Feldmeier Equipment, Inc.

Officers:

Colby Clark, President/CEO
James Oot, CFO

Shareholders:

Robert Feldmeier
Lela Feldmeier
Longroad, LLC (beneficial owners Colby Clark and Perrin Hickey)
Jennifer Donahoe

79 Riverside LLC

Managing Member: Colby Clark

Members: Colby Clark
Jennifer Donahoe
Perrin Hickey

Section 2 – Project Description

Applicants:

Feldmeier Equipment, Inc. (“Feldmeier”) is a family-owned manufacturer that designs and fabricates stainless-steel tanks, pressure vessels, and custom fluid-processing equipment for high-purity and sanitary industries, including biotech, pharmaceutical, dairy, food, beverage, brewing, and cosmetics, including:

1. Stainless-Steel Tanks & Pressure Vessels
2. Storage tanks
3. Mixing and blending tanks
4. Process vessels
5. Reactors
6. Custom-engineered sanitary and high-purity vessels

Feldmeier’s equipment is used by companies in:

1. Biotech & pharmaceutical
2. Dairy
3. Food & beverage
4. Brewing
5. Cosmetics

Feldmeier operates multiple facilities throughout the country, including Little Falls, NY, Syracuse, NY, Montgomery, AL, and Shell Rock, IA. All of Feldmeier’s products are designed and manufactured in the U.S. and shipped worldwide.

79 Riverside LLC is a special-purpose entity formed for the purpose of acquiring direly needed industrial land at 59 and 79 Riverside Industrial Parkway, Little Falls, New York, and to lease the acquired property to Feldmeier.

Current Operations:

Feldmeier currently operates two facilities in Little Falls, an advanced manufacturing facility at 245 Riverside Industrial Parkway (“245 Riverside Facility”) and a legacy facility at 575 East Mill Street (“Mill Street Facility”). The Mill Street Facility consists of a century-old, four-story brick factory consisting of approximately 245,000 SF of space, connected to a one story, 45,000 SF metal building constructed in the 1950s.

Neither Mill Street Facility structure was designed or intended for the manufacture of large stainless steel containers used in sterile manufacturing and food processing facilities. The historic building cannot hold the equipment used in our manufacturing operations, with the first floor being used primarily for storage and staging and floors two through four vacant. The aging 1950s metal building lacks the size and facilities necessary for the advanced manufacturing processes necessary for us to compete with advanced European manufacturers.

Meeting the competition from Europe requires an investment in new facilities. The company has made significant investments in upgrading its facilities in Syracuse, Iowa and Alabama, as well as in constructing a high-tech manufacturing facility at the 245 Riverside Facility. The legacy operations at the Mill Street Facility are the next phase in the growth of the Company. Having a long-term presence and commitment to the community of Little Falls, the company would prefer to replace the aged Mill Street Facility in Little Falls, retaining the people and relationships built over decades, rather than moving the operations to the new facilities in development in Iowa.

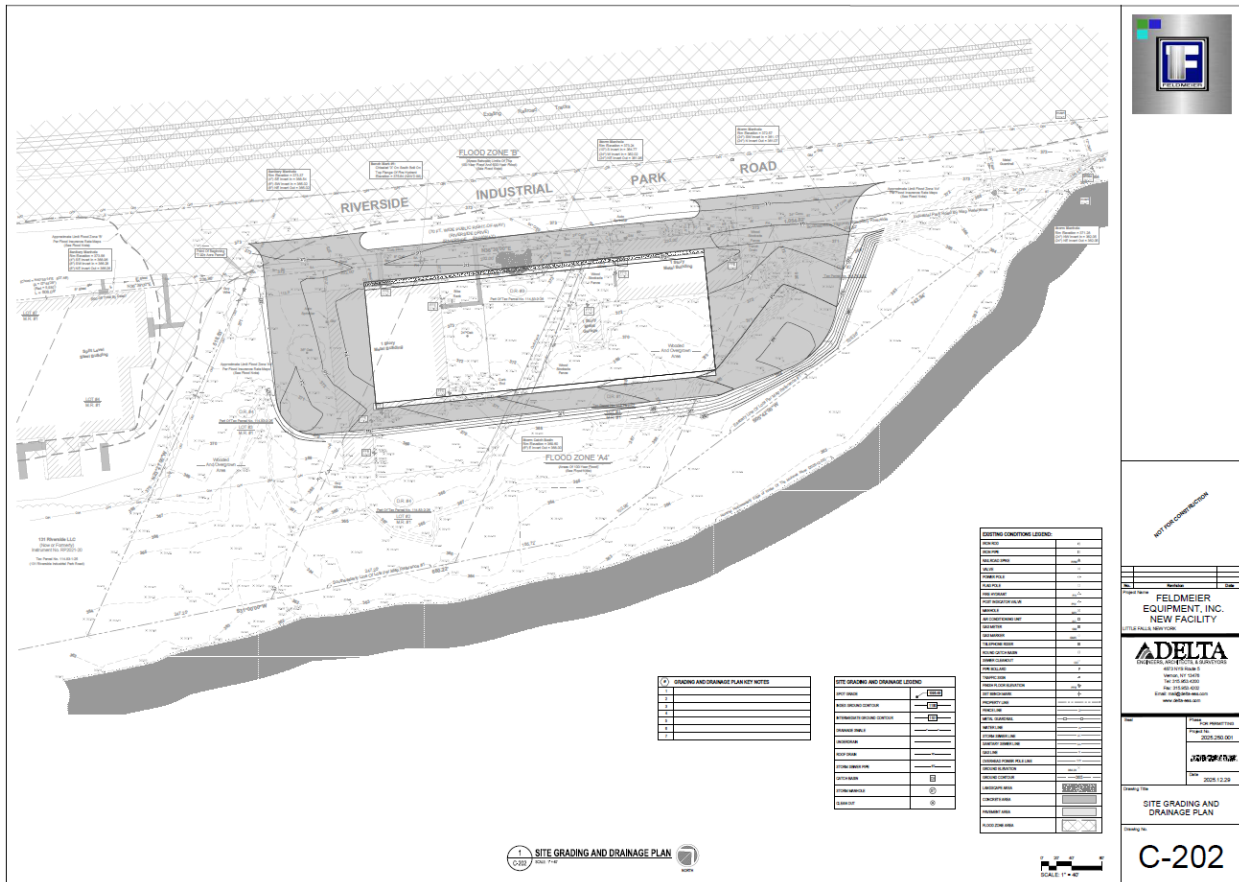
The New Facility:

The new facility will be a modern 67,500 square feet manufacturing building, equipped with \$3,500,000 in advanced manufacturing equipment. These new facilities will enable us to provide the products necessary for regional customers, including Fairlife, Chobani, Upstate Dairies, and Byrne Dairy, help implement the New York State directive to increase milk production, and continue our efforts to compete with European manufacturers nationwide.

The project will replace aging industrial buildings at 59 and 79 Riverside Industrial Parkway that have outlived their useful lives.



The new facility will replace these worn out buildings with a state of the art structure and improve the appearance of vibrancy of the industrial park along the river.



With its proximity to the 245 Riverside Facility, we will be able to better integrate our processes and continue the growth of the company. With this investment, we will ensure that 62 jobs remain in Little Falls.

The following equipment will be installed in the new facility:

Traveler Cobot	APT/Haun	\$95,250.80
Faccin Angle Rolls	Faccin	\$23,303.00
Shell and Head Polisher	Farros/FST	\$495,450.00
Flat Rolls - 10'	Davi	\$333,000.00
Dog Dish Rolls	Davi	\$143,000.00
Manway Rolls	Davi	\$323,000.00
Modula	Modula	\$214,250.00
Modula	Modula	\$214,250.00
Time Saver	Finish Line/North East Machinery	\$356,000.00
Growing Line	LJ Welding	\$1,100,000.00

Section 3(E)

Year 1			
Description	NAICS Code	Job Count	Average Salary
Grinder	332420	2	\$ 27.67
Machine Operator	332420	20	\$ 25.52
Material Handler	332420	2	\$ 24.82
Metal Finisher	332420	8	\$ 27.67
Production Services	332420	2	\$ 33.01
Production Supervisor	332420	6	\$ 39.40
Shipping Receiving	332420	4	\$ 27.63
Welder	332420	12	\$ 28.75
General Laborer	332420	6	\$ 24.82
Year 2			
Description	NAICS Code	Job Count	Average Salary
Grinder	332420	2	\$ 28.50
Machine Operator	332420	20	\$ 26.29
Material Handler	332420	2	\$ 25.56
Metal Finisher	332420	8	\$ 28.50
Production Services	332420	2	\$ 34.00
Production Supervisor	332420	6	\$ 40.58
Shipping Receiving	332420	4	\$ 28.46
Welder	332420	12	\$ 29.61
General Laborer	332420	6	\$ 25.56
Year 3			
Description	NAICS Code	Job Count	Average Salary
Grinder	332420	2	\$ 29.36
Machine Operator	332420	20	\$ 27.07
Material Handler	332420	2	\$ 26.33
Metal Finisher	332420	8	\$ 29.36
Production Services	332420	2	\$ 35.02
Production Supervisor	332420	6	\$ 41.80
Shipping Receiving	332420	4	\$ 29.31
Welder	332420	12	\$ 30.50
General Laborer	332420	6	\$ 26.33

Section 4(I)

The Mill Street Facility, a century-old, four-story, 245,000 SF brick factory and a one-story, 45,000 SF metal building constructed in the 1950s, are inadequate for the company's operations. Most of the century-old building cannot be used in our manufacturing operations and the 1950s structure is worn out. With the types of tanks we are now manufacturing, a new facility is necessary.

Neither Mill Street Facility structure was designed or intended for the manufacture of large stainless steel containers used in sterile manufacturing and food processing facilities. The historic building cannot hold the equipment used in our manufacturing operations, with the first floor being used primarily for storage and staging and floors two through four vacant. The aging 1950s metal building lacks the size and facilities necessary for the advanced manufacturing equipment and processes necessary for us to compete with advanced European manufacturers.

Additionally, the distance from our other manufacturing operations creates significant operating problems. Relocating the facility closer to the 245 Riverside Facility will remove logistical hurdles and management difficulties.

Meeting the competition from Europe requires an investment in new facilities. The company has made significant investments in upgrading its facilities in Syracuse, Iowa and Alabama, as well as in constructing a high-tech manufacturing facility at 245 Riverside Industrial Parkway in Little Falls. The legacy operations at the Mill Street Facility are the next phase in the growth of the Company. Replacing these facilities is necessary to enable the company to compete regionally, nationwide and internationally.