



Empowering Businesses. Inspiring Growth.

Jeffrey Crist, Chairman • **Dean Tamburri**, Vice Chairman • **Vincent Odock**, Secretary

Susan Walski, Board Member • **Marc Greene**, Board Member • **Giovanni Palladino**, Board Member • **Linda Muller**, Board Member

William Fioravanti, Chief Executive Officer • **Susan R. Katzoff**, General Counsel • **Christopher C. Canada**, Bond Counsel

Audit Committee Agenda

PLEASE TAKE NOTICE, The Orange County Industrial Development Agency will hold a Audit Committee Meeting on April 26th 2024, at 1:00 PM at the Orange County IDA Headquarters, 4 Crotty Lane, Suite 100, New Windsor, NY 12553 to consider and/or act upon the following:

Order of Business

- **Call Meeting to Order**
- **Roll Call**
- **Proof of Notice**
- **Minutes**
 - Approval of Minutes from March 13th, 2024
- **New Business**
 - Waiver Requests
 - Orange Inn
 - West Warwick 1, 2 3 / Convergent Energy
 - JV Developer / Royal Wine
- **Adjournment**

To watch the livestream, please visit our website: www.ocnyida.com

Dated: April 17, 2024

By: William Fioravanti – Chief Executive Officer

Orange County Industrial Development Agency
4 Crotty Lane, Suite 100 • New Windsor, NY 12553
Phone : (845) 234-4192 • Fax : (845) 220-2228 • Email : business@ocnyida.com



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William Fioravanti, Chief Executive Officer • **Susan R. Katzoff**, General Counsel • **Christopher C. Canada**, Bond Counsel

Date: April 06, 2024
From: Jeffrey D. Crist
RE: Next Meeting Date

OCIDA Audit Committee Meeting Notice

The next Audit Committee Meeting of the
Orange County Industrial Development Agency is:

**Friday, April 26, 2024
at 1:00pm**

**OC IDA Headquarters
4 Crotty Lane, Suite 100
New Windsor, NY 12553**

To watch the livestream, please visit our website: www.ocnyida.com

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Orange County Industrial Development Agency
4 Crotty Lane
New Windsor, NY 12553
(845) 234-4192

OCIDA Audit Committee Minutes
Wednesday, March 13th, 2024

Meeting Location: 4 Crotty Lane, New Windsor, NY 12553

Committee Members Present: Susan Walski, Dean Tamburri, Marc Greene

Staff Present: Bill Fioravanti, Kelly Reilly, Marty Borrás, Jose Rojas (AV)

Others Present: Melissa Szot and Marc Callinan (PKF O'Connor Davies)

I. Call Meeting to Order

Chairwoman Walski called the meeting to order at 4:16 pm.

II. Roll Call

Mr. Fioravanti acknowledged the Committee and staff members present and noted the recent resignation of Mr. James Rinaldi.

III. Proof of Notice

Chairwoman Walski acknowledged that notice of the meeting was duly and properly provided.

IV. New Business

Annual Financial Audit Review and Approval

Ms. Szot and Mr. Callinan reviewed the financial audit draft and noted that while the OCIDA needed to develop a formal Capitalization Policy on Capital Assets, there were no deficiencies or weaknesses identified in their 2023 audit of the Orange County Industrial Development Agency.

A MOTION TO PRESENT THE 2023 OCIDA FINANCIAL AUDIT DRAFT TO THE FULL BOARD AT THE MARCH 20TH, 2023 MEETING WAS MADE BY MR. TAMBURRI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

V. Minutes

The Chairwoman noted that while Mr. Tamburri was not a member of the Committee during the during the March 9th, 2023, Audit Committee meeting, he did vote even though there was a quorum.

A MOTION TO ACCEPT THE MARCH 9TH, 2023 AND MARCH 22, 2023, OCIDA AUDIT COMMITTEE MEETING MINUTES AS PRESENTED WAS MADE BY MR. GREENE, SECONDED BY MR. TAMBURRI, AND PASSED UNANIMOUSLY.

VI. Adjournment

A MOTION TO ADJOURN WAS MADE BY MR. TAMBURRI, SECONDED BY MR. GREENE, AND PASSED UNANIMOUSLY.

The meeting closed at 4:50 p.m.

DRAFT



Orange County Industrial Development Agency

Local Labor Verified Exemption Request

The request to secure a verified exemption for use of non-local labor must be received in writing from the applicant and must allow 60 days for processing and required due diligence.

APPLICANT NAME: Orange Inn Llc
CONTACT: Luigi Kapiti
PHONE (B): (845) 294-1881 Cell: (845) 821-4750
FAX: - n/a - EMAIL: info@limoncellboatorangeinn.com

REASON FOR REQUEST

- 1) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (explain).
- 2) Specialized construction in which a local contractor is not available (explain).
- 3) Significant cost differentials in bids; whereby use of local labor significantly increases the cost of the project. A cost differential of 10% is deemed significant. Where there is a significant cost differential, if the local contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 10% or more, a waiver will be granted (explain and provide all copies of bids).
- 4) No local labor available for the project (explain).

Applicant Signature: [Signature] Date: 4/27/2023
Amount of Contract Needing Verified Exemption: 1 company - G. Fried Carpets
Number of Workers Needing Verified Exemption(s): 4 - at max
Send Completed Form and Attachments to our auditors:

William Fioravanti
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
bfioravanti@ocnvida.com

RECEIVED

MAY 30 2023

ORANGE COUNTY
IDA



**159-167 Main Street
Goshen, NY 10924**

April 27, 2023

Dear William Fioravanti,

This letter is to provide supplemental information along with the Verified Local Labor Exemption. As listed on the sheet, we needed to request exemption for the labor from G. Fried Carpet Company. At any given time at maximum there was four employees onsite. Prior to hiring G. Fried Carpets, we did investigate hiring multiple other carpet companies. All of the other carpet companies were more expensive than G. Fried, and/or would not be available to install when we were looking to put the carpet in. Due to changing hands in project management while we were in the process of hiring subcontractors, we unfortunately do not have written proof of bids from other companies. However, the due diligence was done.

Please feel free to contact me with any questions at all, or to discuss this further.

Best Wishes,

A handwritten signature in blue ink that appears to read "Luigi Kapiti".

Luigi Kapiti

(845)821-4750



Orange County Industrial Development Agency

Local Labor Verified Exemption Request

The request to secure a verified exemption for use of non-local labor must be received in writing from the applicant and must allow 60 days for processing and required due diligence.

APPLICANT NAME: Orange Inn, LLC
CONTACT: Luigi Kapiti
PHONE (B): (845) 294-1880 Cell: (845) 821-4750
FAX: _____ EMAIL: luigikapiti61@gmail.com

REASON FOR REQUEST

- 1) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers (**explain**).
- 2) Specialized construction in which a local contractor is not available (**explain**).
- 3) Significant cost differentials in bids; whereby use of local labor significantly increases the cost of the project. A cost differential of 10% is deemed significant. Where there is a significant cost differential, if the local contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 10% or more, a waiver will be granted (**explain and provide all copies of bids**).
- 4) No local labor available for the project (**explain**).

Applicant Signature: [Signature] Date: 9/27/23
Amount of Contract Needing Verified Exemption: \$105,000 (\$29,000 labor)
Number of Workers Needing Verified Exemption(s): 5 laborers, 2 weeks
Send Completed Form and Attachments to our auditors:

William Fioravanti
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
bfioravanti@ocnyida.com



Carpet & Design

495 ROUTE 17 SOUTH
PARAMUS, NJ 07652
(201) 967-1250 FAX (201) 967-8681
www.gfriedcarpet.net LIC. #: 13VH04763800

CONTRACT NO T 60921

DATE: APR 6/2012

SALESPERSON: Roy

SOLD TO: ORANGE INN LLC

159 MAIN STREET

GOSHEN, NY 10924

PHONE #: LUIGI - 845 - 821-4750

EMAIL: LYDIA - 845 - 596-5092

CELL #: KENSINGTONMANOR@YAHOO.COM

DELIVER TO: INSTALL CARPET WALL TO WALL MILLIKEN COMMERCIAL GRADE 100% NYLON CARPET STITCHES - COLOR: CHAMBRAY ALL GUEST ROOMS SAME COLOR.

INSTALL CARPET WALL TO WALL HALLWAYS & STEPS TO FIRST FLOOR OF ROOMS AS BOUNDARY RUNNER - SHOW WOOD SIDE MILLIKEN COMMERCIAL GRADE 100% NYLON NATURES GEM COLOR! SLATE - ALL STEPS FRONT & BACK ROOMS ARE EMPTY - NO FURNITURE INSTALL ON 3202 COMMERCIAL FELT PADDING! CUSTOMER IS RESPONSIBLE FOR ALL NECESSARY FLOOR PREP & REPAIRS

ONLY CASH, BANK CHECK OR MONEY ORDER WILL BE ACCEPTED AS PAYMENT

The merchandise you have ordered is promised for delivery to you on or before: 07/1/2012 if the merchandise ordered by you is not delivered by the promised delivery date, G. Fried Carpet must offer you the choice of (1) canceling your order with a prompt, full refund of any payment you have made, or (2) accepting delivery at a specific later date.

IMPORTANT - PLEASE READ CAREFULLY
Prior to installation: Please remove all small items, breakables, and any electronic equipment. When we measure, we will advise you of any additional charges for furniture moving.
All carpeting work such as cutting doors and any additional Floor Prep, if we can do it, will also incur an additional charge.
In order to maintain your manufacturer warranty, your carpets MUST be cleaned every 12-18 Months. Call G. Fried to schedule your cleaning appointment.

TERMS:
50% DEPOSIT
25% DUE ON START DATE
25% BALANCE DUE 30 DAYS FROM START DATE

DEALER'S SIGNATURE: [Signature]

CUSTOMER'S SIGNATURE: [Signature]

AMOUNT OF SALE	105,000
SALES TAX	TAX EXEMPT
TOTAL AMOUNT DUE	105,000
DATE	4/6/12
BALANCE	50,000
DATE	5/31
BALANCE	55,000
DATE	6/13
BALANCE	27,500

07/1/2012
VISA 25900
VISA 24250
Payroll

INSTALL DATE: [Signature]

Per Roy Kwiat: materials \$76,000; labor \$29,000;

Orange County Industrial Development Agency

**Local Labor
Verified Exemption Request**

APPLICANT NAME: CS Energy (sub is Ninsa Solar LLC)

CONTACT: Slav Gofshteyn (CSE) on behalf of Greg Fondacaro (Ninsa)

PHONE (B) _____ PHONE (CELL) 609-337-7964

FAX _____ EMAIL gfondacaro@ninsallc.com

REASON FOR REQUEST

- 1) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers. – **EXPLAIN**

- 2) Specialized construction in which a local contractor is not available – **EXPLAIN**

- 3) Significant cost differentials in bids; whereby use of local labor significantly increases the cost of the project. A cost differential of 10% is deemed significant. Where there is a significant cost differential, if the local contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 10% or more, a waiver will be granted – **EXPLAIN (PROVIDE COPIES OF ALL BIDS)**

- 4) No local labor available for the project – **EXPLAIN**

Applicant Signature: _____

Date: 4/3/2023

Amount of Contract Needing Verified Exemption: 72,050

Number of Workers Needing Verified Exception(s): 3-4

Send Completed Form to LAN:

LAN ASSOCIATES
Engineering Planning Architecture Surveying, LLP
252 Main Street
Goshen, NY 10924
George E Thompson Jr, 201-978-4517 Cell
Office - 845-615-0350
Fax - 845-615-0351
george.thompson@lanassociates.com
www.lanassociates.com

Subject: 162301.02.03.04 FW: Exemption Form Fence Company for Approval
Date: Tuesday, April 18, 2023 at 7:48:48 AM Eastern Daylight Time
From: Thompson, George
To: Bill Fioravanti, Kelly Reilly
CC: Rende, Justin, Thompson, George, LAN Filing
Attachments: CS Energy - 28 Church St Warwick NY - Chain Link Fence.pdf, CS Energy - 63 CR 1A Warwick NY - Chain Link around Battery Storage.pdf, Orange County IDA Exemption Form - Warwick BESS (Ninsa Fencing).pdf, Warwick Solar.pdf

Bill – Kelly

See attached quotes from local fence company (Ketcham) and fence company that they ended up using(Ninsa).

Ketcham - \$87,324
Ninsa - \$72,050

Difference of \$15,274 or 21% higher in Cost

See attached Exemption form review and approval.

LAN would recommend OCIDA approve the exception for Ninsa based on local bids cost were significant higher.

Thank you.

George E Thompson, Jr.
Construction Administrator
201-978-4517 - Cell

LAN ASSOCIATES

Engineering Planning Architecture Surveying, Inc.,
445 Godwin Ave
Ste 9
Midland Park, NJ 07432
Office - 201-447-6400
Fax – 201-447-1233
george.thompson@lanassociates.com
www.lanassociates.com

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Fax – 845-615-0351
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www.lanassociates.com

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Please note our new email address and website

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www.lanassociates.com

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Please note our new email address and website

We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:

Payment to be made as follows:

Net 30 – Cash, Check or Credit Card

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATIONS OR DEVIATION FROM SPECIFICATIONS BELOW INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY ON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS OR DELAYS BEYOND OUR CONTROL. OWNER TO CARRY FIRE, TORNADO AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INS.

Authorized Signature: Suzela Ketcham

Note: This proposal may be withdrawn by us if not accepted within 30 days

We hereby submit specifications and estimates for:

OVERALL LENGTH- 410'

OVERALL HEIGHT- 7'

WALK GATE- x

DRIVE GATE- 1 – 20' double leaf

CHAIN LINK- Galvanized

WIRE MESH- 2"

WIRE GAUGE- 9

DIAMETER TERMINAL POST- 2 1/2"

DIAMETER LINE POST- 2"

DIAMETER TOP RAIL- 1 5/8"

DIAMETER BRACE RAIL- x

DIAMETER GATE FRAME- 1 5/8"

DIAMETER GATE POST- 4"

TENSION WIRE - 7 ga on bottom

LINE POST SPACING - 10' or less

FENCE TO FOLLOW GENERAL CONTOUR OF GROUND

ALL LINE POSTS PNEUMATICALLY DRIVEN

Supply and install 410' of 7' high galvanized chain link fence with posts pneumatically driven into ground. Includes 1 – 20' double leaf gate with 4" gate posts set in concrete footings. All end corner and pull posts set in concrete footings.
Labor Equipment and Materials: \$34,030.00

Option to add 1 – 4' walk gate with 3" gate posts set in concrete footings: Additional \$1,750.00

Non-Union Prevailing Wage Applied

Does not include grounding

Includes 1% fuel surcharge

LATE PAYMENT CHARGES at the rate of 1.5% per month or an annual percentage rate of 18% will be charged on all accounts over 30 days past billing date.

In the event Ketcham Fence must retain a collection agency or law firm to collect past due balances owed to Ketcham Fence, you agree to pay any and all collection agency fees, court costs, attorney fees or incidental costs associated with collecting

RESPONSIBILITY OF BUYER, I agree to locate and identify the property line, easements and all underground cables and pipes. I agree that I am solely responsible for the location of the fence described in this proposal. I will also defend Ketcham Fencing Inc. and reimburse them for all costs in connection with any claims made by anyone about the location of the fence. I am responsible for any special work described on the back of this proposal.

CUSTOMER IS ALSO RESPONSIBLE FOR any necessary permits or variances.

CONTRACTS INCLUDING INSTALLATION of fence are based on the condition that the entire work can be completed without interruption. If the work is interrupted for any reason due to change or delays on the part of the Purchaser, an extra charge covering the time lost and the extra expenses incurred will be made.

UNTIL COMPLETE PAYMENT HAS BEEN MADE for the entire job, all materials used thereon shall be the property of the seller, and the seller shall at its option, in the event of a default in any of the payments, remove the materials whether they be attached, or may otherwise appear to be part of the realty, without any recourse against the seller. Until final payment, all fences shall be deemed to be personalty, and title shall remain with the seller.

Acceptance of Proposal. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Subject: Re: 162301.02.03.04 FW: Exemption Form Fence Company for Approval
Date: Thursday, May 18, 2023 at 3:17:17 PM Eastern Daylight Time
From: Rende, Justin
To: Kelly Reilly, Thompson, George, Bill Fioravanti
CC: LAN Filing
Attachments: C32E32DAFAC14A5D9DC24B61C890DC4E.png, 4C1980670BFE4567AA1020F53362D1D4.jpg

Good Afternoon Kelly,

These were the only two quotes that they received. The fence has been installed and was mostly installed in October prior to LAN beginning the monitoring process. They left out one section of the fence at each site in order to get large equipment in and then completed the fencing in late March. When we had the phone prior to the last exemption request hearing this was mentioned that LAN did not have the ability to request the GC with more quotes or have the ability to ask the GC to go back to the local fencing company to adjust their quote because this subcontractor was awarded and the majority of the work was completed prior to LAN beginning the monitoring process. Any questions just let me or George know.

Thank you

Get [Outlook for iOS](#)

From: Kelly Reilly <kreilly@ocnyida.com>
Sent: Thursday, May 18, 2023 3:00:41 PM
To: Thompson, George <George.Thompson@lanassociates.com>; Bill Fioravanti <bfioravanti@ocnyida.com>
Cc: Rende, Justin <justin.rende@lanassociates.com>; LAN Filing <AE-Mail@lanassociates.com>
Subject: Re: 162301.02.03.04 FW: Exemption Form Fence Company for Approval

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi George,

I have a few questions on this exemption....Did they get any other quotes than the two (Ketcham and Ninsa?) I don't think so based on your note but just double checking. Has the fence already been installed? If so, when? Could you please let me know. Thank you and have a good rest of your day.

Kelly

Kelly Reilly
Project Manager
4 Crotty Lane, Suite 100, New Windsor, NY 12553
O: 845.220.2208
C: 845.629.8705
F: 845.220.2228
kreilly@ocnyida.com



From: "Thompson, George" <George.Thompson@lanassociates.com>
Date: Tuesday, April 18, 2023 at 7:49 AM
To: Bill Fioravanti <bfioravanti@ocnyida.com>, Kelly Reilly <kreilly@ocnyida.com>
Cc: "Rende, Justin" <justin.rende@lanassociates.com>, "Thompson, George" <George.Thompson@lanassociates.com>, LAN Filing <AE-Mail@lanassociates.com>
Subject: 162301.02.03.04 FW: Exemption Form Fence Company for Approval

Bill – Kelly

See attached quotes from local fence company (Ketcham) and fence company that they ended up using (Ninsa).

Ketcham - \$87,324
Ninsa - \$72,050

Difference of \$15,274 or 21% higher in Cost

See attached Exemption form review and approval.

LAN would recommend OCIDA approve the exception for Ninsa based on local bids cost were significant higher.

Thank you.

George E Thompson, Jr.
Construction Administrator
201-978-4517 - Cell

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www.lanassociates.com

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Please note our new email address and website

April 4th, 2024

Bill Fiorvanti
Chief Executive Officer
Executive Vice President of Economic Development
Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553

Project: Royal Wine Corp – Requests for Verified Exemption
Warranty: Pallet Mole Racking System

Millenium Material Handling is being hired to provide and install the pallet mole racking system that will be used in the warehouse storage facility at the Royal Wines project. **Background:**

Frazier Industrial Company designs racking systems for facilities all across North America, and Royal wine has utilized them at their other locations. Millenium Material Handling is the subcontractor that Frazier uses to install it's specialized systems. Frazier has three different racking systems being designed and installed at the Goshen facility: selective racking, double reach racking, and pallet mole racking. The selective and double reach systems are being installed by Bobs Commercial Material Handling & Shelving which is based out of Brooklyn NY, but will be using 100% local labor from within the designated area. The pallet mole racking system is a far more specialized system and there are no local companies within the defined Orange County local area who design, manufacture, or install any such system. This is a design-build system where Frazier owns/designs the racking and guarantees performance.

In an effort to include skilled local millwrights, CRE Management & Frazier Industrial engaged Paul DiSilva, a business rep from Local #740. Unfortunately the budget for the millwrights labor was far more expensive than what Millenium was able to offer.

This exemption submission is on the grounds that only Fraziers certified installers can fully perform the install of the pallet mole system, or a warranty will not be issued. It also is deemed specialized construction in that no other contractors in the local area are qualified or certified to perform the full product installation. Royal Wine has made a good faith effort to find local contractors to install the other racking components and are committed to sourcing as local as possible on this project.

Sincerely,

Kevin E Loewke



Orange County Industrial Development Agency

Local Labor

Verified Exemption Request

The request to secure a verified exemption for use of non-local labor must be received in writing from the applicant, and must allow 60 days for processing and required due diligence.

APPLICANT NAME: Frazier Industrial Company

CONTACT: Peter Gottredo

PHONE (B) 800-859-1342 PHONE (CELL) 610-703-5821

FAX _____ EMAIL pgottredo@frazier.com

REASON FOR REQUEST

1) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers. - EXPLAIN

2) Specialized construction in which a local contractor is not available - EXPLAIN
See enclosed description

3) Significant cost differentials in bids; whereby use of local labor significantly increases the cost of the project. A cost differential of 10% is deemed significant. Where there is a significant cost differential, if the local contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 10% or more, a waiver will be granted - EXPLAIN (PROVIDE COPIES OF ALL BIDS)

4) No local labor available for the project - EXPLAIN

Applicant Signature: [Signature] Date: 6/14/23

Amount of Contract Needing Verified Exemption: _____

Number of Workers Needing Verified Exemption(s): 30

Send Completed Form and Attachments to our auditors: Kevin E. Loewke
Loewke Brill Consulting Group
491 Elmgrove Road - Suite 2
Rochester, NY 14606
Kevin@loewkebrill.com

Orange County Industrial Development Agency

Local Labor Verified Exemption Request

Specialized construction description pertaining to the racking system for Royal Wine in Goshen, NY.

Frazier Industrial will be providing a semi-automated racking solution that requires Frazier trained and certified installers. Racking alignment is crucial to the success of the system as we require the racking to be installed to FEM 9.831-1 tolerances. The means and methods used to achieve FEM tolerances are unique to our trained installation teams and local labor would simply not possess the experience needed to properly achieve the required alignment.

We humbly request this exemption for the Royal Wine project in Goshen, NY.

If there are any questions, please feel free to contact me.

Sincerely,

Peter Goffredo

Peter A Goffredo

Vice President of Operations

Frazier Industrial Company

800-859-1342 Ext 3601



91 Fairview Avenue, Long Valley, NJ 07853

William F. McEnroe
Vice President and General Counsel
wmcenroe@frazier.com

Phone: 908-876-3001 Ext. 3274
Fax: 908-876-4139

March 21, 2024

Via e-mail

Orange County Industrial Development Agency
4 Crotty Lane
Suite 100
New Windsor, NY 12553

Re: Verified Exemption Request – Local Labor
Project: Royal Wine Corporation– Goshen, New York

Dear Sir/Madam:

This letter is submitted in support of an Application by Frazier Industrial Company and Royal Wine Corporation for a Verified Exemption for Use of Non-Local Labor on a portion of the above project.

The basis for this Application is that a portion of the project to be performed by Frazier Industrial Company involves a storage rack system utilizing “pallet moles” to transport loaded pallets within the system. The pallet moles and the rails on which they operate require specialized construction for which a local contractor is not available. Frazier further does not provide a Warranty for installation of such specialized equipment unless installation is performed by Frazier trained and certified installers. Racking alignment is critical to the success of the operation of the system as Frazier requires the racking to be installed pursuant to FEM 9.831-1 tolerances. The methods and procedures used to achieve these FEM tolerances are unique to Frazier trained installation teams. Local labor would not possess the skills or experience needed to achieve the required alignment for the pallet mole rack system to operate properly.

For the purchaser of a pallet mole system such as Royal Wine Corporation, the warranty provided by Frazier as to the proper installation and operation of the system is a most important feature

which is available only where installation is performed by Frazier trained and certified installers. Such warranty will not be offered and any warranty will have an exclusion for work performed on the pallet mole system by non-Frazier trained and certified installers.

We therefore request that the Agency issue an exemption to Royal Wine Corporation for the project in Goshen, New York for installation of the pallet mole system and rack to be performed by specialized, non-Local Labor. The remaining portion of the project involving standard, non-pallet mole racking will be performed by local labor in accordance with the Agency's requirements which will provide substantial work for local labor.

Please advise me if you have any questions or require any additional information.

Thank you for your cooperation.

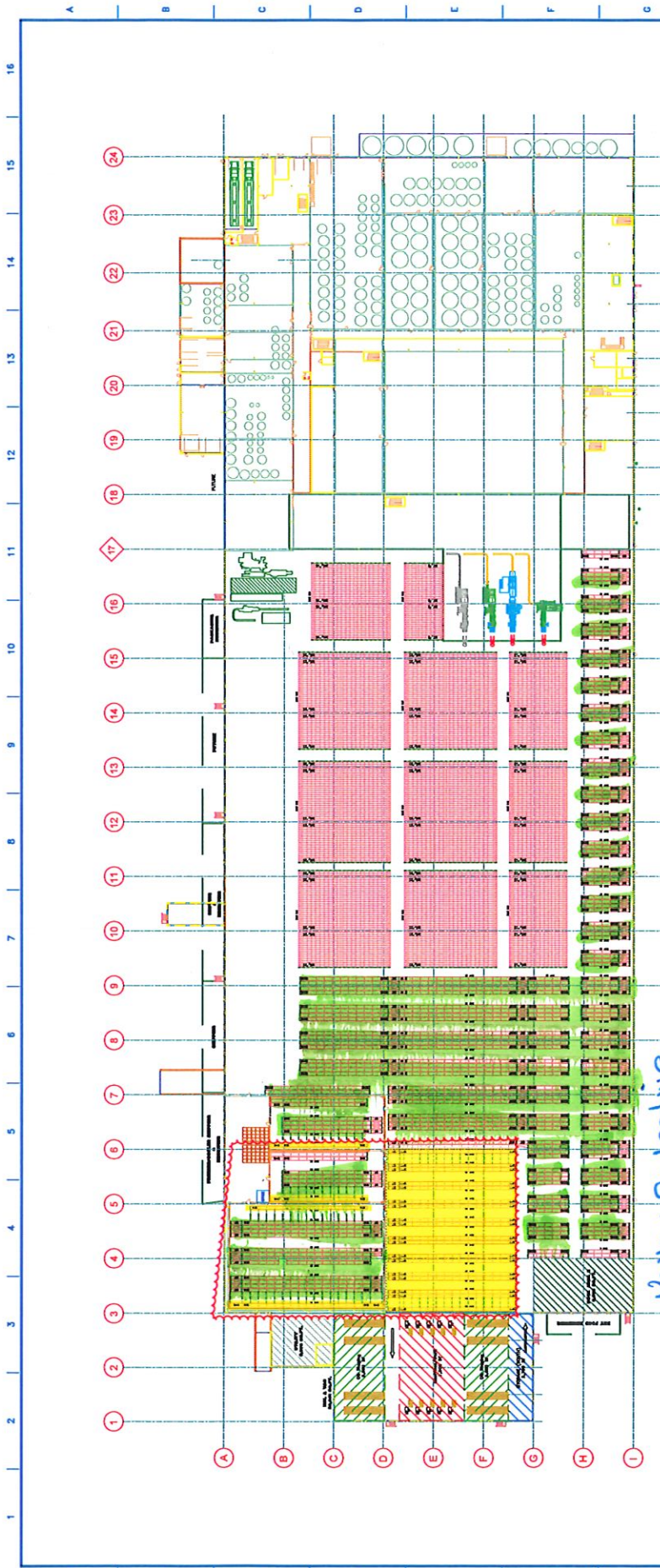
Very truly yours,

FRAZIER INDUSTRIAL COMPANY



By: WILLIAM F. McENROE

WFM:mb



FLOOR PLAN AND PALLET RACK LAYOUT (OVERALL)

ROYAL WINE
COSHEN, NEW YORK

APPROVED AS NOTED
 NOT APPROVED - REUSE AND RESUBMIT

SIGNATURE: _____
 COMPANY: _____
 DATE: _____

NO DIMENSIONS ON THIS DRAWING OR BEING MADE FROM THIS DRAWING.
 DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

- NOTES:**
1. ALL DOWN-ASLE RACK DIMENSIONS ARE TO CENTERLINE OF RACK COLUMNS.
 2. ALL CROSS-ASLE RACK DIMENSIONS ARE TO THE FACE OF RACK COLUMNS.
 3. VERIFY ALL COLUMN, BUILDING AND RACK DIMENSIONS.
 4. ANCHOR ALL RACK COLUMNS.
 5. IT IS RECOMMENDED THAT RACKING BE A MINIMUM OF 3" CLEAR OF BUILDING STRUCTURE.

GENERAL NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. VERIFY ALL DIMENSIONS ON THE DRAWING AGAINST THE ACTUAL DIMENSIONS OF THE BUILDING AND RACKS.
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16. VERIFY ALL DIMENSIONS ON THE DRAWING AGAINST THE ACTUAL DIMENSIONS OF THE BUILDING AND RACKS.

REV	DESCRIPTION	DATE	BY	CHKD	APP'D
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TIME LINE

January 23 2024 (page 1-4)	letter from Loewke Brill requesting exemption for the Pallet Mole System
February 8 2024 (pages 5-6)	email from Bill Fioravanti requesting a meeting with Millwrights Union # 740 to see if they have the right skilled manpower to assist in the Pallet Mole installation
February 9 2024 (pages 5-6)	Reply from Morris Helfgott to 2/8/24 email from Bill, stating that a conversation was had. Between Frazier & Millwrights and Frazier is waiting for a blended rate from the millwrights
March 5, 2024 (page 8)	email from Millwrights stating that rates will be emailed on March 6
March 6, 2024 (page 9-10)	email from Millwrights with a blended rate of \$68- \$72 per hour. Mistake in quote that Frazier rate is \$65 per hour, the actual rate from Frazier is \$28.57 per hour. see email on March 15 clarifying this error to the millwrights
March 6, 2024 (page 11)	Millwrights / Frazier comparison sheet
March 6, 2024 (page 11)	Recap comparison sheet, showing a millwright rate more than double
March 15 2024 (page # 12)	email on March 15 clarifying this error to the millwrights

Morris Helfgott

From: Bill Fioravanti <bfioravanti@ocnyida.com>
Sent: Thursday, February 29, 2024 3:21 PM
To: Morris Helfgott
Cc: Sheldon Ginsberg; Timothy Gehrke; Leif Ronaldson; Will Duffy; John Moissett; Jack Januario; Kevin Loewke; Jim Loewke; Mark Fellenzer; Matthew Fellenzer
Subject: Re: Meeting w/local Millwrights re: Frazier specialty mole racking system

We greatly appreciate the update and the efforts Morris, thank you.

All the best,
Bill

Bill Fioravanti
Chief Executive Officer
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
www.ocnyida.com

On Feb 29, 2024, at 3:15 PM, Morris Helfgott <mhelfgott@kayco.com> wrote:

Bill

Just a quick update , Frazier Royal and Millwrights (Paul) had an initial zoom meeting today. The meeting went well Frazier explained the scope and skill level need to install the pallet mole system. Paul is working on a blended labor rate to see if he can bring his labor rate in line. Frazier is looking at how many Millwrights personal can be incorporated without effecting production. We will have a follow up conversation within the next 2-3 business days.

From: Bill Fioravanti <bfioravanti@ocnyida.com>
Sent: Thursday, February 8, 2024 3:14 PM
To: Morris Helfgott <mhelfgott@kayco.com>; Sheldon Ginsberg <sginsberg@royalwine.com>; Timothy Gehrke <tgehrke@cre-management.com>; Leif Ronaldson <lronaldson@cre-management.com>; Will Duffy <wduffy@gfipartners.com>; John Moissett <jmoissett@cre-management.com>; Jack Januario <jjanuario@cre-management.com>; Kevin Loewke <kevin@loewkebrill.com>; Jim Loewke <jim@loewkebrill.com>
Cc: 'Mark Fellenzer' <mdf@fello.com>; Matthew Fellenzer <mf@fello.com>
Subject: Meeting w/local Millwrights re: Frazier specialty mole racking system
Importance: High

Good afternoon,

As discussed at our last on-site meeting, the IDA would like to ask you to meet with a representative from the local Millwrights union #740 to specifically discuss the skilled labor required to install the Frazier specialty mole racking system at the Goshen site.

I recently spoke with Paul DeSilva who is a business rep for #740 and he would appreciate the opportunity to discuss this important component of your project in-person at your earliest convenience.

Please confirm that you remain open to explore this avenue and, if so, let us know how we can schedule an on-site meeting with Paul at your earliest convenience.

Thanks very much as always,
Bill

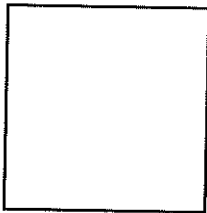
Bill Fioravanti
Chief Executive Officer
Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553

O: 845.234.4192

M: 845.820.1791

F: 845.220.2228

bfioravanti@ocnyida.com



www.ocnyida.com

Morris Helfgott

From: Paul DeSilva <pdesilva@nycdistrictcouncil.org>
Sent: Tuesday, March 5, 2024 3:30 PM
To: Glenn Papp; Bill Fioravanti
Cc: Morris Helfgott; Leif Ronaldson
Subject: Re: Meeting w/local Millwrights re: Frazier specialty mole racking system

Hi Glenn,

I apologize for the delay; I have been working out in the field for the past several days. I will be in the office and at my desktop tomorrow and will get the rates to you then.

I appreciate you reaching out to me and will be in touch tomorrow.

Regards,

Paul DeSilva

-Millwright Representative-

New York City & Vicinity District Council of Carpenters

395 Hudson Street | New York, NY 10014

C (646) 483-5892

O (718) 849-3636

Email pdesilva@nycdistrictcouncil.org

www.nycdistrictcouncil.com



Morris Helfgott

From: Paul DeSilva <pdesilva@nycdistrictcouncil.org>
Sent: Wednesday, March 6, 2024 11:40 AM
To: Glenn Papp; Bill Fioravanti
Cc: Morris Helfgott; Leif Ronaldson
Subject: Re: Meeting w/local Millwrights re: Frazier specialty mole racking system
Attachments: Orange and Dutchess Wage rates.pdf; thumb_20221210_130134.jpg; thumb_20221212_124141.jpg; thumb_e5.jpg; thumb_e6.jpg

Good morning all,

Glenn, as discussed here are the rates. As you said when we spoke, your employees will be getting paid \$65 per hour on this project. We should have no issues getting to a blended rate of less than \$78 which is 20% more than \$65 and stays compliant with the IDA. We can get the rates around \$68-\$72 depending on the apprentice ratio that we agree upon.

Also, we have plenty of people living in Orange county and the surrounding counties that have done similar automated/robotic, AS/RS, WMS and Mechatronics work at Amazons, Frito Lay, Fed Ex, UPS, The Gap, Post Offices and other sites that would fulfill the local labor policy. Warehouse work including racking, robotics and conveyor work is one of our specialties.

Our people are highly skilled and trained individuals, that focus on safety and teamwork with the end goal in mind, we promote great work ethic and attitude. Our training is second to none and our members have a portfolio of certifications that may even help bring insurance costs down.

Our credo is Pride, Productivity and Precision. I have attached some links and pictures for some more references. We look forward to working with you. Thank you.

<https://ubcmillwrights.org/>

UBC Millwrights | Homepage

UBC millwrights are construction pros with skills to install, maintain and repair equipment in industries like Agriculture, Automotive, and Material Handling.

ubcmillwrights.org

<https://youtu.be/zyqJgXR9LeU?si=CtISxxOVFZS6PdOw>

Regards,

Paul DeSilva
New York City & Vicinity District Council of Carpenters
Millwright Council Representative
 395 Hudson Street | New York, NY 10014
 Cell (646) 483-5892

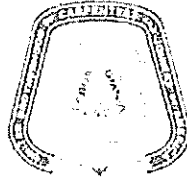
UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA

NEW YORK CITY & VICINITY DISTRICT COUNCIL OF CARPENTERS

JOSEPH A. GEIGER
Executive Secretary - Treasurer

PAUL CAPURSO
President /Asst EST

DAVID CARABALLOSO
Vice President /Asst EST



395 HUDSON STREET - 9TH FLOOR
NEW YORK, N.Y. 10014
PHONE: (212) 366-7500
FAX: (212) 675-3118
www.nycdistrictcouncil.com

Rates for Millwrights
Covering Dutchess & Orange Counties
Effective July 1, 2023 – June 30, 2024

Rates apply to CBAs
91/92/9091

Wages	
Journeyman	\$46.00
Foreman	\$49.41
General Foreman	\$52.10
1st Yr. Apprentice	\$28.01
2nd Yr. Apprentice	\$30.34
3rd Yr. Apprentice	\$34.67
4th Yr. Apprentice	\$43.33

Payroll Deductions **Make sure the member is authorized via I-Remit

2 % W.D.A.	PAC
\$1.78	\$0.05
\$1.85	\$0.05
\$1.90	\$0.05
\$1.11	\$0.05
\$1.20	\$0.05
\$1.35	\$0.05
\$1.61	\$0.05

See page 2 for Local 740 assessments instructions

Journeyman/Foreman/Gen. Foreman Fringe Benefits	
Welfare	\$14.95
Pension	\$10.34
Annuity	\$7.27
A.J.R.E.I.F.	\$1.00
Vacation***	\$8.17
Supplemental	\$0.05
MW/PD INT Labor Management	\$0.05
Intl. Training Fund (I.B.C.)	\$0.13
Supplemental Pension	\$0.75
NYDCC Labor Management	\$0.23
Total =	\$42.94

*****VACATION FUND – Fringe Benefit:** The vacation portion of the fringe benefit package is considered current earnings and is taxable income. The vacation rate must be multiplied by the number of hours worked and added to the wages. This amount is subject to: Federal Withholding Tax, State Withholding Tax, F.I.C.A., NYC Withholding Tax (if applicable). The total vacation amount is then deducted before net pay. This formula applies only to those employees whose fringe benefit contribution includes vacation.

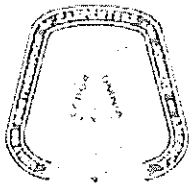
Apprentice fringe benefits on page 2

UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA NEW YORK CITY & VICINITY DISTRICT COUNCIL OF CARPENTERS

JOSEPH A. GEIGER
Executive Secretary - Treasurer

PAUL CAPURSO
President / Asst EST

DAVID CARABALLOSO
Vice President / Asst EST



395 HUDSON STREET - 9TH FLOOR
NEW YORK, N.Y. 10014
PHONE: (212) 366-7500
FAX: (212) 675-3118
www.nycdistrictcouncil.com

Rates for Millwrights covering Dutchess & Orange Counties Effective July 1, 2023 – June 30, 2024

Apprentice Fringe Benefits				
	1st Yr.	2nd. Yr.	3rd Yr.	4th Yr.
Welfare	\$13.00	\$13.00	\$13.00	\$13.00
Pension	\$4.16	\$5.14	\$6.62	\$8.09
Annuity	\$3.64	\$4.45	\$5.08	\$6.34
A.J.R.E.I.F.	\$1.00	\$1.00	\$1.00	\$1.00
Vacation***	\$4.27	\$5.06	\$5.81	\$7.31
Supplemental	\$0.05	\$0.05	\$0.05	\$0.05
MW/PD INT Labor Management	\$0.05	\$0.05	\$0.05	\$0.05
Intl. Training Fund (I.B.C.)	\$0.13	\$0.13	\$0.13	\$0.13
Supplemental Pension	\$0.75	\$0.75	\$0.75	\$0.75
NYDCC Labor Management	\$0.23	\$0.23	\$0.23	\$0.23
Total =	\$27.28	\$29.86	\$32.72	\$36.95

****Reminder all Working Dues Assessments (W.D.A.) and PAC deductions should be done after taxes**
W.D.A. for Journeymen through General Foreman are calculated (Wage + Fringe x .01 = W D A.)
Additional dues are calculated \$0.55 per hours worked.
W.D.A. for Apprentice levels are calculated (Wage + Fringe x .01 = W D A.), Additional dues are calculated \$0.25 per hours worked
IMPORTANT NOTICE TO EMPLOYERS: Working dues deductions from the wages of the employees should be remitted electronically through the I-Remit system at the same time as the Benefit Funds' contributions are made. The I-Remit system allows you to check whether or not individual employees have working dues deduction authorization on file. If you remit Benefit Funds' contributions directly without using the electronic I-Remit system, you should call the District Council at 212.366.7375 to verify whether or not individuals have working dues deduction authorization on file. If the collective bargaining agreement under which you are working provides for working dues deduction, you are required to deduct working dues from each employee's wages and remit those deducted working dues on behalf of each employee who has a working dues deduction authorization on file. **The NYCOCC Welfare Fund (the "Fund") has been providing Paid Family Leave ("PFL") under the Fund's benefit plan since the New York State PFL law became effective in 2018. The Fund will continue to provide PFL benefits in 2022 on a self-insured basis. Amalgamated Employee Benefits is the administrator of the Fund's PFL benefits. Subject to change at the discretion of Board of Trustees

Page 2 of 2

Morris Helfgott

From: Glenn Papp <gpapp@frazier.com>
Sent: Thursday, March 14, 2024 10:57 AM
To: Paul DeSilva; Bill Fioravanti
Cc: Morris Helfgott; Leif Ronaldson
Subject: Re: Meeting w/local Millwrights re: Frazier specialty mole racking system

Paul,

I just wanted to let you know that upon reading the below email, I wanted to update you on a rate discrepancy. During our conversation I quoted "around" \$65/hr as our sale price including markup. The cost rate is lower by the amount of our markup and as it turns out Royal Wine negotiated an even further lower rate with Frazier.

Thank you,
 Glenn

Get [Outlook for iOS](#)

From: Paul DeSilva <pdesilva@nycdistrictcouncil.org>
Sent: Wednesday, March 6, 2024 11:39:53 AM
To: Glenn Papp <gpapp@frazier.com>; Bill Fioravanti <bfioravanti@ocnyida.com>
Cc: Morris Helfgott <mhelfgott@kayco.com>; Leif Ronaldson <lronaldson@cre-management.com>
Subject: Re: Meeting w/local Millwrights re: Frazier specialty mole racking system

Good morning all,

Glenn, as discussed here are the rates. As you said when we spoke, your employees will be getting paid \$65 per hour on this project. We should have no issues getting to a blended rate of less than \$78 which is 20% more than \$65 and stays compliant with the IDA. We can get the rates around \$68-\$72 depending on the apprentice ratio that we agree upon.

Also, we have plenty of people living in Orange county and the surrounding counties that have done similar automated/robotic, AS/RS, WMS and Mechatronics work at Amazons, Frito Lay, Fed Ex, UPS, The Gap, Post Offices and other sites that would fulfill the local labor policy. Warehouse work including racking, robotics and conveyor work is one of our specialties.

Our people are highly skilled and trained individuals, that focus on safety and teamwork with the end goal in mind, we promote great work ethic and attitude. Our training is second to none and our members have a portfolio of certifications that may even help bring insurance costs down.

Our credo is Pride, Productivity and Precision. I have attached some links and pictures for some more references. We look forward to working with you. Thank you.

<https://ubcmillwrights.org/>

Labor will be 10hrs per day, 6 days a week, for 13 weeks

Millwrights	Wages	Fringes	Total Rate/hr
Journeyman	\$ 46.00	\$ 42.94	\$ 88.94
1st Apprentice	\$ 28.01	\$ 27.28	\$ 55.29
2nd Apprentice	\$ 30.34	\$ 29.86	\$ 60.20
3rd Apprentice	\$ 34.67	\$ 32.72	\$ 67.39
4th Apprentice	\$ 43.33	\$ 36.95	\$ 80.28

Millenium	Total Rate/hr		
Journeyman	\$ 20.00		\$ 28.57

Straight time hours 520 Estimated
 O/T Hours 260 Estimated

Millenium	S/T	O/T	Total
Journeyman	\$ 10,400.00	\$ 7,800.00	\$ 18,200.00

Millwrights	S/T	O/T	Total
Journeyman	\$ 46,248.80	\$ 29,104.40	\$ 75,353.20
1st Apprentice	\$ 28,750.80	\$ 18,016.70	\$ 46,767.50
2nd Apprentice	\$ 31,304.00	\$ 19,596.20	\$ 50,900.20
3rd Apprentice	\$ 35,042.80	\$ 22,028.50	\$ 57,071.30
4th Apprentice	\$ 41,745.60	\$ 26,505.70	\$ 68,251.30

Meeting w/local Millwrights re: Frazier specialty mole racking system

12 messages

Bill Fioravanti <bfioravanti@ocnyida.com>

Thu, Feb 8, 2024 at 3:14 PM

To: Morris Helfgott <mhelfgott@kayco.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>

Cc: Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Good afternoon,

As discussed at our last on-site meeting, the IDA would like to ask you to meet with a representative from the local [Millwrights union #740](#) to specifically discuss the skilled labor required to install the Frazier specialty mole racking system at the Goshen site.

I recently spoke with [Paul DeSilva](#) who is a business rep for #740 and he would appreciate the opportunity to discuss this important component of your project in-person at your earliest convenience.

Please confirm that you remain open to explore this avenue and, if so, let us know how we can schedule an on-site meeting with Paul at your earliest convenience.

Thanks very much as always,

Bill

Bill Fioravanti

Chief Executive Officer

Orange County IDA

4 Crotty Lane, Suite 100

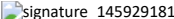
New Windsor, NY 12553

O: 845.234.4192

M: 845.820.1791

F: 845.220.2228

bfioravanti@ocnyida.com

signature_145929181

www.ocnyida.com

Morris Helfgott <mhelfgott@kayco.com>

Thu, Feb 8, 2024 at 4:09 PM

To: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>

Cc: Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>, "John W. Niemeyer" <jniemeyer@frazier.com>

Bill

I am looping in John Niemeyer from Frazier Racking .

John please reply as to when would be a good time for you to meet with the Millwrights Union on site to discuss opportunities to add in local labor.

To the Mole project

From: Bill Fioravanti <bfioravanti@ocnyida.com>

Sent: Thursday, February 8, 2024 3:14 PM

To: Morris Helfgott <mhelfgott@kayco.com>; Sheldon Ginsberg <sginsberg@royalwine.com>; Timothy Gehrke <tgehrke@cre-management.com>; Leif Ronaldson <lronaldson@cre-management.com>; Will Duffy <wduffy@gfipartners.com>; John Moissett <jmoissett@cre-management.com>; Jack Januario <jjanuario@cre-management.com>; Kevin Loewke <kevin@loewkebrill.com>; Jim Loewke <jim@loewkebrill.com>

Cc: 'Mark Fellenzer' <mdf@felp.com>; Matthew Fellenzer <mf@felp.com>

Subject: Meeting w/local Millwrights re: Frazier specialty mole racking system
Importance: High

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Thanks very much as always,

Bill

Bill Fioravanti

Chief Executive Officer

Orange County IDA

4 Crotty Lane, Suite 100

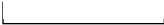
New Windsor, NY 12553

O: 845.234.4192

M: 845.820.1791

F: 845.220.2228

bfioravanti@ocnyida.com


www.ocnyida.com

John W. Niemeyer <jniemeyer@frazier.com> Thu, Feb 8, 2024 at 4:36 PM
To: Morris Helfgott <mhelfgott@kayco.com>, Glenn Papp <gpapp@frazier.com>
Cc: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Looping in Glen, he's our PM on this job.

Regards,

John Niemeyer
201-245-8917
Frazier Industrial Company

On Feb 8, 2024, at 4:10 PM, Morris Helfgott <mhelfgott@kayco.com> wrote:

[Quoted text hidden]
[Quoted text hidden]


www.ocnyida.com

~WRD0000.jpg
1K

Morris Helfgott <mhelfgott@kayco.com>

Tue, Feb 13, 2024 at 3:09 PM

To: "John W. Niemeyer" <jniemeyer@frazier.com>, Glenn Papp <gpapp@frazier.com>

Cc: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Glen

Any luck with the Millwrights? Do they any man power that can assist Frazier.

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

[Redacted]

www.ocnyida.com

[Quoted text hidden]

Glenn Papp <gpapp@frazier.com>

Tue, Feb 13, 2024 at 3:29 P

To: Morris Helfgott <mhelfgott@kayco.com>, "John W. Niemeyer" <jniemeyer@frazier.com>

Cc: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Morris,

I will let you know after our internal meeting Thursday.

Thank you,



www.frazier.com

Glenn Papp

Project Manager

Email: gpapp@frazier.com

Phone: 908-876-3001, Ext. 3616 | Mobile 908-507-7538

91 Fairview Avenue, Long Valley, New Jersey 07853

[Quoted text hidden]

Morris Helfgott <mhelfgott@kayco.com>

Tue, Feb 13, 2024 at 3:29 PM

To: Glenn Papp <gpapp@frazier.com>

Cc: "John W. Niemeyer" <jniemeyer@frazier.com>, Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Thanks

Sent from my iPhone

On Feb 13, 2024, at 3:29 PM, Glenn Papp <gpapp@frazier.com> wrote:

Morris,

I will let you know after our internal meeting Thursday.

Thank you,

<image002.png>

Glenn Papp

<image003.png> <image004.png> <image005.png> <image006.png> <image007.png>

www.frazier.com

Project Manager

Email: gpapp@frazier.com

Phone: 908-876-3001, Ext. 3616 | Mobile 908-507-7538

91 Fairview Avenue, Long Valley, New Jersey 07853

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<image008.jpg>

www.ocnyida.com

[This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. This EXTERNAL message is sent from mhelfgott@kayco.com.]

[Quoted text hidden]

7 attachments



image008.jpg
1K

Glenn Papp <gpapp@frazier.com>

Thu, Feb 15, 2024 at 1:05 P

To: Morris Helfgott <mhelfgott@kayco.com>, "John W. Niemeyer" <jniemeyer@frazier.com>

Cc: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Bill,

Frazier Industrial has a trained and certified subcontractor that does the mole systems for us nation-wide hired to provide their on-site labor on the project whom are already dedicated in their schedule for this work. I don't believe there is an opportunity to incorporate #740 members with the crew, however, we will reach out if a need does arise.

Thank you,



www.frazier.com

Glenn Papp

Project Manager

Email: gpapp@frazier.com

Phone: 908-876-3001, Ext. 3616 | Mobile 908-507-7538

91 Fairview Avenue, Long Valley, New Jersey 07853

From: Morris Helfgott <mhelfgott@kayco.com>
Sent: Tuesday, February 13, 2024 3:10 PM

[Quoted text hidden]

[Quoted text hidden]

Glenn Papp <gpapp@frazier.com> Wed, Feb 21, 2024 at 3:53 P
To: "John W. Niemeyer" <jniemeyer@frazier.com>, Morris Helfgott <mhelfgott@kayco.com>
Cc: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <Ironaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Bill,

After discussing this more internally, I'd like to set up a remote meeting with Paul to discuss options of bringing on Millwright labor to work with our subcontractors crew. Please have Paul reach out to me at his earliest convenience.

Thank you!



www.frazier.com

Glenn Papp

Project Manager

Email: gpapp@frazier.com

Phone: 908-876-3001, Ext. 3616 | Mobile 908-507-7538

91 Fairview Avenue, Long Valley, New Jersey 07853

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[Quoted text hidden]

www.ocnyida.com

[Quoted text hidden]

Glenn Papp <gpapp@frazier.com> Mon, Feb 26, 2024 at 9:16 AM
To: "John W. Niemeyer" <jniemeyer@frazier.com>, Morris Helfgott <mhelfgott@kayco.com>
Cc: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <Ironaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Good morning Bill,

I'm just reaching out to follow up on this, as I have not heard from Paul to set up a call.

Thank you,

[Quoted text hidden]

Bill Fioravanti <bfioravanti@ocnyida.com> Mon, Feb 26, 2024 at 11:35 AM
To: Glenn Papp <gpapp@frazier.com>, "John W. Niemeyer" <jniemeyer@frazier.com>, Morris Helfgott <mhelfgott@kayco.com>
Cc: Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <Ironaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Good morning Glenn and thank you. I'll connect you with Paul now via separate email.

Much appreciated,

Bill

[Quoted text hidden]

Morris Helfgott <mhelfgott@kayco.com>

Thu, Feb 29, 2024 at 3:14 PM

To: Bill Fioravanti <bfioravanti@ocnyida.com>, Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>

Cc: Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

Bill

Just a quick update , Frazier Royal and Millwrights (Paul) had an initial zoom meeting today. The meeting went well Frazier explained the scope and skill level need to install the pallet mole system. Paul is working on a blended labor rate to see if he can bring his labor rate in line. Frazier is looking at how many Millwrights personal can be incorporated without effecting production.

We will have a follow up conversation within the next 2-3 business days.

From: Bill Fioravanti <bfioravanti@ocnyida.com>

Sent: Thursday, February 8, 2024 3:14 PM

To: Morris Helfgott <mhelfgott@kayco.com>; Sheldon Ginsberg <sginsberg@royalwine.com>; Timothy Gehrke <tgehrke@cre-management.com>; Leif Ronaldson <lronaldson@cre-management.com>; Will Duffy <wduffy@gfipartners.com>; John Moissett <jmoissett@cre-management.com>; Jack Januario <jjanuario@cre-management.com>; Kevin Loewke <kevin@loewkebrill.com>; Jim Loewke <jim@loewkebrill.com>

Cc: 'Mark Fellenzer' <mdf@felp.com>; Matthew Fellenzer <mf@felp.com>

Subject: Meeting w/local Millwrights re: Frazier specialty mole racking system

Importance: High

Good afternoon,

As discussed at our last on-site meeting, the IDA would like to ask you to meet with a representative from the local [Millwrights union #740](#) to specifically discuss the skilled labor required to install the Frazier specialty mole racking system at the Goshen site.

I recently spoke with [Paul DeSilva](#) who is a business rep for #740 and he would appreciate the opportunity to discuss this important component of your project in-person at your earliest convenience.

Please confirm that you remain open to explore this avenue and, if so, let us know how we can schedule an on-site meeting with Paul at your earliest convenience.

Thanks very much as always,

Bill

Bill Fioravanti

Chief Executive Officer

Orange County IDA

4 Crotty Lane, Suite 100

New Windsor, NY 12553

O: 845.234.4192

M: 845.820.1791

F: 845.220.2228

bfioravanti@ocnyida.com

www.ocnyida.com

Bill Fioravanti <bfioravanti@ocnyida.com>

Thu, Feb 29, 2024 at 3:21 PM

To: Morris Helfgott <mhelfgott@kayco.com>

Cc: Sheldon Ginsberg <sginsberg@royalwine.com>, Timothy Gehrke <tgehrke@cre-management.com>, Leif Ronaldson <lronaldson@cre-management.com>, Will Duffy <wduffy@gfipartners.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>, Kevin Loewke <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>, Mark Fellenzer <mdf@felp.com>, Matthew Fellenzer <mf@felp.com>

We greatly appreciate the update and the efforts Morris, thank you.

All the best,
Bill

Bill Fioravanti
Chief Executive Officer
Orange County IDA
4 Crotty Lane
New Windsor, NY 12553
www.ocnyida.com

On Feb 29, 2024, at 3:15 PM, Morris Helfgott <mhelfgott@kayco.com> wrote:

Bill

Just a quick update , Frazier Royal and Millwrights (Paul) had an initial zoom meeting today. The meeting went well Frazier explained the scope and skill level need to install the pallet mole system. Paul is working on a blended labor rate to see if he can bring his labor rate in line. Frazier is looking at how many Millwrights personal can be incorporated without effecting production.

We will have a follow up conversation within the next 2-3 business days.

From: Bill Fioravanti <bfioravanti@ocnyida.com>
Sent: Thursday, February 8, 2024 3:14 PM
To: Morris Helfgott <mhelfgott@kayco.com>; Sheldon Ginsberg <sginsberg@royalwine.com>; Timothy Gehrke <tgehrke@cre-management.com>; Leif Ronaldson <lronaldson@cre-management.com>; Will Duffy <wduffy@gfipartners.com>; John Moisset <jmoisset@cre-management.com>; Jack Januario <jjanuario@cre-management.com>; Kevin Loewke <kevin@loewkebrill.com>; Jim Loewke <jim@loewkebrill.com>
Cc: 'Mark Fellenzer' <mdf@felp.com>; Matthew Fellenzer <mf@felp.com>
Subject: Meeting w/local Millwrights re: Frazier specialty mole racking system
Importance: High

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I recently spoke with [Paul DeSilva](#) who is a business rep for #740 and he would appreciate the opportunity to discuss this important component of your project in-person at your earliest convenience.

Please confirm that you remain open to explore this avenue and, if so, let us know how we can schedule an on-site meeting with Paul at your earliest convenience.

Thanks very much as always,

Bill

Bill Fioravanti
Chief Executive Officer
Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553

O: 845.234.4192

M: 845.820.1791

F: 845.220.2228

bfioravanti@ocnyida.com

[]

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1K

Frazier racking

11 messages

Morris Helfgott <mhelfgott@kayco.com>

Wed, Jan 17, 2024 at 11:25 AM

To: "John W. Niemeyer" <jniemeyer@frazier.com>, "Kevin Loewke" <kevin@loewkebrill.com>

John meet Kevin , Keven meet John

Keven, John is our sales rep for Frazier Racking. We will be installing 3 different styles of racking in our Goshen warehouse.

Style 1 Selective Racking

Style 2 Double Reach Racking

Style 3 Pallet Mole Racking

Styles 1& 2 were awarded to local contractors IDA compliance ,

Style # 3 the pallet Mole System is a high-density system. This system is complicate to install , Frazier will not sell the system, warranty the system if they don't install it. Kevin, please communicate with John what point you need to include in the letter that we want to submit to the IDA for exemption.

I would like to have this for Wednesday's meeting so we can present it with Bill in the house. Any questions or clarification please reach out to me.

Kevin Loewke <kevin@loewkebrill.com>

Wed, Jan 17, 2024 at 12:07 PM

To: Jim Loewke <jim@loewkebrill.com>

[Quoted text hidden]

Kevin Loewke <kevin@loewkebrill.com>

Wed, Jan 17, 2024 at 1:02 PM

To: "John W. Niemeyer" <jniemeyer@frazier.com>

Cc: Morris Helfgott <mhelfgott@kayco.com>, Jim Loewke <jim@loewkebrill.com>

Good afternoon John,

Jim and I would be happy to schedule a call with you at your convenience to let you know what's needed to submit a waiver request for the pallet mole system. Let us know your availability and we'll make it happen

Thanks

Kevin Loewke

[Quoted text hidden]

--



Kevin Loewke
IDA Services Manager
Loewke Brill Consulting Group
491 Elmgrove Road #2
Rochester, NY 14606
585-469-0954 (Cell - Preferred)
585-647-9350 (Office)

John W. Niemeyer <jniemeyer@frazier.com>
To: Kevin Loewke <kevin@loewkebrill.com>
Cc: Morris Helfgott <mhelfgott@kayco.com>, Jim Loewke <jim@loewkebrill.com>

Mon, Jan 22, 2024 at 10:37 AM

Sorry for the delay. I was out of pocket most of last week.

This is something we put together.

Let me know what you think.

John Niemeyer

District Sales Manager – Eastern Region

Email: jniemeyer@frazier.com

Phone: 908.364.5356 | Mobile: 201.245.8917

135 Main Street | Whitehouse Station, NJ 08889




From: Kevin Loewke <kevin@loewkebrill.com>
Sent: Wednesday, January 17, 2024 1:03 PM
To: John W. Niemeyer <jniemeyer@frazier.com>

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[This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. This EXTERNAL message is sent from kevin@loewkebrill.com.]

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101K

Morris Helfgott <mhelfgott@kayco.com>
To: "John W. Niemeyer" <jniemeyer@frazier.com>, Kevin Loewke <kevin@loewkebrill.com>
Cc: Jim Loewke <jim@loewkebrill.com>

Tue, Jan 23, 2024 at 9:08 AM

Do we have a \$ Dollar amount for the exemption installation that we are asking .

[Quoted text hidden]

[Redacted signature]

Kevin Loewke

IDA Services Manager

Loewke Brill Consulting Group

491 Elmgrove Road #2

Rochester, NY 14606

585-469-0954 (Cell - Preferred)

585-647-9350 (Office)

[Quoted text hidden]

Jim Loewke <jim@loewkebrill.com>
To: "John W. Niemeyer" <jniemeyer@frazier.com>
Cc: Kevin Loewke <kevin@loewkebrill.com>, Morris Helfgott <mhelfgott@kayco.com>

Tue, Jan 23, 2024 at 9:38 AM

John, is the "pallet mole system" you are proposing to install a "design-build" system? where Frazier owns the design/layout and guarantee of performance? Also, is the system manufactured by Frazier? Or by a vendor and Frazier does the installation?

Thanks,
Jim

Jim Loewke
CEO
Loewke Brill Consulting Group, Inc.

(585)-370-5130

[Quoted text hidden]

John W. Niemeyer <jniemeyer@frazier.com>
To: Jim Loewke <jim@loewkebrill.com>
Cc: Kevin Loewke <kevin@loewkebrill.com>, Morris Helfgott <mhelfgott@kayco.com>

Tue, Jan 23, 2024 at 2:36 PM

Jim,

Yes on all. We design, manufacture, build and commission the Pallet Mole System.

We also guarantee the performance.

The unit itself is owned by a company called SpaceMaker but Frazier has exclusive rights in the US Market.

I hope this helps

Installation and commissioning of the Pallet Mole: \$1,105,029.42 (below contract broken out in sections. Red marks the spot)

Section 01 Phase 1 - Selective, Deep Reach Rack	2,134,030
Section 02 Phase 1 - Pallet Mole Rack	3,180,160
Section 03 Phase 1 - Pallet Mole + Components	7,215
Section 04 Phase 1 - Pallet Mole Pallet Gap Alignment Feature	0
Section 05 Phase 1 - Pallet Mole WIFI Communication System (Building Components)	0
Section 06 Option: Phase 1 - Bolt-On Bullnose	4,073
Section 07 Option: Phase 1 - Pallet Mole Entry Guides	79,509
Section 08 Phase 2 - Selective, Deep Reach Rack	542,263
Section 09 Phase 2 - Pallet Mole Rack	868,480
Section 10 Phase 2 - Pallet Mole + Components	1,800
Section 11 Phase 2 - Pallet Mole - Pallet Gap Alignment Feature	0
Section 12 Option: Phase 2 - Bolt On Bullnose	2,952
Section 13 Option: Phase 2 - Pallet Mole Entry Guides	18,957
Total (base sections)	6,839,439

Sell Price (USD)

	Material	Freight	Installation	Others	* Total
Section 01	\$2,873,818.08	\$145,892.84	\$334,880.21	\$4,800.00	\$3,359,391.13
Section 02	\$4,721,545.51	\$236,963.36	\$852,782.58	\$0.00	\$5,811,291.45
Section 03	\$334,116.89	\$6,000.00	\$0.00	\$0.00	\$340,116.89
Section 04	\$119,874.84	\$0.00	\$0.00	\$0.00	\$119,874.84
Section 05	\$35,690.79	\$0.00	\$0.00	\$0.00	\$35,690.79
Section 06	\$26,238.24	\$1,620.30	\$2,436.10	\$0.00	\$30,294.63
Section 07	\$307,669.46	\$4,125.00	\$12,000.00	\$0.00	\$323,794.46
Section 08	\$756,436.41	\$37,113.26	\$84,850.97	\$0.00	\$878,400.64
Section 09	\$1,288,276.21	\$70,145.87	\$233,090.58	\$0.00	\$1,591,512.67
Section 10	\$110,468.05	\$2,000.00	\$0.00	\$0.00	\$112,468.05
Section 11	\$36,486.63	\$0.00	\$0.00	\$0.00	\$36,486.63
Section 12	\$19,074.37	\$1,625.00	\$1,845.16	\$0.00	\$22,544.53
Section 13	\$73,357.00	\$1,375.00	\$2,875.00	\$0.00	\$77,607.00
Section 14	(\$102,000.00)	\$102,000.00	\$0.00	\$0.00	\$0.00
Total (base sections)	\$10,601,052.46	\$608,860.64	\$1,524,760.60	\$4,800.00	\$12,739,473.70

* See Terms & Conditions for STEEL PRICE INCREASE ADJUSTMENT and FREIGHT

Thank you.

John Niemeyer

District Sales Manager – Eastern Region

Email: jniemeyer@frazier.com

Phone: 908.364.5356 | Mobile: 201.245.8917

135 Main Street | Whitehouse Station, NJ 08889



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[This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. This EXTERNAL message is sent from jim@loewkebrill.com.]

Morris Helfgott <mhelfgott@kayco.com>

Tue, Jan 23, 2024 at 5:33 PM

To: "Kevin Loewke" <kevin@loewkebrill.com>, Jim Loewke <jim@loewkebrill.com>

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[Quoted text hidden]

[Quoted text hidden]

Kevin Loewke

IDA Services Manager

Loewke Brill Consulting Group

491 Elmgrove Road #2

Rochester, NY 14606

585-469-0954 (Cell - Preferred)

585-647-9350 (Office)

[This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. This EXTERNAL message is sent from kevin@loewkebrill.com.]

[Quoted text hidden]

Kevin Loewke <kevin@loewkebrill.com>

Wed, Jan 24, 2024 at 11:05 AM

To: "John W. Niemeyer" <jniemeyer@frazier.com>

Cc: Jim Loewke <jim@loewkebrill.com>, Morris Helfgott <mhelfgott@kayco.com>

Good morning John,

With the installation of the pallet mole system, would Frazier be comfortable incorporating any labor/apprentices from the local millwrights union in the Hudson valley that does work on systems like this?

Thanks

Kevin Loewke

[Quoted text hidden]

John W. Niemeyer <jniemeyer@frazier.com>

Wed, Jan 24, 2024 at 11:19 AM

To: Kevin Loewke <kevin@loewkebrill.com>

Cc: Jim Loewke <jim@loewkebrill.com>, Morris Helfgott <mhelfgott@kayco.com>

Probably but would need to be managed by our group and additional costs would need to be passed through as they weren't budgeted in our quotation...

[Quoted text hidden]

Morris Helfgott <mhelfgott@kayco.com>

Wed, Jan 24, 2024 at 4:29 PM

To: "John W. Niemeyer" <jniemeyer@frazier.com>, Kevin Loewke <kevin@loewkebrill.com>

Cc: Jim Loewke <jim@loewkebrill.com>

John, call me when you have a moment to discuss

From: John W. Niemeyer <jniemeyer@frazier.com>

Sent: Wednesday, January 24, 2024 11:20 AM

To: Kevin Loewke <kevin@loewkebrill.com>

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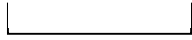
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Kevin Loewke

IDA Services Manager

Loewke Brill Consulting Group

491 Elmgrove Road #2

Rochester, NY 14606

585-469-0954 (Cell - Preferred)

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[This email originated outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. This EXTERNAL message is sent from jim@loewkebrill.com.]

--



Kevin Loewke

IDA Services Manager

Loewke Brill Consulting Group

491 Elmgrove Road #2

Rochester, NY 14606

585-469-0954 (Cell - Preferred)

585-647-9350 (Office)

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Wednesday, March 27, 2024

To Mr. Glenn Papp,

Per your request, here is a break out of one of our crews payrolls.

Employee Name	Monday 2/5	Tuesday 2/6	Wednesday 2/7	Thursday 2/8	Friday 2/9	Saturday 2/10	Sunday 2/11	Travel Time	Total Hrs.	Rate	Pay
1 Wilmer Matamoros		8	8	8	8	8			40	\$ 33.50	\$ 1,340.00
2 Felipe Hernandez		8	8	8	8	8			40	\$ 18.00	\$ 720.00
3 Marvin Lucero		8	8	8	8	8			40	\$ 18.00	\$ 720.00
4 Aroldo Godinez		8	8	8	8	8			40	\$ 26.00	\$ 1,040.00
5 Yobany Funes		8	8	8	8	8			40	\$ 17.00	\$ 680.00
6 Henry Lozano		8	8	8	8	8			40	\$ 18.00	\$ 720.00
7 Luis Hernandez		8	8	8	8	8			40	\$ 14.00	\$ 560.00
8 Roberto Lozano		8	8	8	8	8			40	\$ 13.00	\$ 520.00
9 Carlos Aguilar		8	8	8	8	8			40	\$ 17.00	\$ 680.00
10 Estuardo Garcia		8	8	8	8	8			40	\$ 16.00	\$ 640.00

Regards,

Michael Tlapa

President

115 Oak St. Monroe, GA 30655 (770) 686-6216

April 4th, 2024

Bill Fiorvanti
Chief Executive Officer
Executive Vice President of Economic Development
Orange County IDA
4 Crotty Lane, Suite 100
New Windsor, NY 12553

**Project: Royal Wine Corp – Requests for Verified Exemption
Warranty/Specialized Construction/Price Point: Refrigerated Panels**

Perley-Halladay Associates Inc is being hired to provide and install the refrigerated panels that will be used in the warehouse storage facility at the Royal Wines project. **Background:**

Perley-Halladay Associates provides the refrigeration panels that will be used at the Royal Wines warehouse. The continuous line insulated panels are being installed at 40+ feet high, and critical vapor barrier details and experience with aluminum T-system ceiling panels must be factored in. Perley Halladay will also award a warranty if the installation is performed by certified installers.

Perley Halladay submitted a list of installation requirements and necessary experience needed to see if a local contractor could be utilized. The Fellenzers were able to come up with a list of local companies who might be able to perform the install. These companies included, Baxter, CCI Construction & Penlyn Construction. All of those contractors declined to bid.

In addition, CRE Management also communicated with three other local companies within the Hudson Valley. One contractor, SD Refrigeration, declined to bid as they were not providing the equipment directly. MSEI & Walkin Cooler Warehouse both provided quotes that were significantly higher than Perley-Halladay, all bids are attached to this submission.

Royal Wine has made a good faith effort to find local contractors to install the panels and are committed to sourcing as local as possible on this project.

Sincerely,

Kevin E Loewke



Orange County Industrial Development Agency

Local Labor Verified Exemption Request

The request to secure a verified exemption for use of non-local labor must be received in writing from the applicant, and must allow 60 days for processing and required due diligence. Loewke Brill does not accept exemption requests for companies located within the local labor area.

APPLICANT NAME: _____Perley-Hallady Assoc Inc

CONTACT: _____Mike Skurecki

PHONE (B) _____610 296 5800_____ PHONE (CELL) _____484 645 3964

FAX _____610 647 1711_____ EMAIL _____ms@perleyhalladay.com_____

REASON FOR REQUEST


- 1) Warranty issues related to installation of specialized equipment whereby the manufacturer requires installation by only approved installers. – **EXPLAIN**
 - Trained installers are required to provide proper panel handling, installation and vapor barrier integrity per manufacturer’s recommendations and details

- 2) Specialized construction in which a local contractor is not available – **EXPLAIN**
 - Trained installers capable of handling oversized panels with an understanding of the vapor barrier requirements were not able to be located locally. Multiple interviews were conducted

- 3) Significant cost differentials in bids; whereby use of local labor significantly increases the cost of the project. A cost differential of 10% is deemed significant. Where there is a significant cost differential, if the local contractor agrees to reduce the bid to the average of the two bids, no waiver will be granted. However, if the average is still 10% or more, a waiver will be granted – **EXPLAIN (PROVIDE COPIES OF ALL BIDS)**
 - Bids were greater than 10%

4) No local labor available for the project – **EXPLAIN**

- Trained installers capable of handling oversized panels with an understanding of the vapor barrier requirements were not able to be located locally. Multiple interviews were conducted

Applicant Signature: _____  _____ Date: 4/8/24
Amount of Contract Needing Verified Exemption: _____ \$ 2,140,000
Number of Workers Needing Verified Exemption(s): _____ 6

Send Completed Form and Attachments to our auditors:

Kevin E. Loewke
Loewke Brill Consulting Group
491 Elmgrove Road – Suite 2
Rochester, NY 14606
Kevin@loewkebrill.com



Perley-Halladay Associates, Inc.

1037 Andrew Drive, West Chester, PA 19380 (610)-296-5800
www.perleyhalladay.com (800) 248-5800
FAX: (610) 647-1711

April 1, 2024 – Rev7

Goshen Property Construction Company LLC.
133 Pearl Street
Boston, MA, 02110

ATTN: Morris Helfgott

RE: Royal Wines Cold Storage Facility – Goshen NY

Freezer 1 - 17,271 sqft @ 44ft clear
Freezer 2 - 6,757 sqft @ 44ft clear
Cooler - 7,139 sqft @ 44ft clear
Cold Dock - 5,263 sqft @ 25ft clear

Insulated Panels and Floor Insulation:

- Interior Finish – 26ga, white over galvanized
- Exterior Finish – 26ga, white over galvanized
- 4” R32 foam core and 6” R40 foam core - **mid span REQUIRED**
- 6” (2 layers of 3”) HI Load 40psi floor insulation and vapor barrier included in both freezers and cooler. Future expansion excluded
- All accessories and ceiling supports included
- USDA approved sealants and fasteners
- All labor and lift equipment included.
- Perley-Halladay carpenters figured. We can discuss options for local labor if required
- Wrap all columns full height inside freezer areas

Doors:

- (Qty6) 10’x15’ Rytec high speed insulated rollup doors with motion sensors
- (Qty8) 3’x7’ insulated swing doors with egress hardware
- (Qty7) Dock door openings cut and prepped for overhead dock doors. OH doors by others

Installation:

- Install all materials in coordination with general contractor and GFI
- Panels, doors and refrigeration shipped direct to job site
- All labor and lift equipment included.
- Perley-Halladay carpenters figured. We can discuss options for local labor if required

Notes & Exclusions:

1. Building access required to load panels into work space
2. Forklift and scissor lift rentals included
3. All labor figured open shop, non-union. Mon-Fri 7am-3pm
4. Fire protection, refrigeration and electrical penetrations excluded
5. Floor heat excluded
6. Concrete floor, concrete curbs, bollards and floor coatings excluded
7. Ventilation system above cold rooms excluded
8. Dumpsters excluded
9. Design drawings and project supervision included
10. Panels, doors and refrigeration lead time 10-12 weeks
11. Material and Labor Warranty – 1 Year

Pricing:

New Total Price Including Freight, Tax and Installation...\$ 2,140,000.00

Breakdown:

\$ 1,836,600.00 - Panels, accessories and labor

(Labor and lift equipment \$257,000)

NEW Panel and Accessories Total - \$ 1,579,600

\$ 265,200.00 - Jamison swing doors, Rytec rollup doors, prep dock doors

(Labor \$18,000)

NEW Total - \$ 247,200

TAX DEDUCT if applicable - \$ 98,300.00

ADD - \$ 38,200 - Insulate girts 3ft both sides of column at freezer/cooler column wraps

(Labor and lift equipment \$29,500)

We appreciate the opportunity to quote this project.

Sincerely,

Michael Skurecki

Perley-Halladay Associates, Inc.

DRAWING LIST

ARCHITECTURAL

GENERAL

A000 Cover Sheet

FLOOR PLANS

A111 Proposed Floor Plan / Egress Plan
 A121 Overall Ceiling Plan
 A131 Ceiling Panel Rod Layout & Loading

CROSS SECTIONS

A311 Cross Sections
 A312 Cross Sections
 A313 Cross Sections

SECTION VIEW DETAILS

A411 Wall Panel Connection Details
 A412 Wall Panel Connection Details
 A421 Wall Panel Connection Details
 A422 Wall Panel Connection Details

PANEL DETAILS

A511 Wall Panel Flashing Details
 A512 Wall Panel Flashing Details
 A513 Wall Panel Flashing Details

DOOR SCHEDULE

A611 Door Schedule

STRUCTURAL

FOUNDATION INFORMATION

S111 Floor Prep Plan

ROYAL WINES

2500 NYS ROUTE 1 7M
 GOSHEN, NEW YORK 10924

PROPOSED INTERIOR FREEZERS, COOLER & COLD DOCK ADDITION

Perley-Halladay Associates, Inc. Project No. 2023009 / MS

Specifications, General

DIMENSIONS / DESCRIPTION

- 219'-2"W x 167'-4"L x 44'-5"H
 +36,128 SqFt ADDITION

PANEL BASE ATTACHMENT:

- FREEZER FLOOR CONSTRUCTION (BY OTHERS)
 #9" REINFORCED 4000 psi CONCRETE SLAB w/ B/C CURE SEAL
 #6" x 6" X 10 ga. WELDED WIRE MESH BY OTHERS ATOP...
 #6 mil SLIP SHEET BY OTHERS
 #6" 40 psi RIGID INSULATION (2 LAYERS w/ STAGGERED JOINTS) w/
 #2)3" x 12" PERIMETER STRIP LOCATED UNDER I.W.P.
 #10 mil VAPOR BARRIER w/ 6" min. LAP w/ SEALANT
 #4" CONCRETE MUD SLAB BY OTHERS
 #6" x 6" X 10 ga. WELDED WIRE MESH BY OTHERS AND...
 #GLYCOL TUBING BY OTHERS

FREEZER PANEL BASE ATTACHMENT

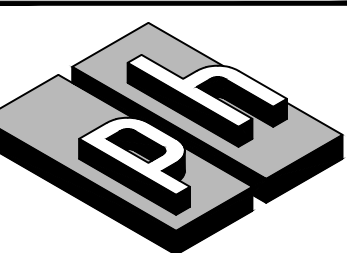
#(2)2" x 2" x 16 ga. GALVANIZED ANGLE w/....
 #1/4" TAPCONS @ 32" O.C. INTO GALVANIZED ANGLE and....
 #10-16 x 3/4", TEK SCREWS @ 12" O.C. INTO PANEL BASE
 #2)BEADS OF BUTYL CAULK, 1 ea. UNDER PANEL SKINS
 NON-FREEZER PANEL BASE ATTACHMENT
 #2)2" x 2" x 16 ga. GALVANIZED ANGLE w/....
 #1/4" TAPCONS @ 32" O.C. INTO GALVANIZED ANGLE and....
 #10-16 x 3/4", TEK SCREWS @ 12" O.C. INTO PANEL BASE
 #BEAD OF BUTYL CAULK UNDER WARM SIDE PANEL SKIN
 #2" x 9" THERMAL BREAK BETWEEN CONDITIONED
 AND UNCONDITIONED ROOMS
 CONCRETE CURBS BY OTHERS

WALL / CEILING CONSTRUCTION TYPES

- 6" THICK A.W.I.P. DM40 INSULATED WALL PANELS (I.W.P.)
 #6" FOAMED-IN-PLACE POLYISOCYANURATE w/ 26 ga. STUCCO
 EMBOSSED GALVANIZED SKINS w/ "MESA" PATTERN
 (INTERIOR FINISH) IMPERIAL WHITE
 (EXTERIOR FINISH) IMPERIAL WHITE
 - 5" THICK A.W.I.P. DM40 INSULATED WALL PANELS (I.W.P.)
 #5" FOAMED-IN-PLACE POLYISOCYANURATE w/ 26 ga. STUCCO
 EMBOSSED GALVANIZED SKINS w/ "MESA" PATTERN
 (INTERIOR FINISH) IMPERIAL WHITE
 (EXTERIOR FINISH) IMPERIAL WHITE
 - 4" THICK A.W.I.P. DM40 INSULATED WALL PANELS (I.W.P.)
 #4" FOAMED-IN-PLACE POLYISOCYANURATE w/ 26 ga. STUCCO
 EMBOSSED GALVANIZED SKINS w/ "MESA" PATTERN
 (INTERIOR FINISH) IMPERIAL WHITE
 (EXTERIOR FINISH) IMPERIAL WHITE
 - NOTE: THERE ARE NO PAINT FINISH WARRANTIES FOR INTERIOR
 INSULATED METAL PANEL FINISHES

PANEL FLASHING / TRIM METAL

#3" x 3" x 26 ga. 1/5 TRIM METAL w/ 'HUG EDGES'
 #6" x 4" x 26 ga. 0/S TRIM METAL w/ 'HUG EDGES'
 #6" x 6" x 26 ga. 0/S TRIM METAL w/ 'HUG EDGES'
 #7" x 4" x 26 ga. 0/S TRIM METAL w/ 'HUG EDGES'
 #7" x 7" x 26 ga. 0/S TRIM METAL w/ 'HUG EDGES'
 #8" x 8" x 26 ga. 0/S TRIM METAL w/ 'HUG EDGES'
 #10" x 26 ga. FLAT TRIM METAL w/ 'HUG EDGES'
 #3" x 6" x 6" x 26 ga. 'Z' TRIM METAL w/ 'HUG EDGES'
 #3" x 8" x 6" x 26 ga. 'Z' TRIM METAL w/ 'HUG EDGES'
 #10-16 x 3/4" TEK III TEK SCREWS @ 12" O.C.
 - NOTE: ALL FLASHING/TRIM METAL and FASTENERS TO
 BE FINISHED TO MATCH PANELS



**Perley-Halladay
 Associates, Inc.**

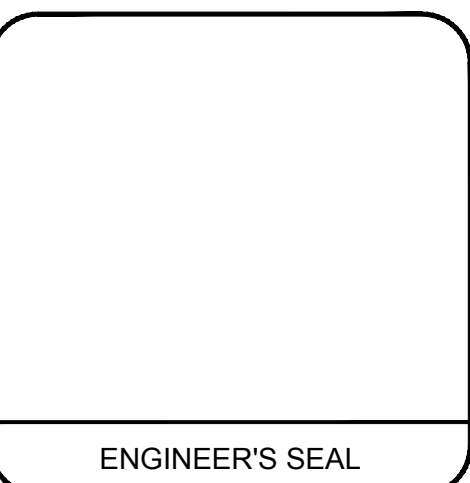
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ENGINEER'S SEAL

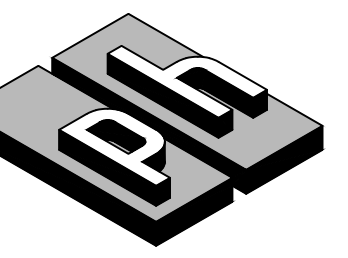
Royal Wines
 2500 NYS Route17M
 Goshen, New York

Interior Freezer /
 Dock Addition
 2500 NYS Route17M
 Goshen, New York

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PROJECT	2023009	PM	MS

COVER SHEET

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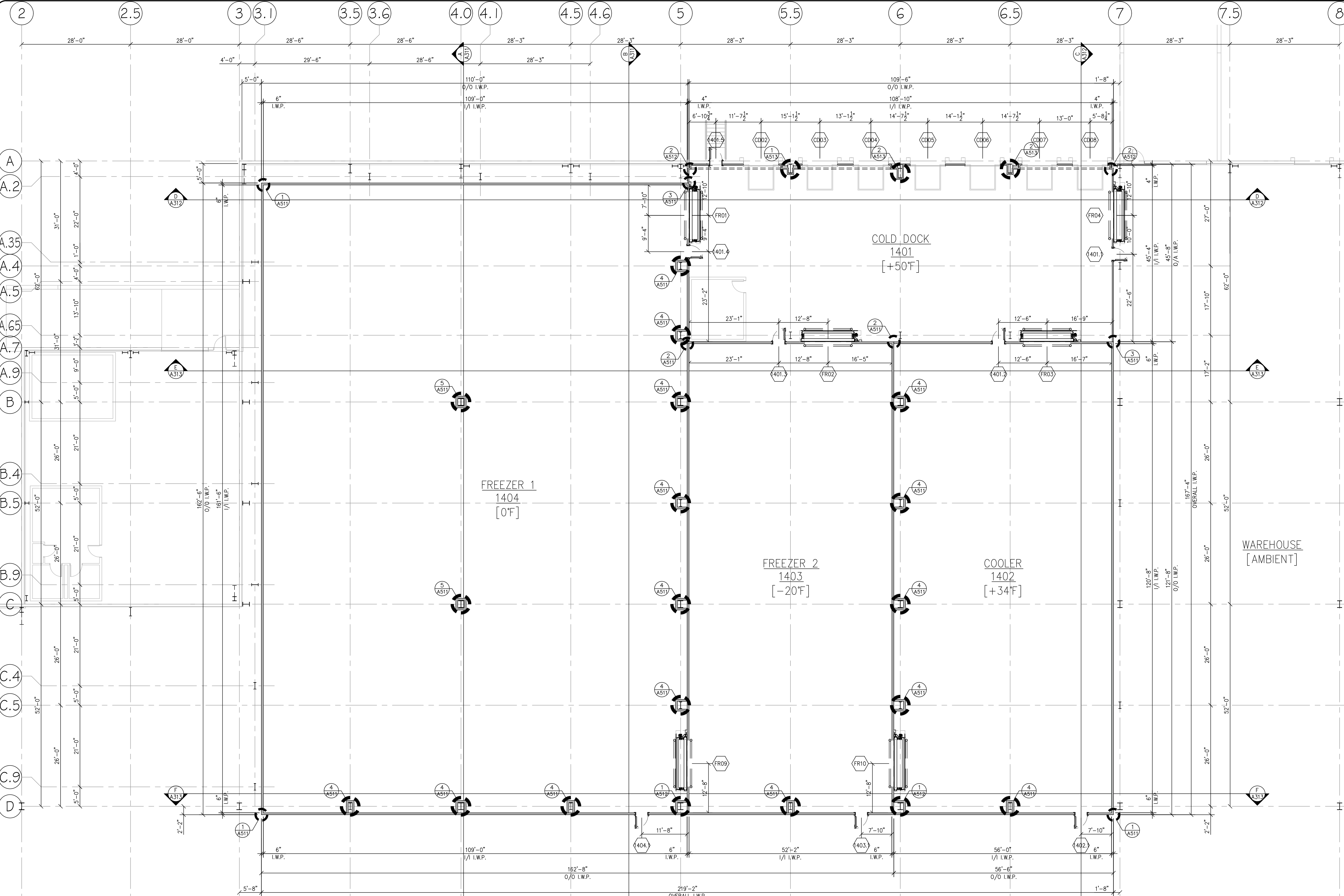


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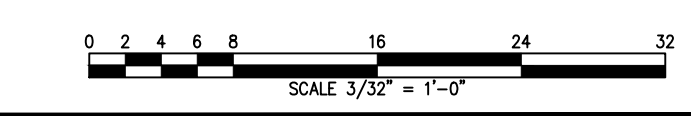
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PROPOSED FLOOR PLAN
SCALE 3/32" = 1'-0"



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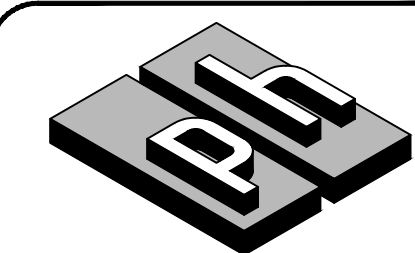
Royal Wines
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Goshen, New York

Interior Freezer /
Dock Addition
2500 NYS Route 17M
Goshen, New York

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FLOOR PLAN

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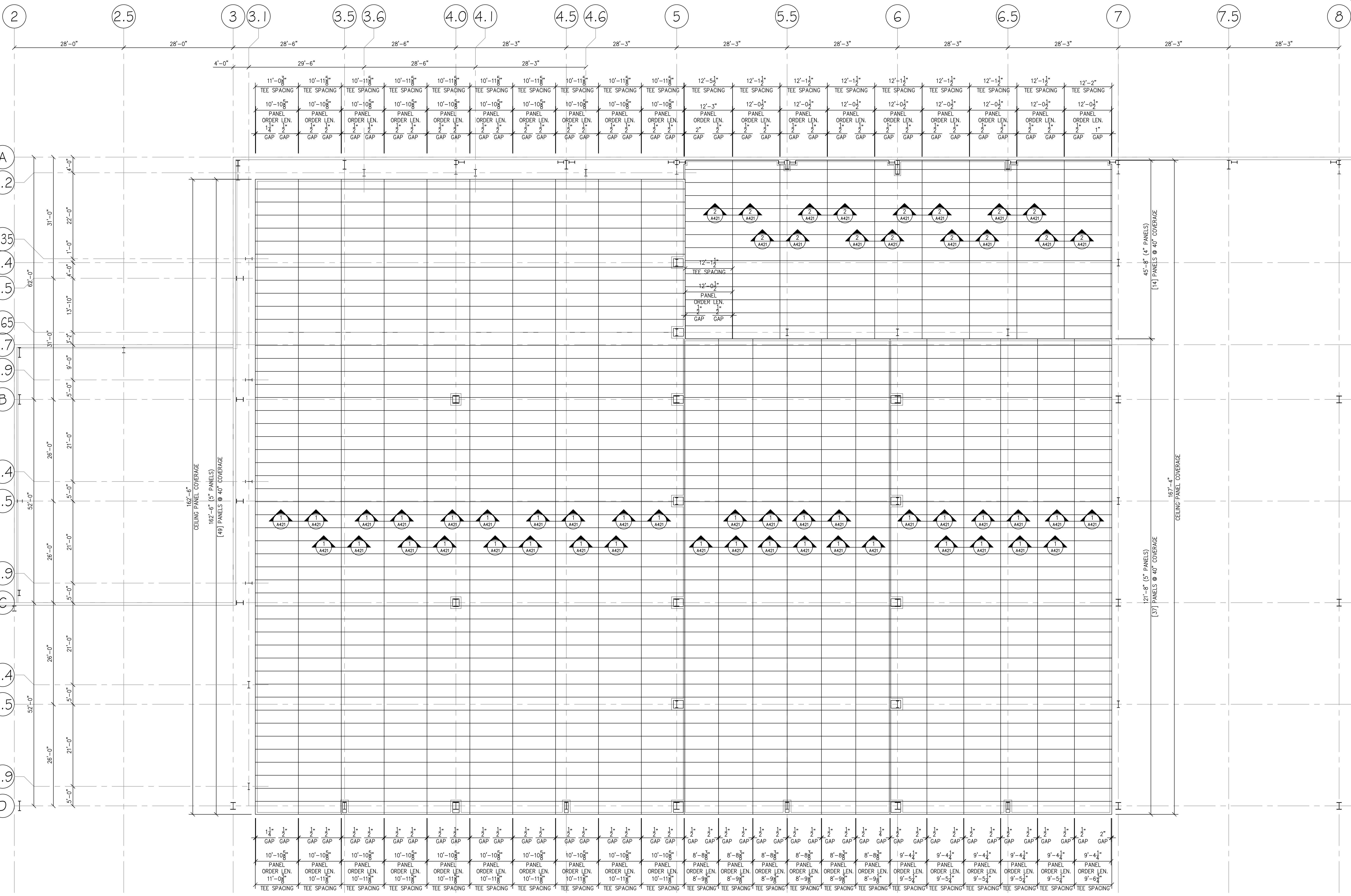


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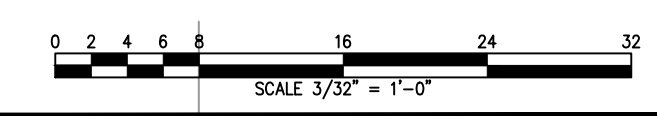
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CEILING PLAN
SCALE 3/32" = 1'-0"



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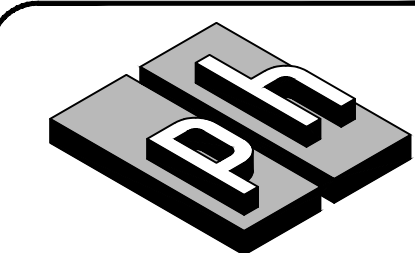
Royal Wines
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CEILING PLAN

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ENGINEER'S SEAL

Royal Wines
2500 NYS Route 17M
Goshen, New York

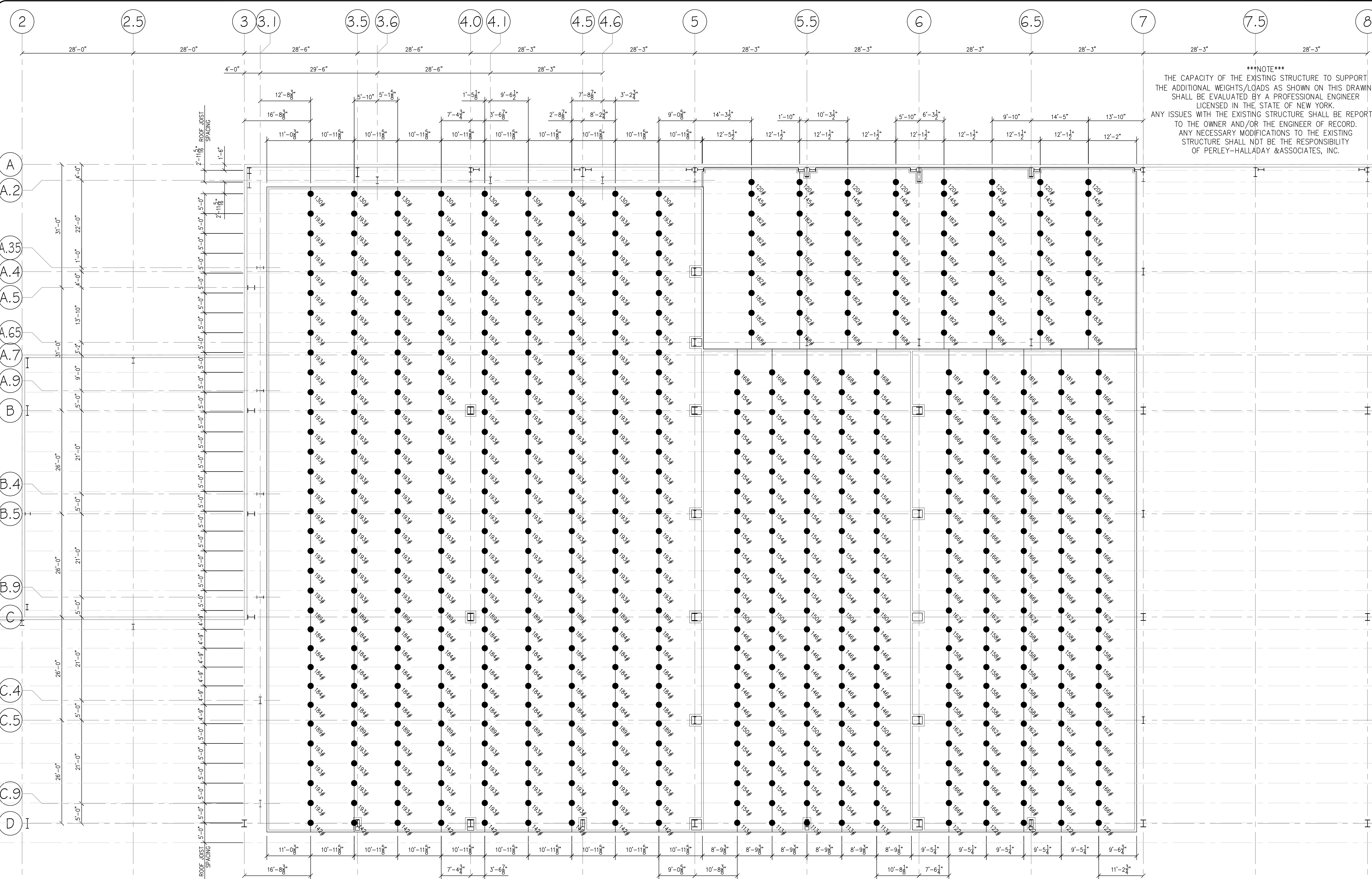
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CEILING HANGER ROD LAYOUT & LOADING

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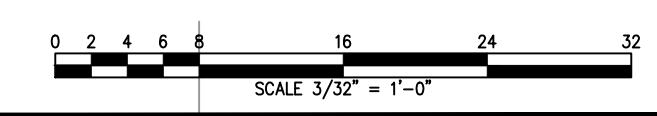
NOTE
THE CAPACITY OF THE EXISTING STRUCTURE TO SUPPORT THE ADDITIONAL WEIGHTS/LOADS AS SHOWN ON THIS DRAWING SHALL BE EVALUATED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
ANY ISSUES WITH THE EXISTING STRUCTURE SHALL BE REPORTED TO THE OWNER AND/OR THE ENGINEER OF RECORD.
ANY NECESSARY MODIFICATIONS TO THE EXISTING STRUCTURE SHALL NOT BE THE RESPONSIBILITY OF PERLEY-HALLADAY & ASSOCIATES, INC.

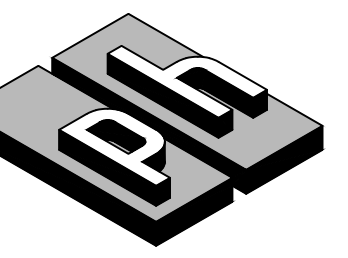


NOTES
HANGER ROD LOCATIONS/LOADS ARE BASED ON BUTLER MANUFACTURER DRAWING F13 (DATED 01.23.23) AND A 6" CEILING INSTALLED WEIGHT OF 4 PSF OR A 4" CEILING INSTALLED WEIGHT OF 3 PSF.

LEGEND:
● INDICATES ROD ATTACHMENT TO JOIST

CEILING HANGER ROD LAYOUT & LOADING
SCALE 3/32" = 1'-0"



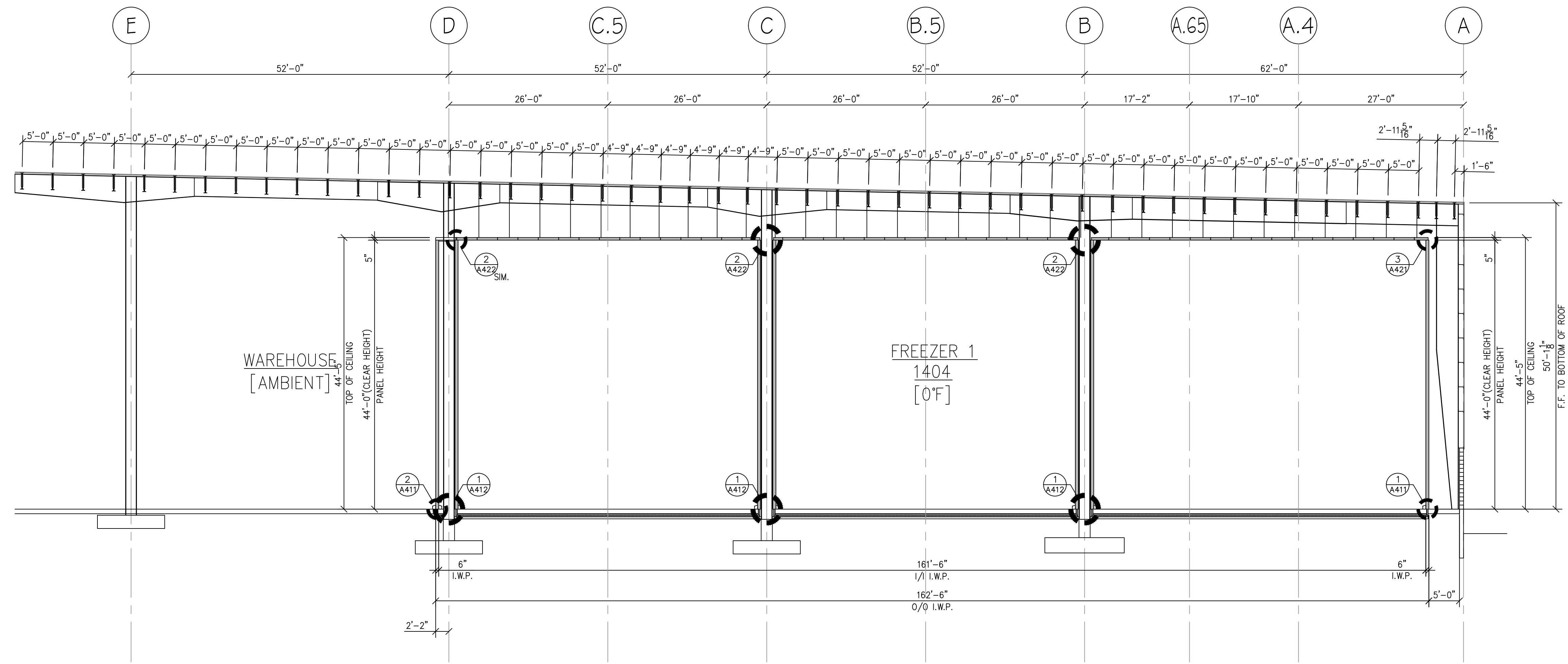


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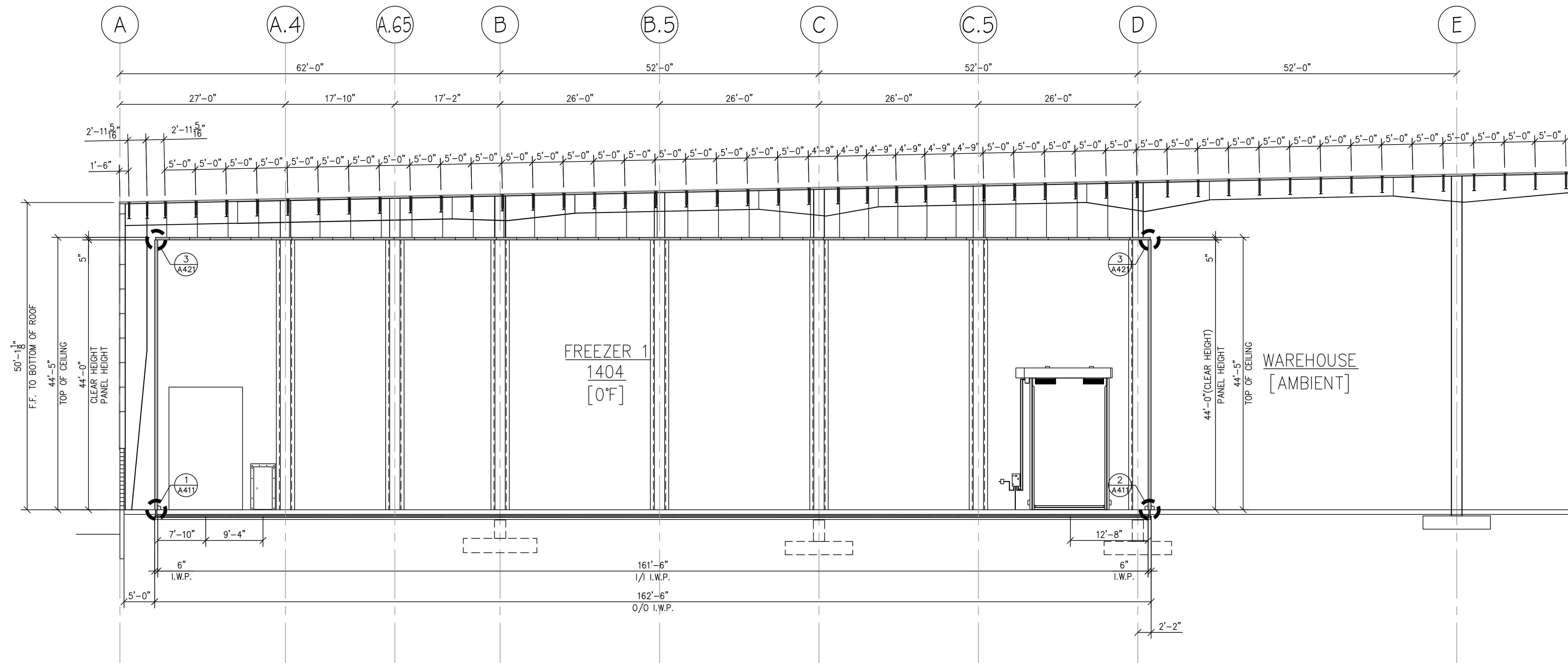
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A CROSS SECTION
A311 SCALE 3/32" = 1'-0"



B CROSS SECTION
A311 SCALE 3/32" = 1'-0"

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ENGINEER'S SEAL

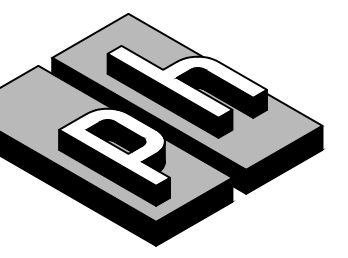
Royal Wines
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**Interior Freezer /
Dock Addition**
2500 NYS Route 17M
Goshen, New York

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**CROSS
SECTIONS**

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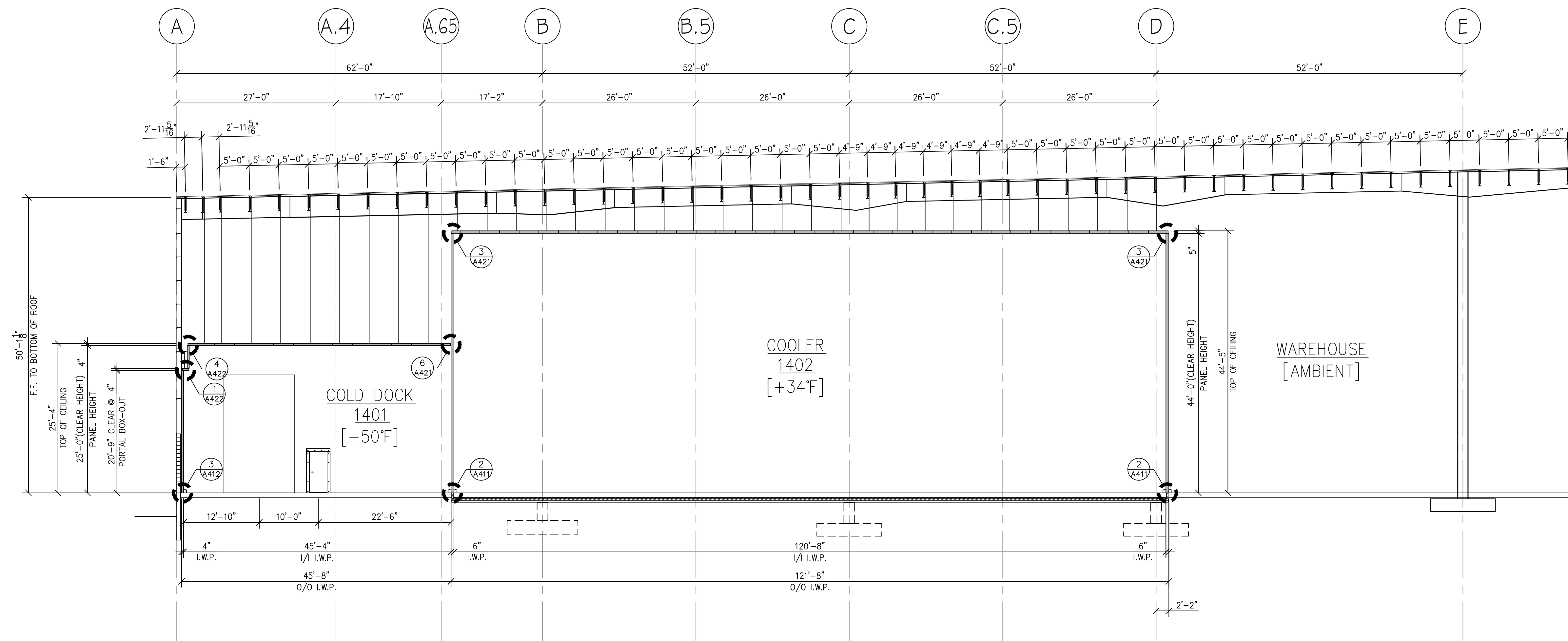


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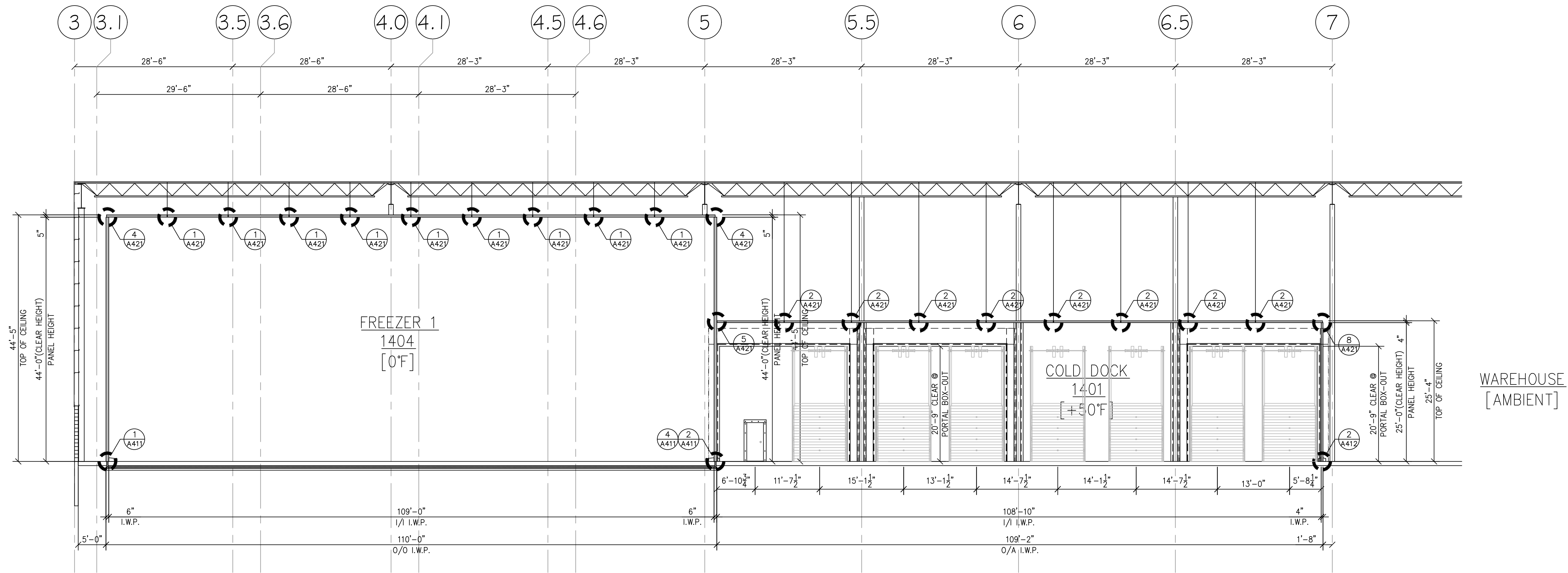
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C CROSS SECTION
A312 SCALE 3/32" = 1'-0"



D CROSS SECTION
A312 SCALE 3/32" = 1'-0"

#	DATE	DESCRIPTION

#	DATE	DESCRIPTION

ENGINEER'S SEAL

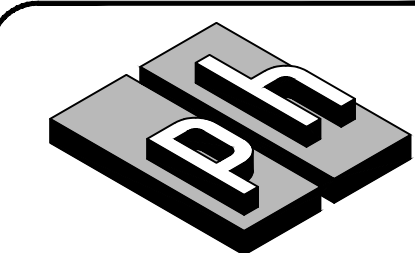
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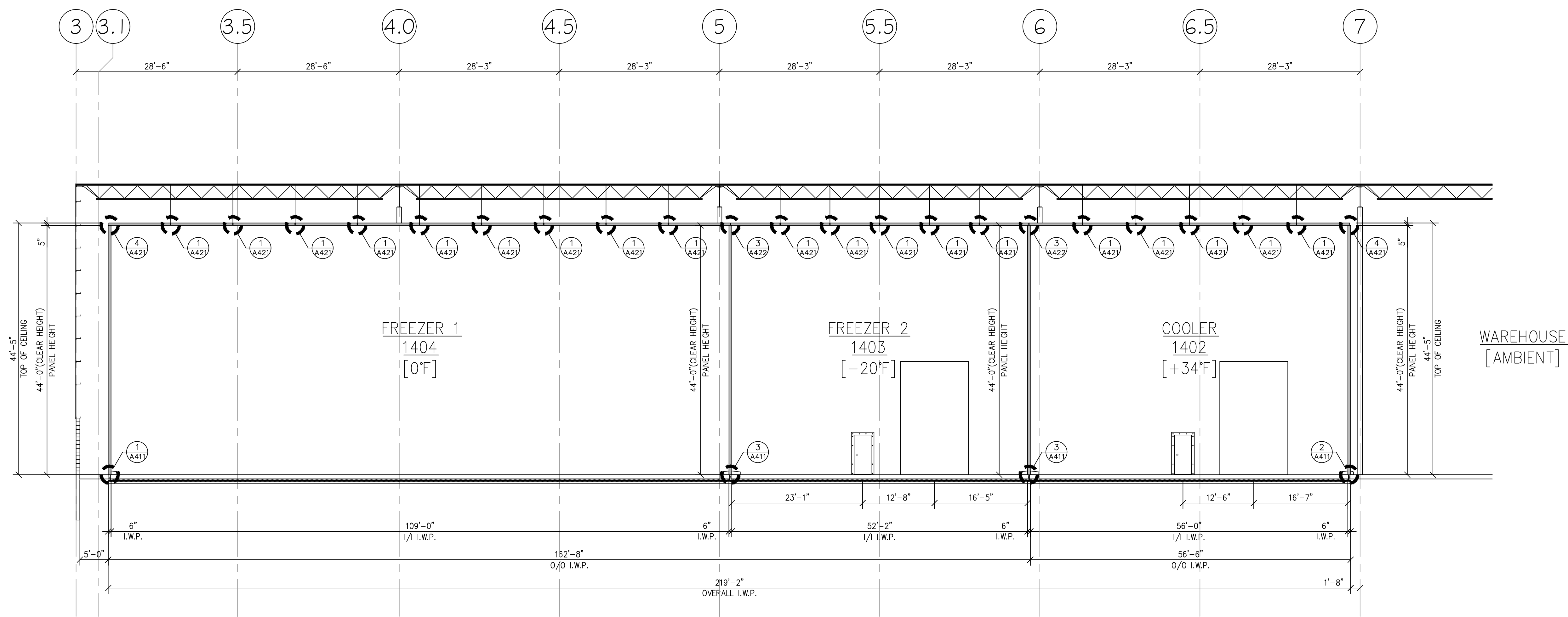


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#	DATE	DESCRIPTION
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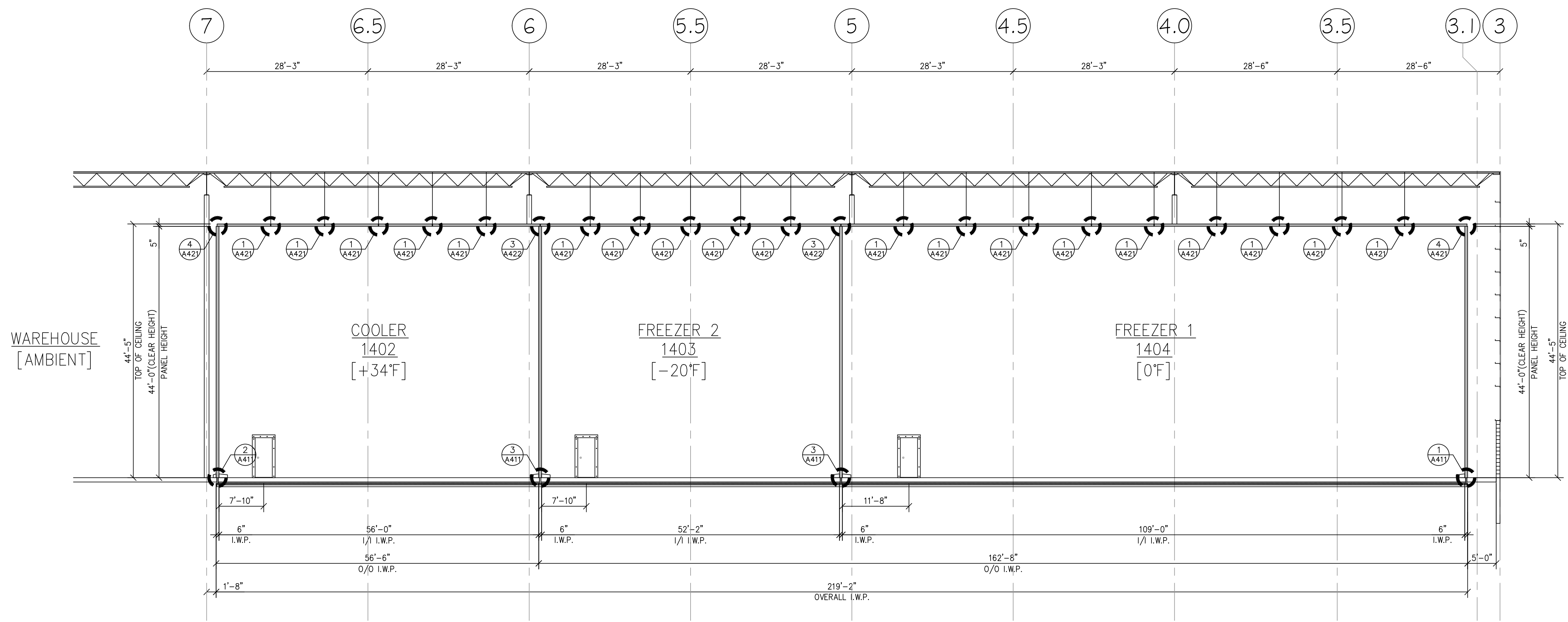
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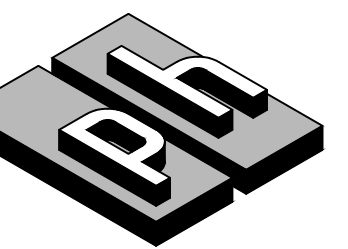
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PROJECT 2023009	PM MS

CROSS SECTIONS

DRAWING NO. JNH2023D031 SHT A313



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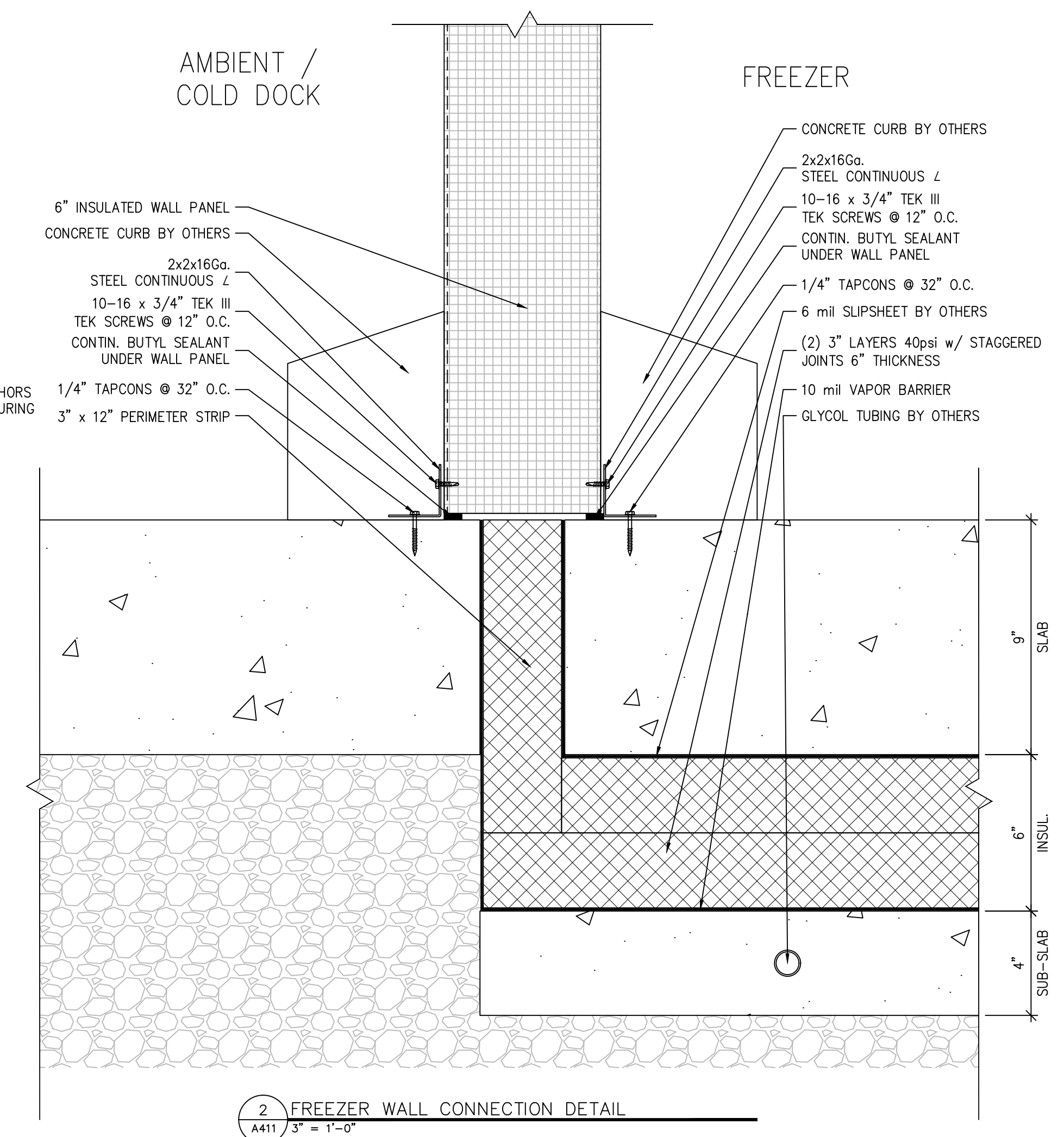
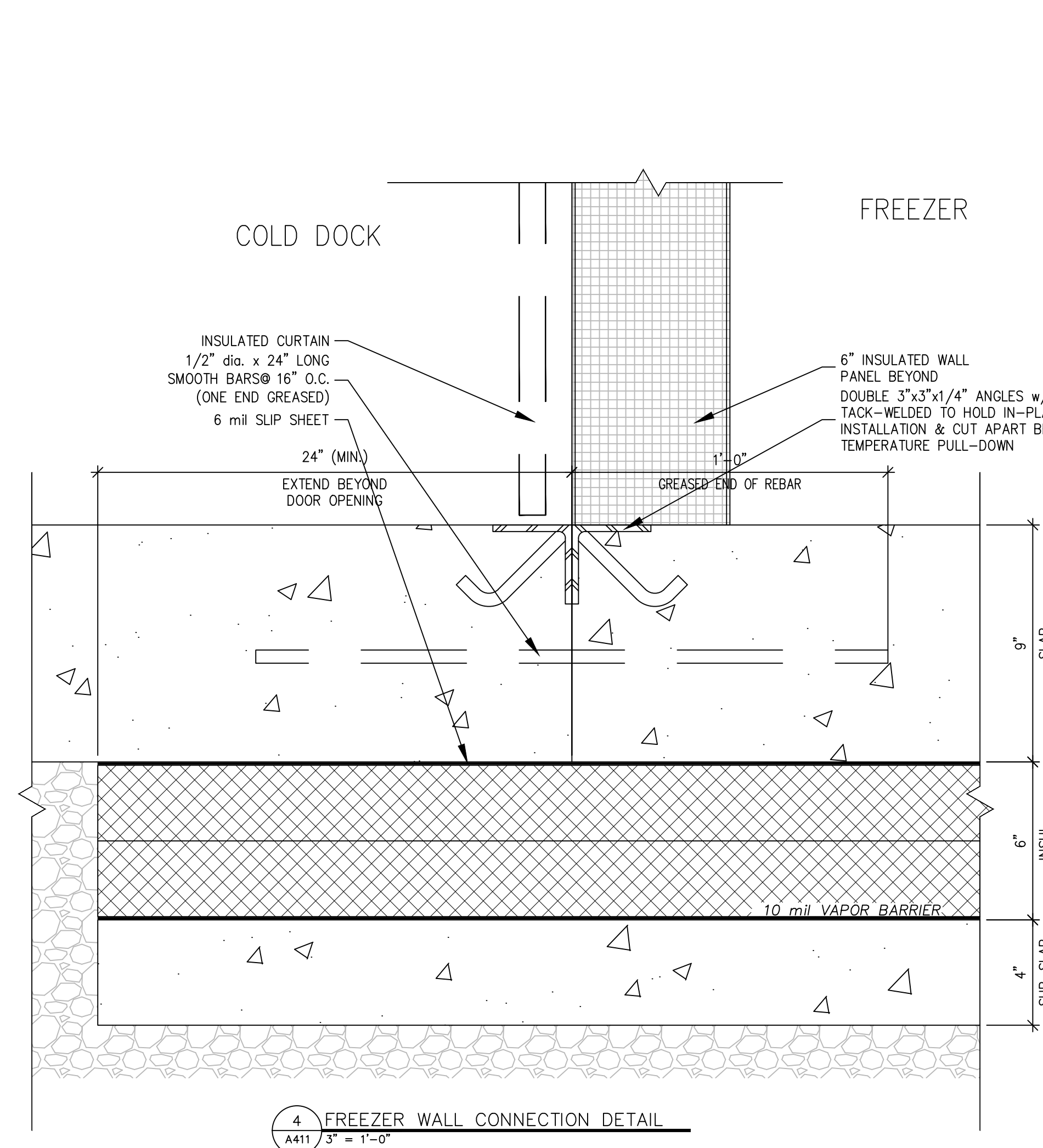
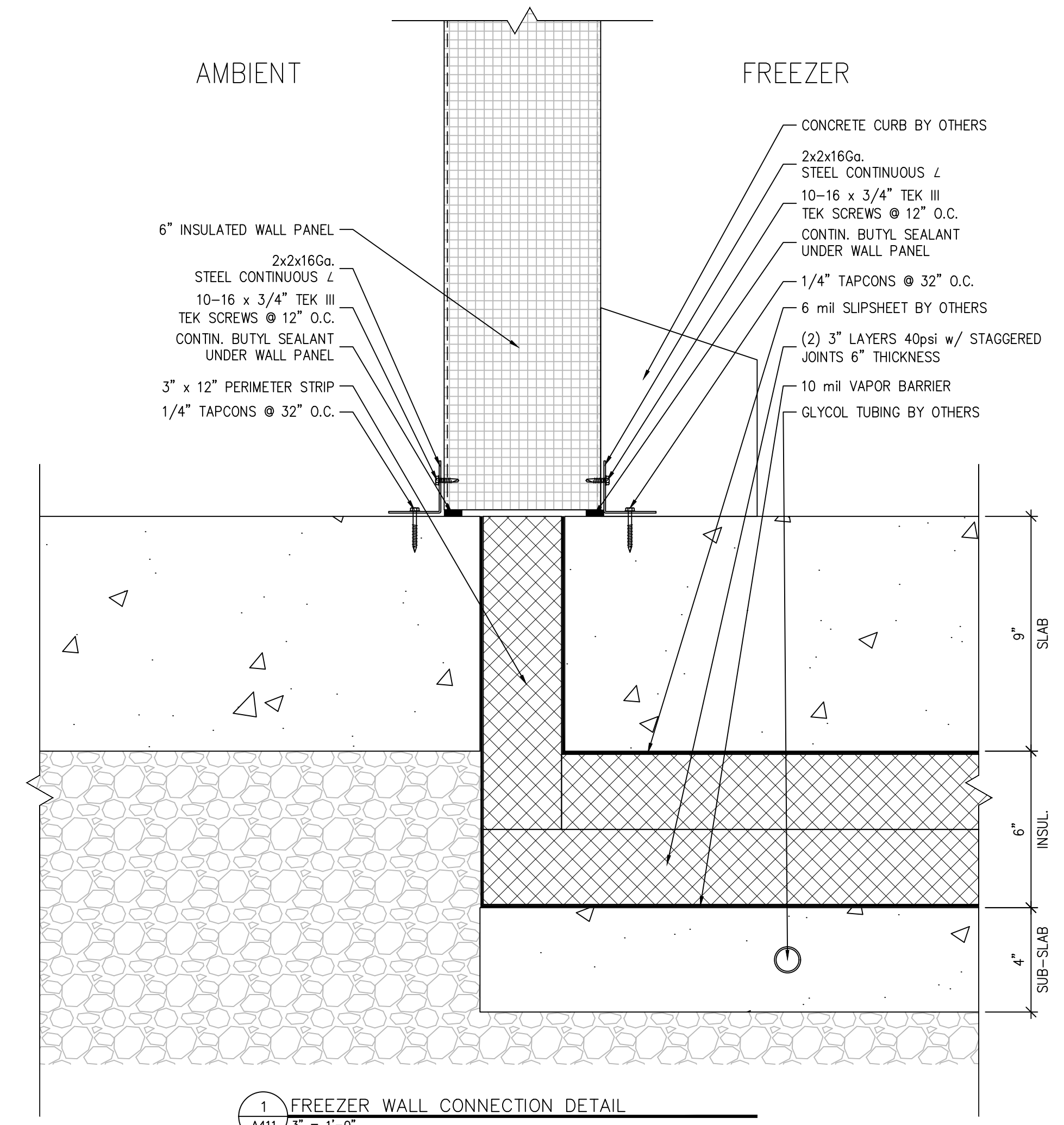
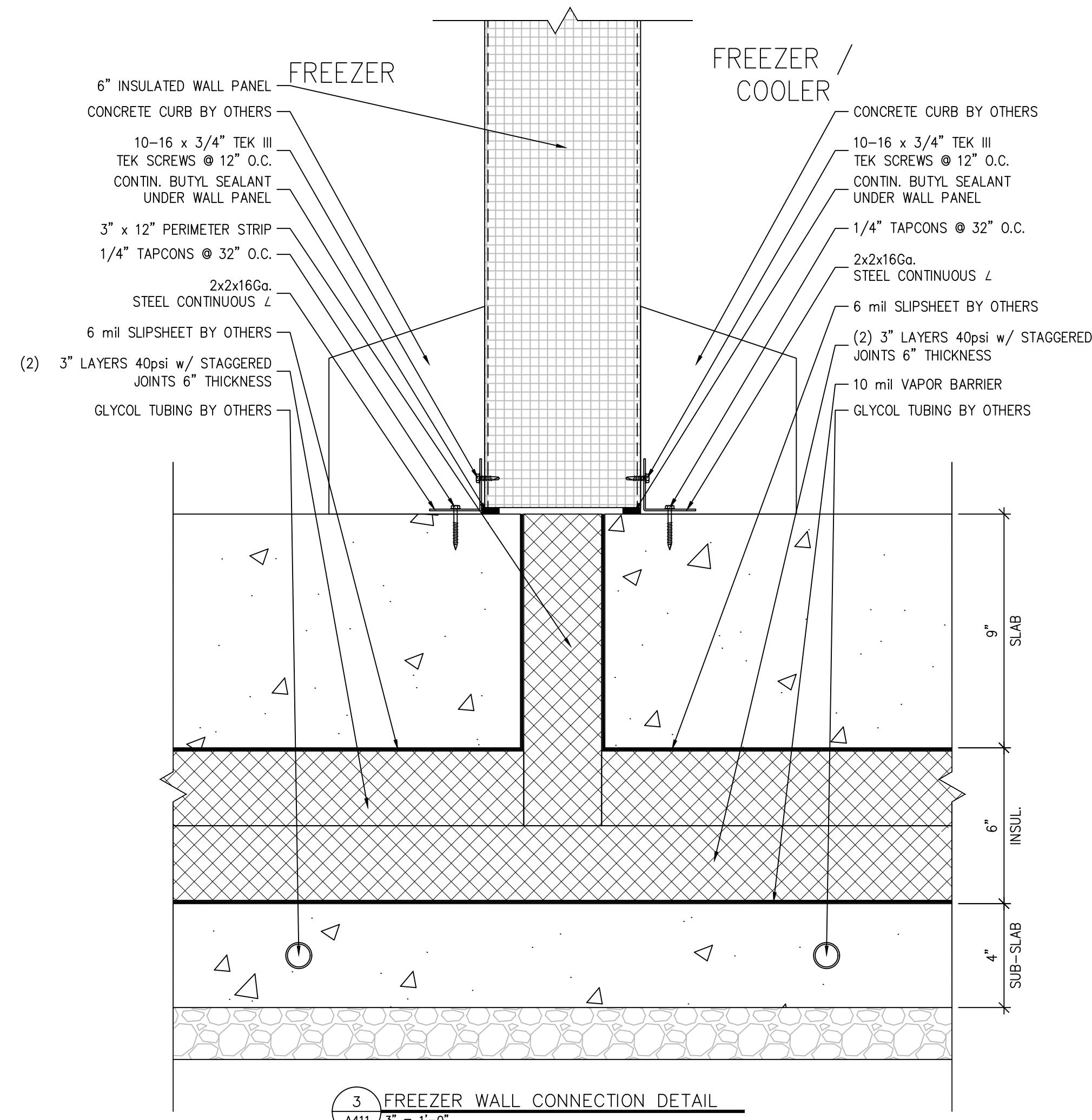


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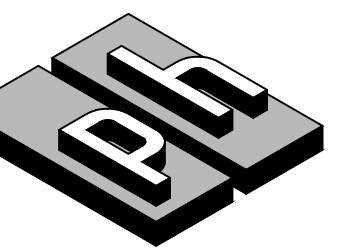
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Goshen, New York

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2500 NYS Route 17M
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WALL PANEL CONNECTION DETAILS

DRAWING NO. JNH2023D031 SHT A411

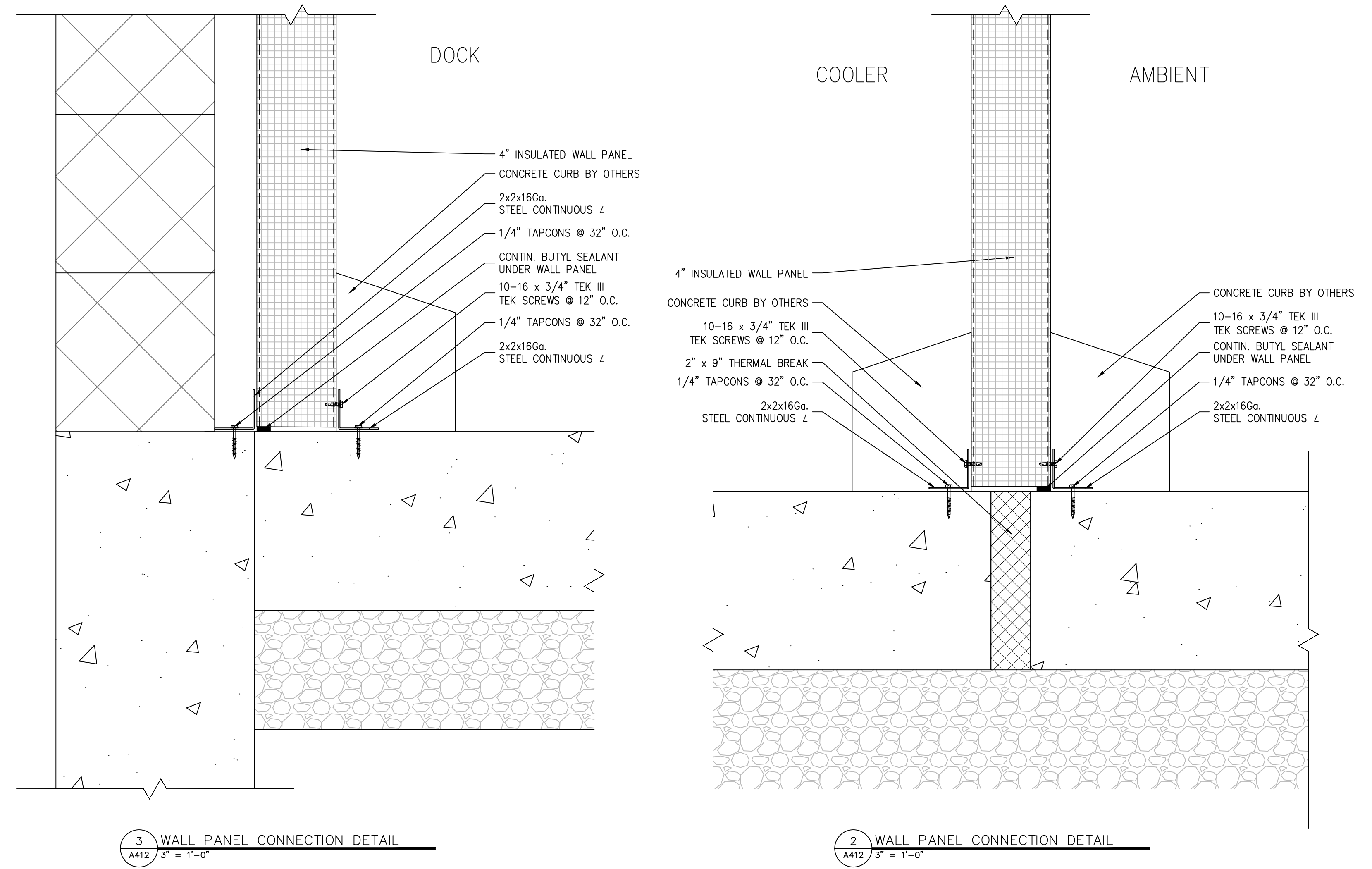
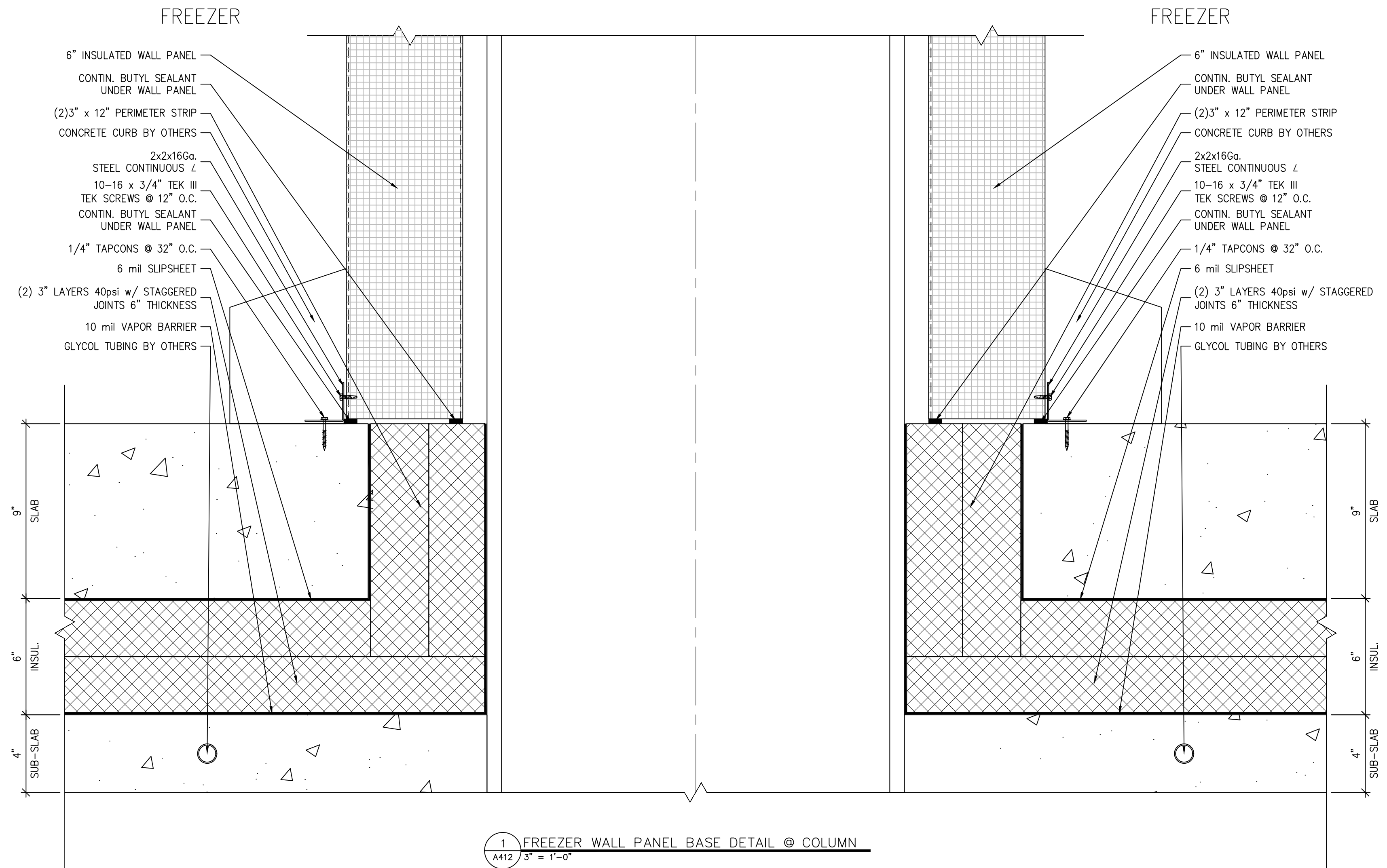


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		REVISIONS

ENGINEER'S SEAL

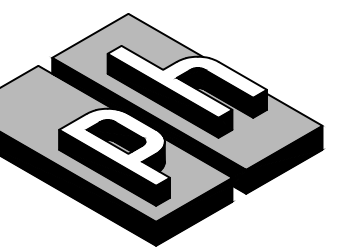
Royal Wines
2500 NYS Route 17M
Goshen, New York

**Interior Freezer /
Dock Addition**
2500 NYS Route 17M
Goshen, New York

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PROJECT 2023009	PM MS

**WALL PANEL
CONNECTION
DETAILS**

DRAWING NO. JNH2023D031 SHT A412

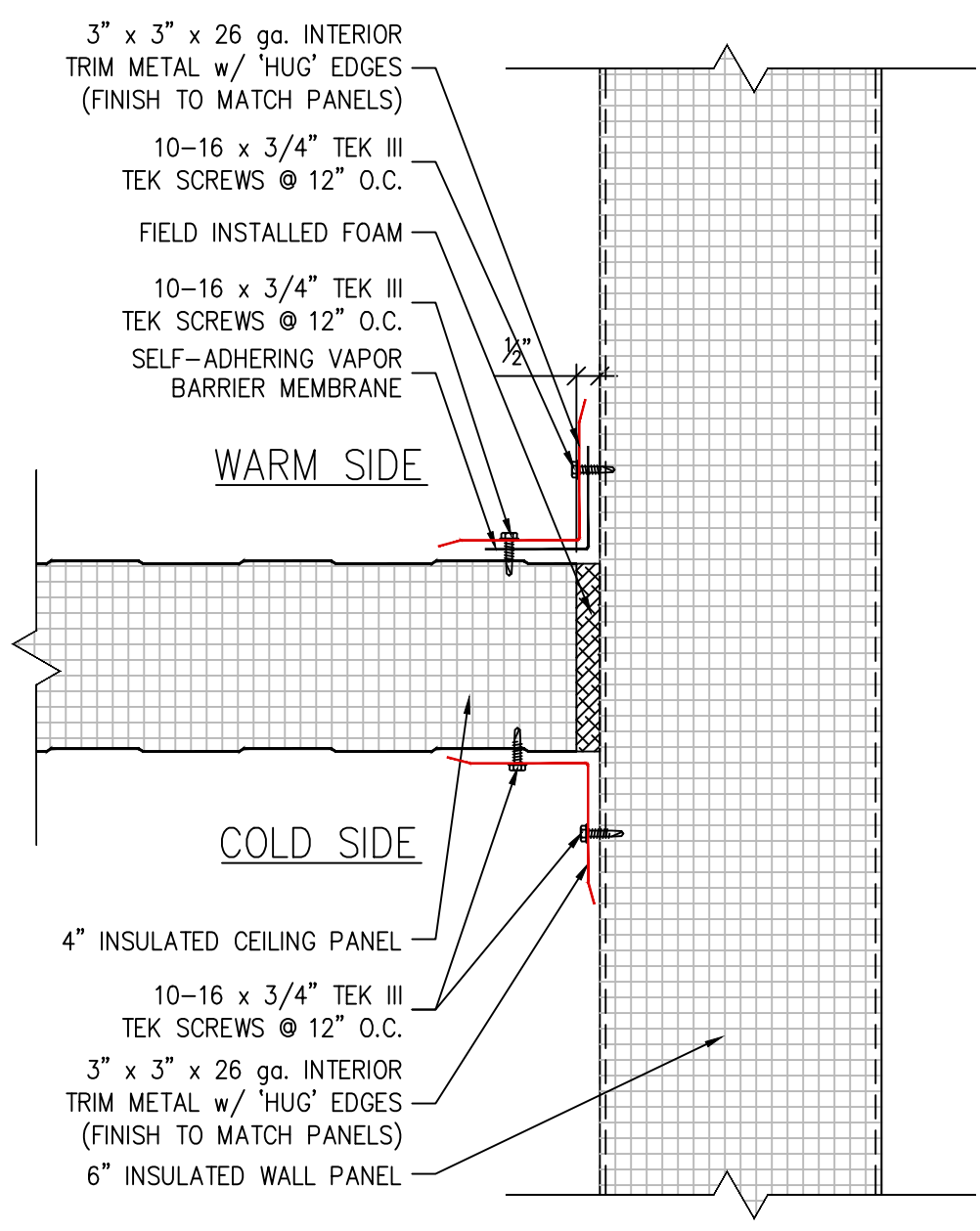


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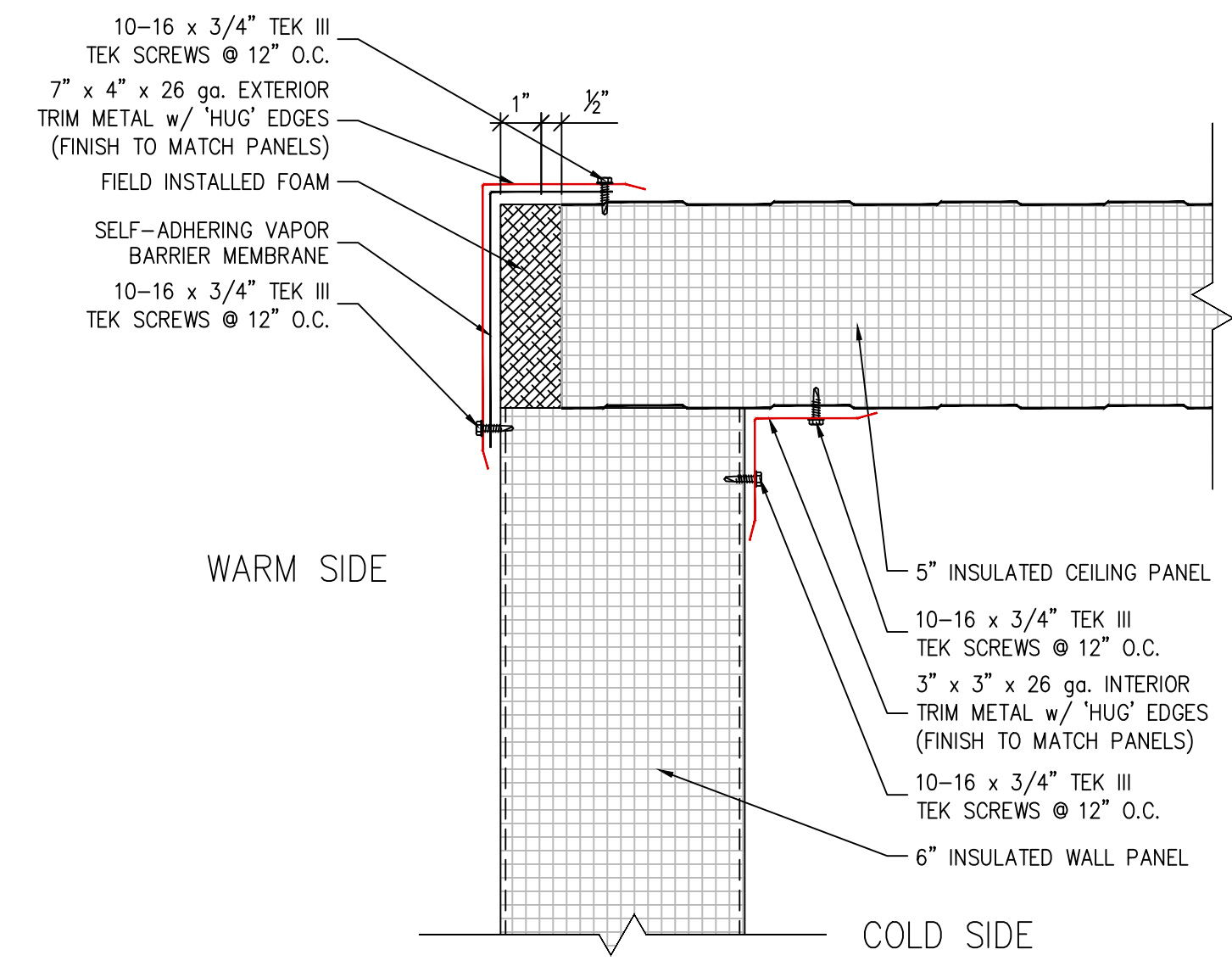
1037 ANDREW DRIVE
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TOLL FREE 1-800-248-5800
FAX 610-647-1711
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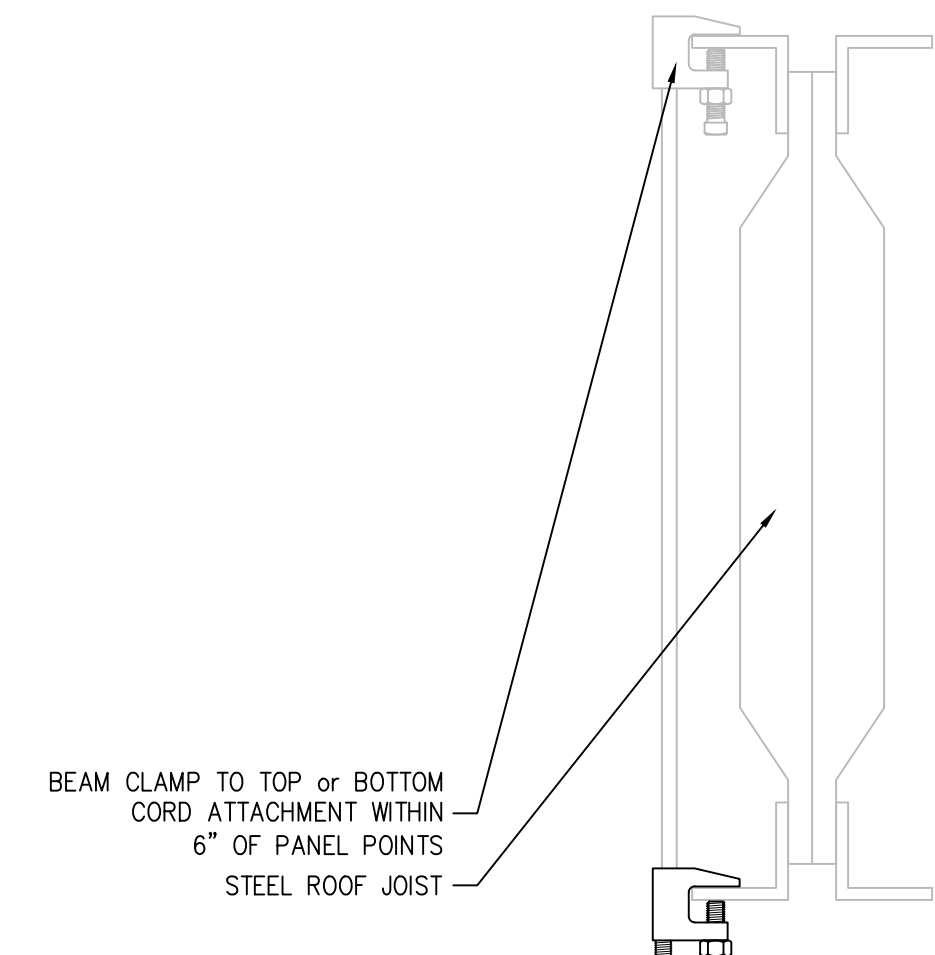
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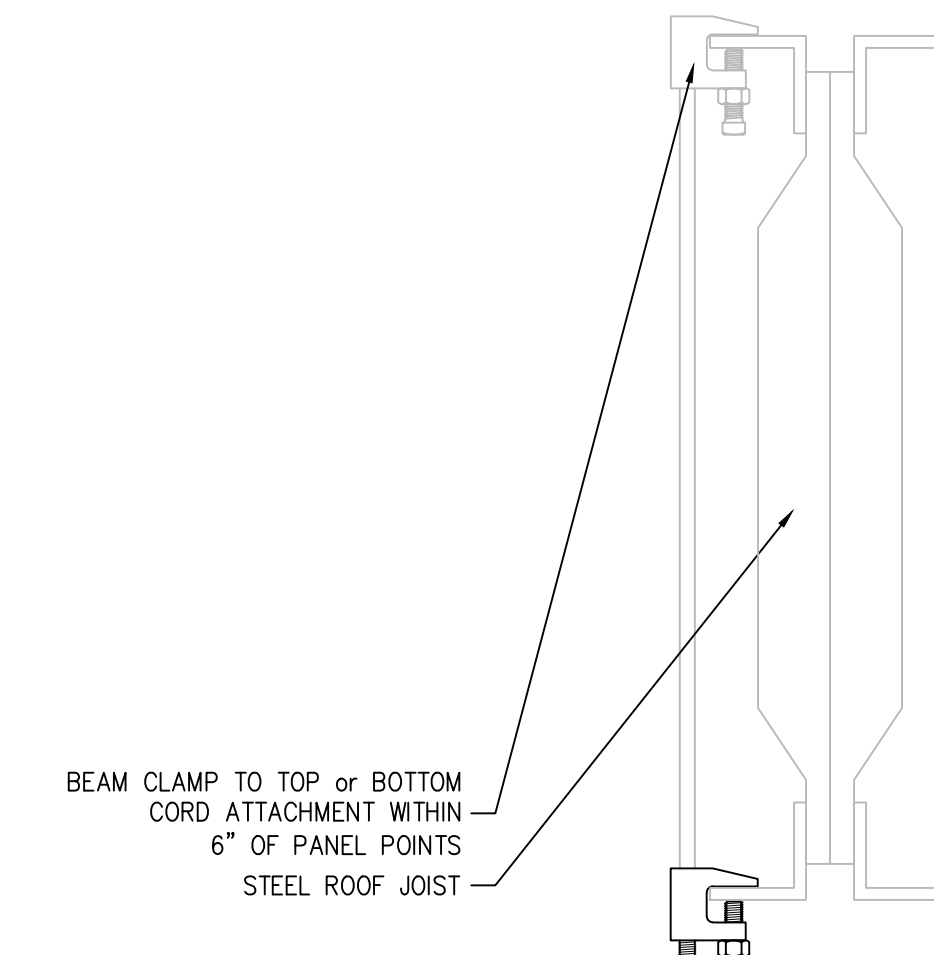
6 CEILING TO HIGH WALL ATTACHMENT DETAIL
A421 3" = 1'-0"



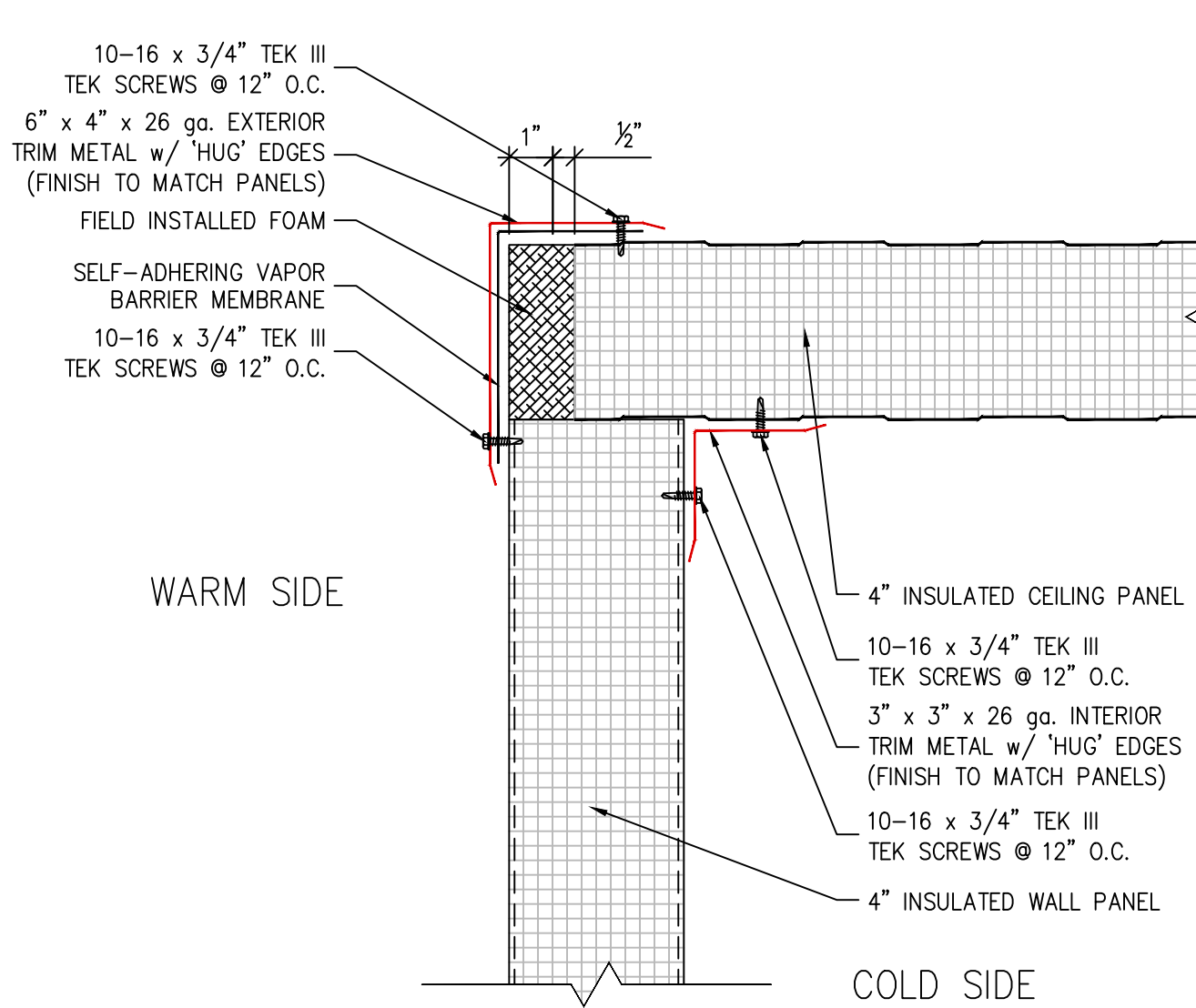
3 PANEL TO CEILING ATTACHMENT DETAIL
A421 3" = 1'-0"



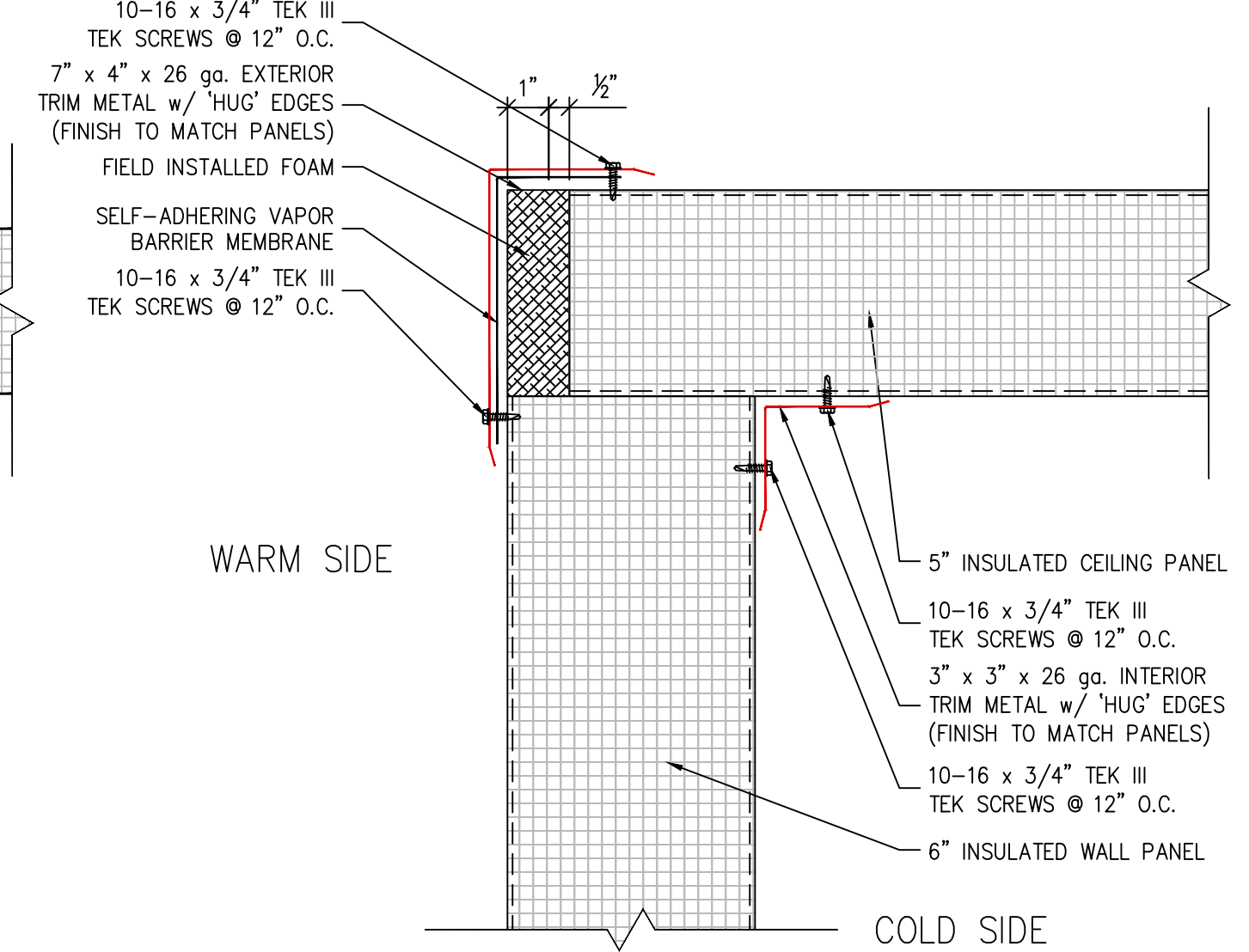
2 HEF-T CEILING SUPPORT DETAIL (COLD DOCK)
A421 3" = 1'-0"



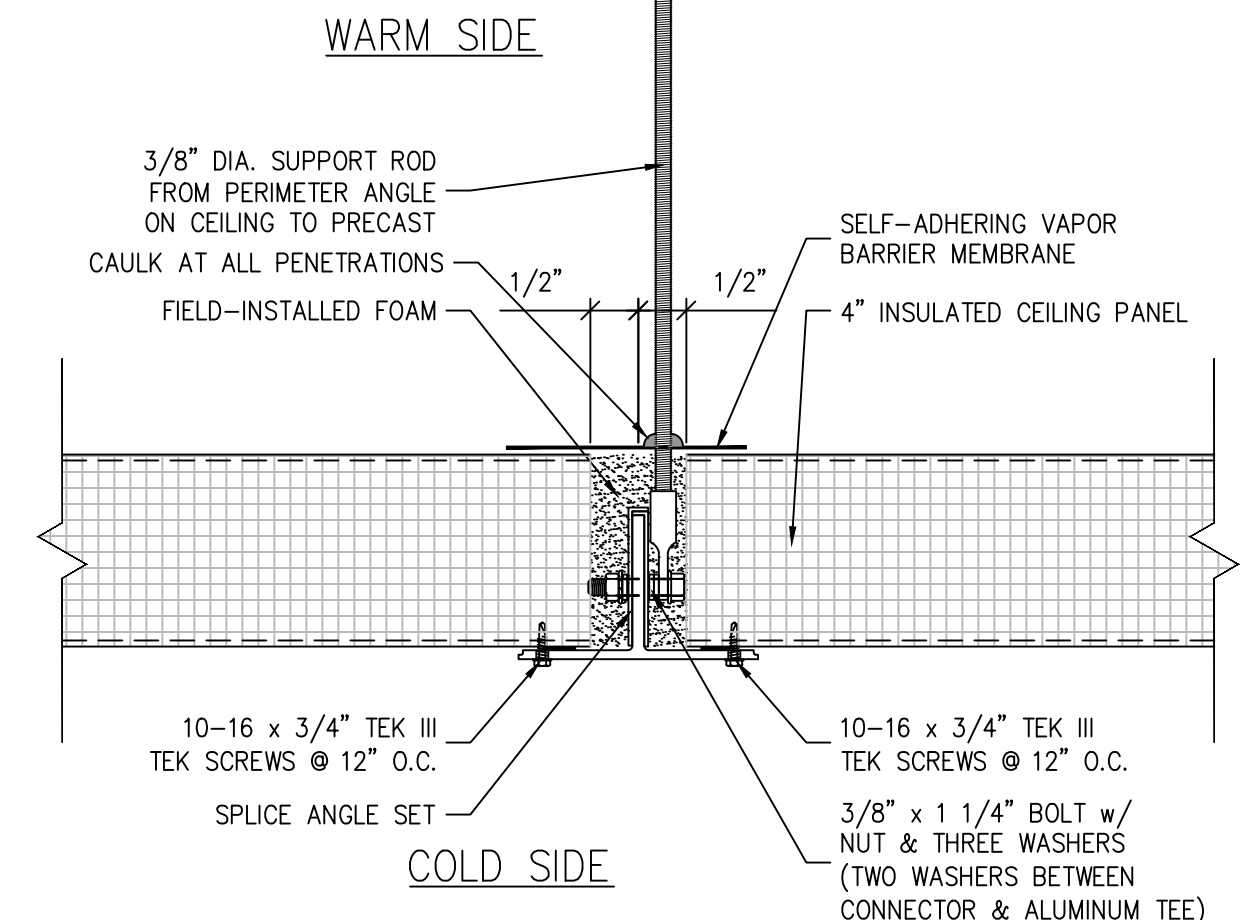
1 HEF-T CEILING SUPPORT DETAIL (FREEZER)
A421 3" = 1'-0"



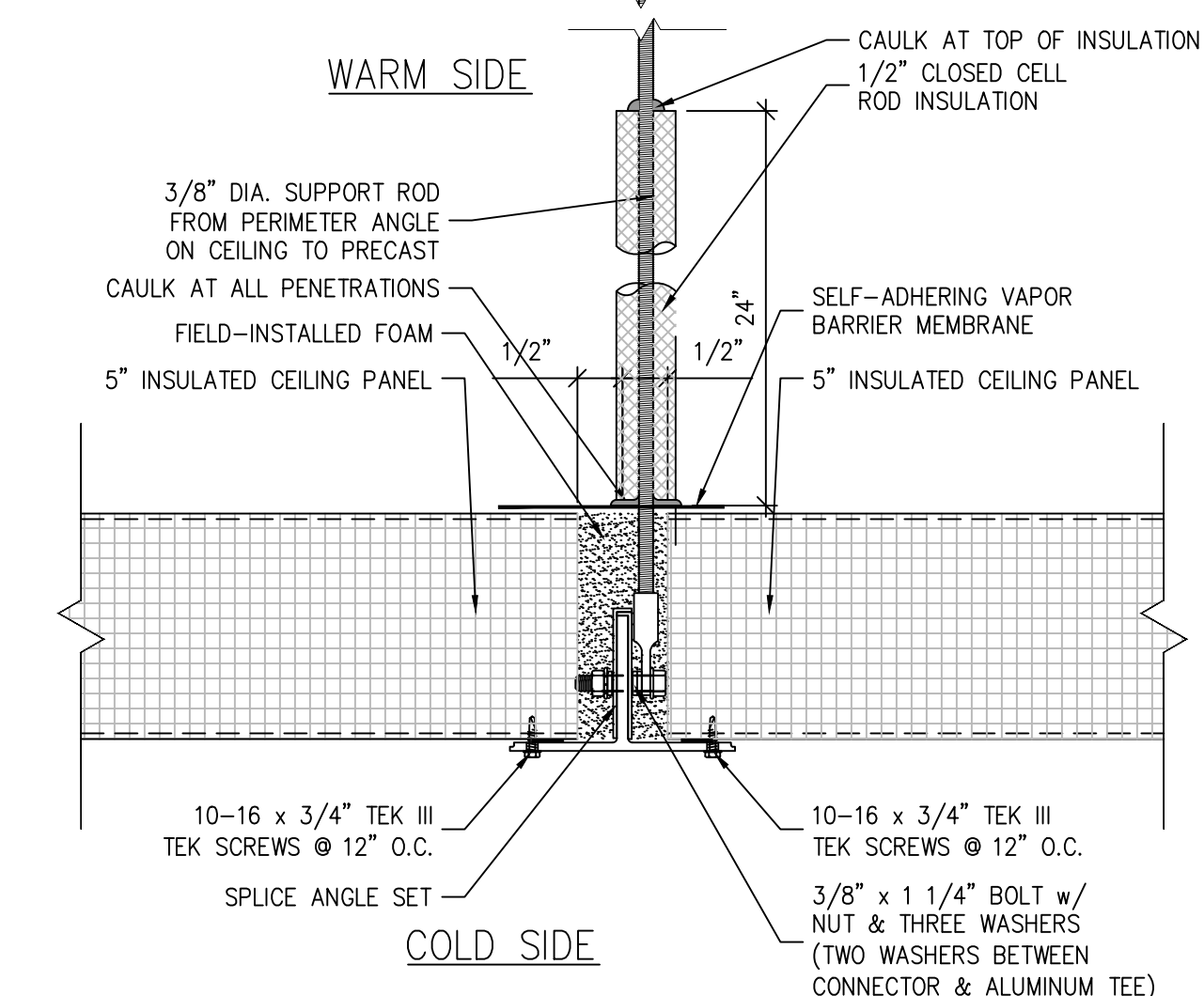
7 PANEL TO CEILING ATTACHMENT DETAIL
A421 3" = 1'-0"



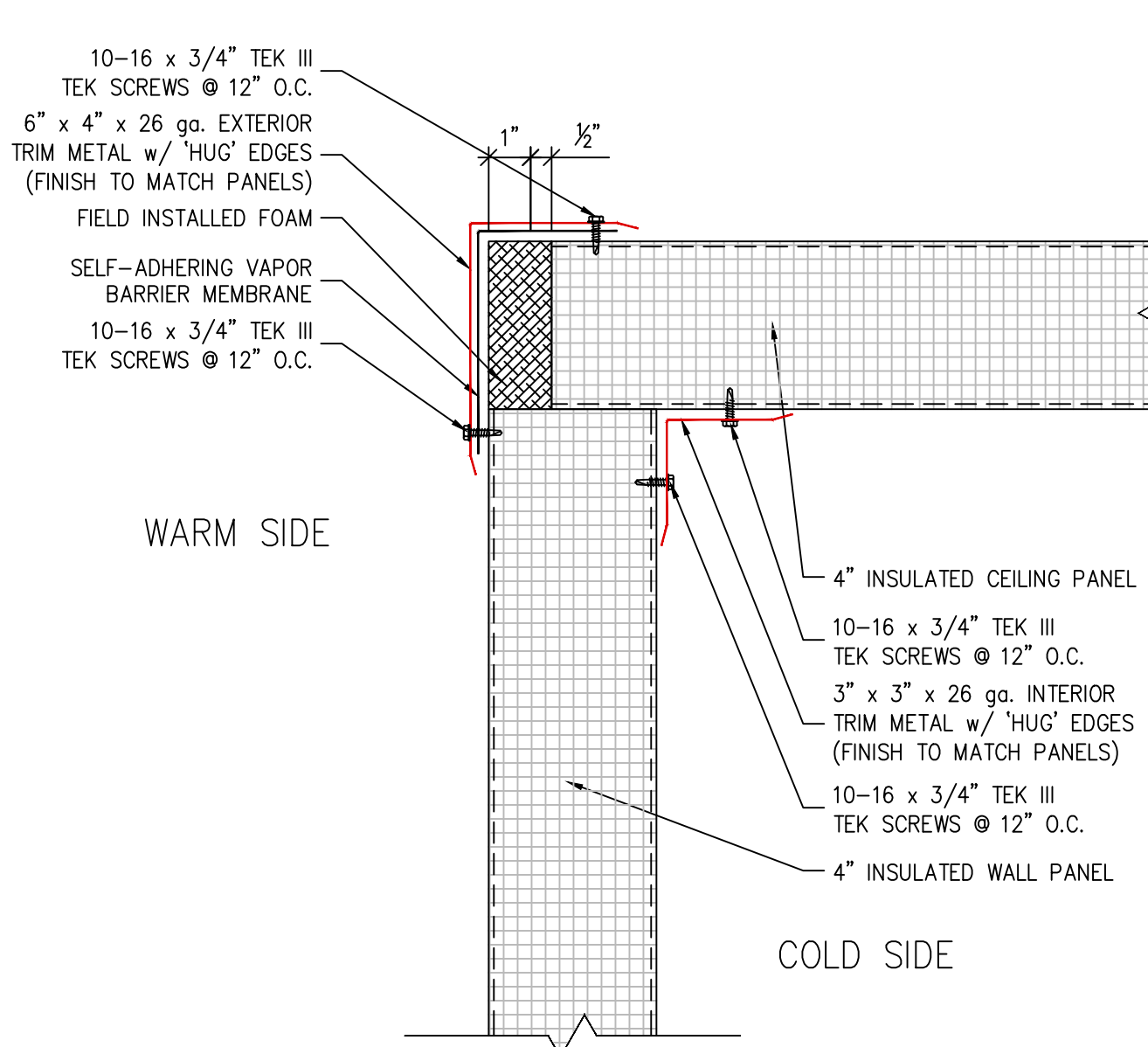
4 PANEL TO CEILING ATTACHMENT DETAIL
A421 3" = 1'-0"



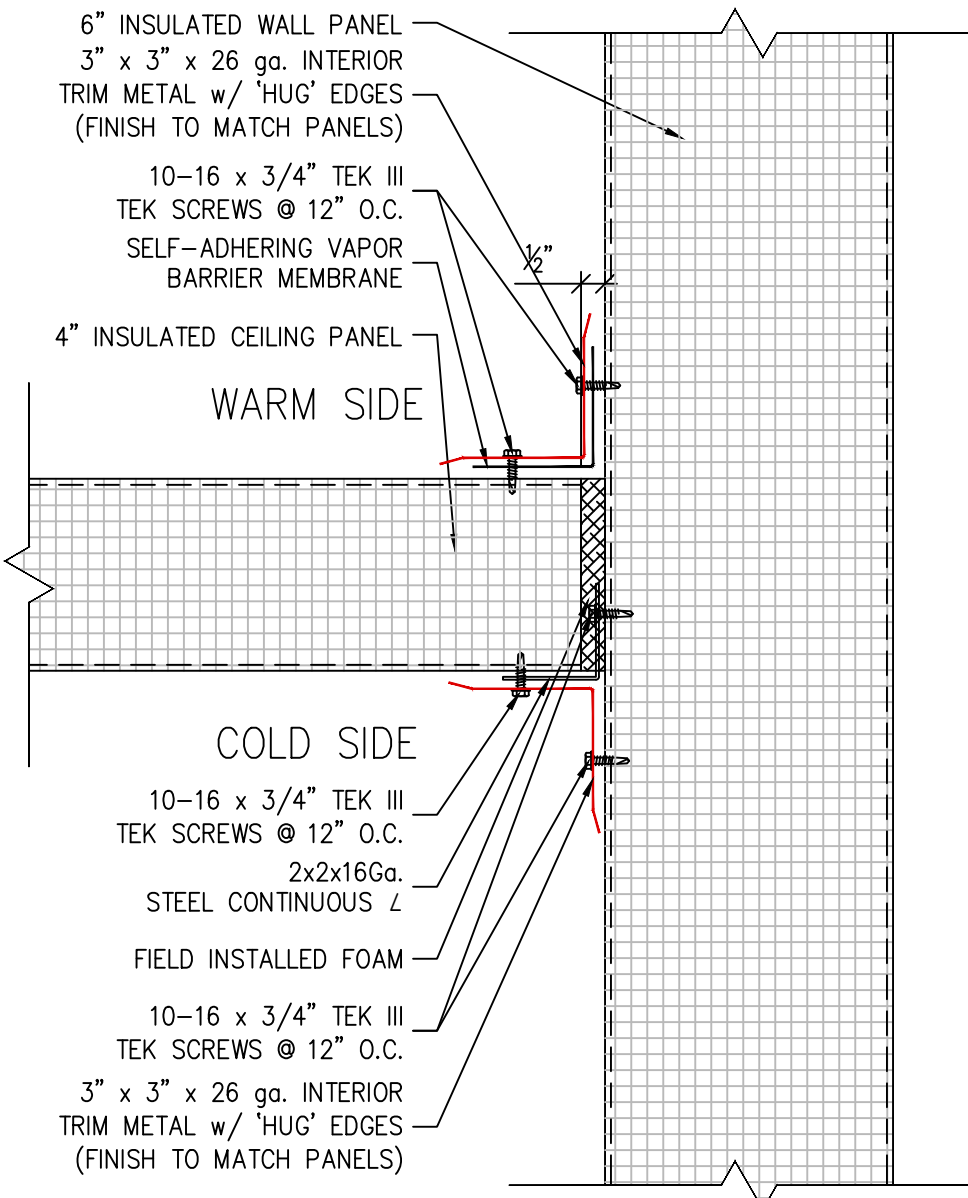
2 HEF-T CEILING SUPPORT DETAIL (COLD DOCK)



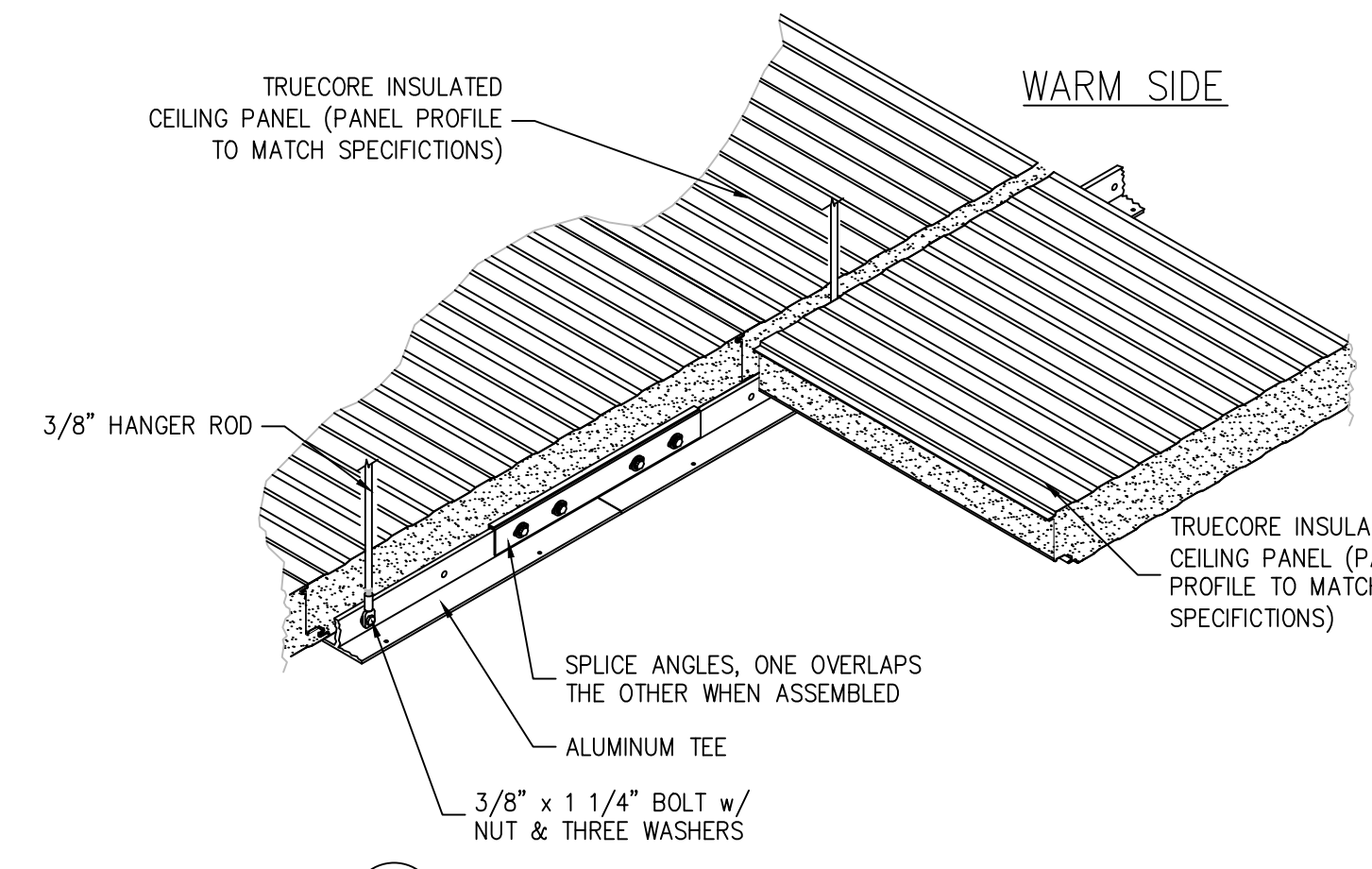
1 HEF-T CEILING SUPPORT DETAIL (FREEZER)



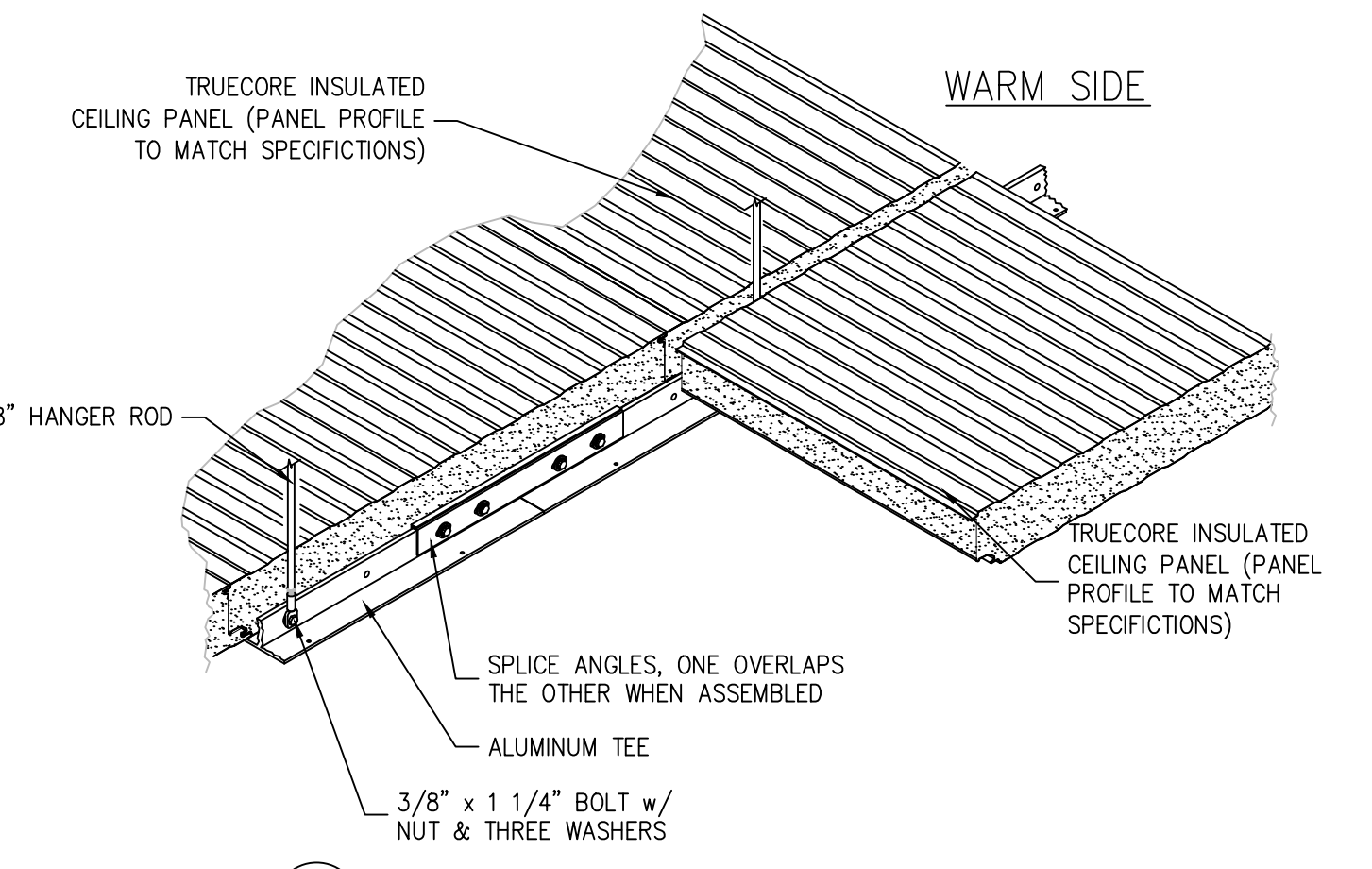
8 PANEL TO CEILING ATTACHMENT DETAIL
A421 3" = 1'-0"



5 CEILING TO WALL ATTACHMENT DETAIL
A421 3" = 1'-0"



2 HEF-T CEILING SUPPORT DETAIL (COLD DOCK)



1 HEF-T CEILING SUPPORT DETAIL (FREEZER)

#	DATE	DESCRIPTION
		REVISIONS

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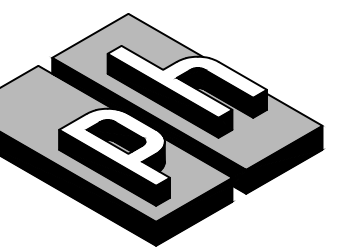
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Goshen, New York

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Goshen, New York

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PROJECT 2023009	PM MS

WALL PANEL CONNECTION DETAILS

DRAWING NO. JNH2023D031 SHT A421

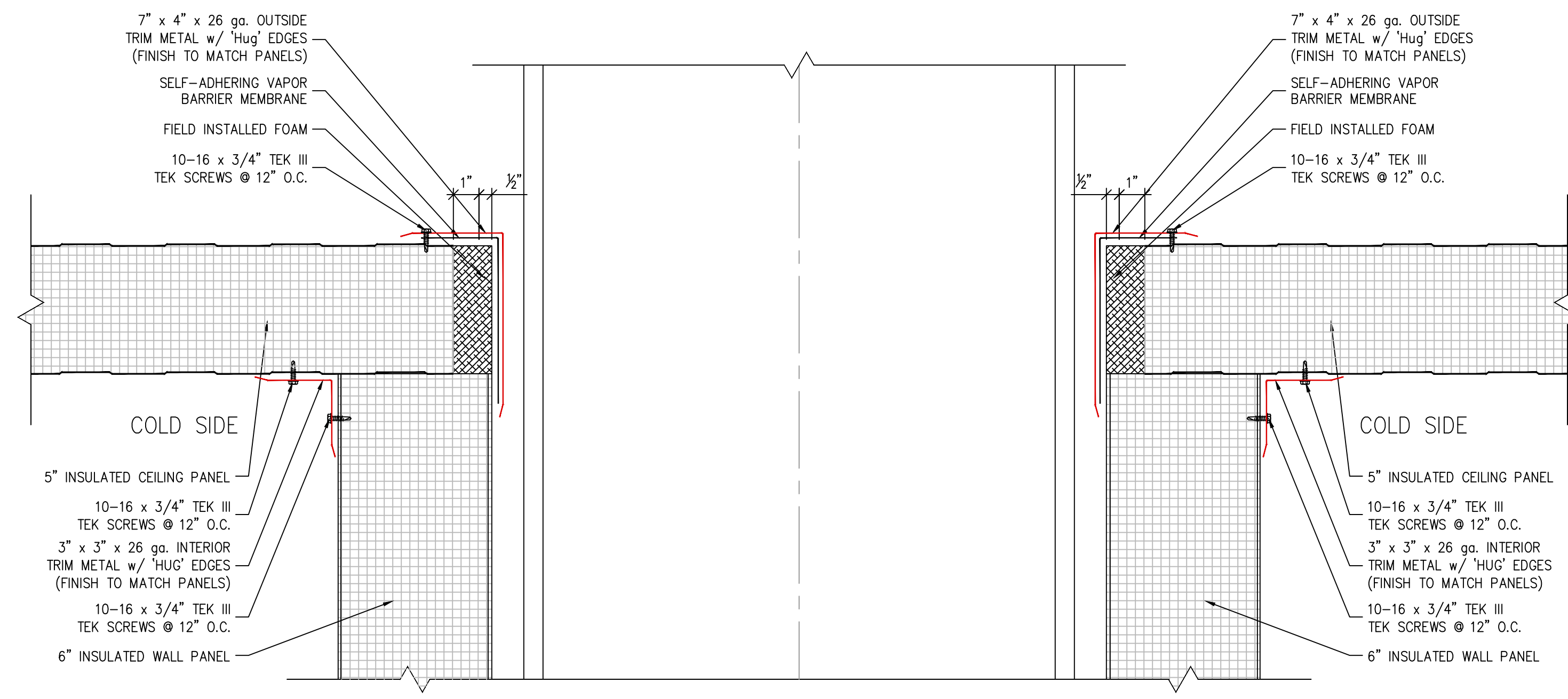


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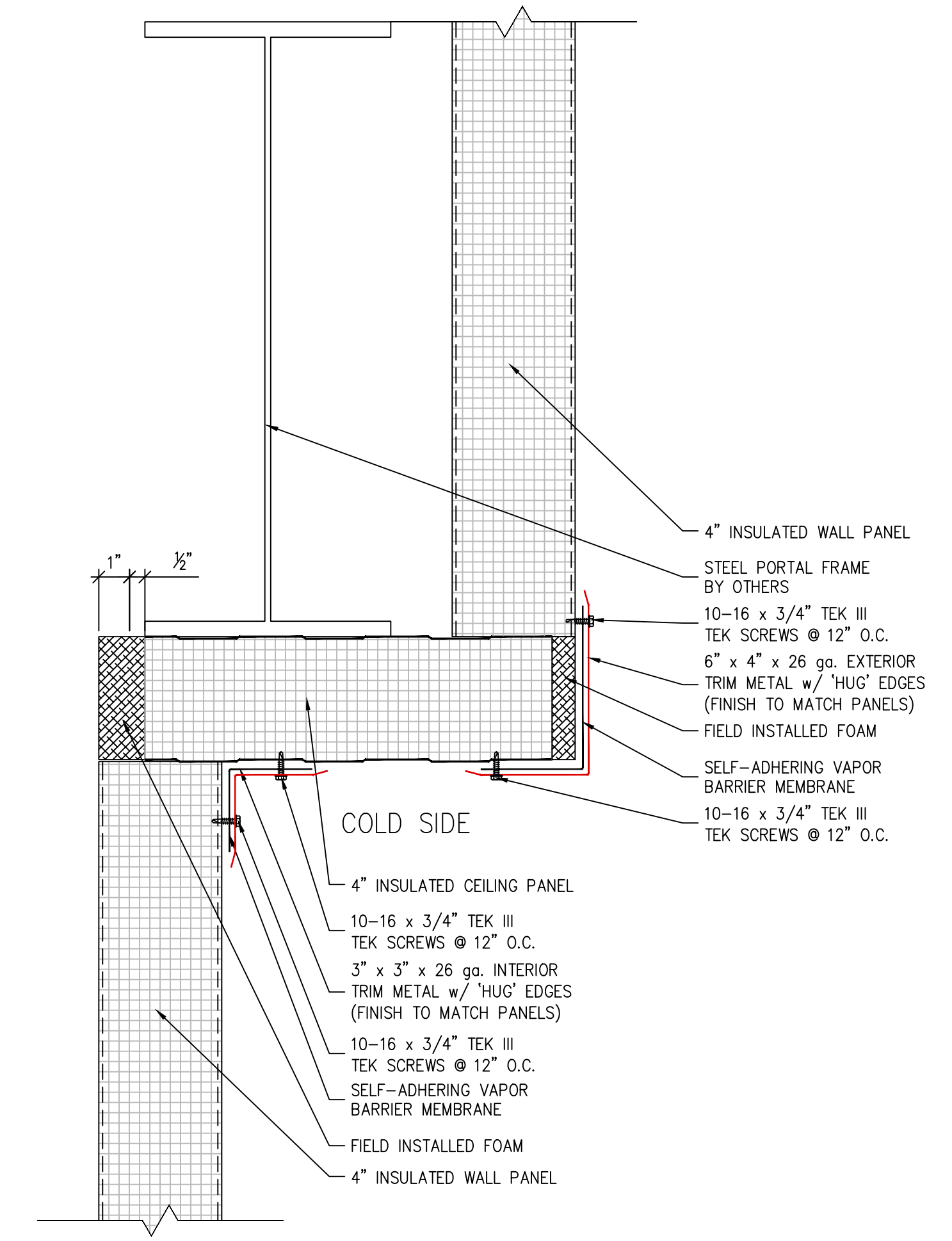
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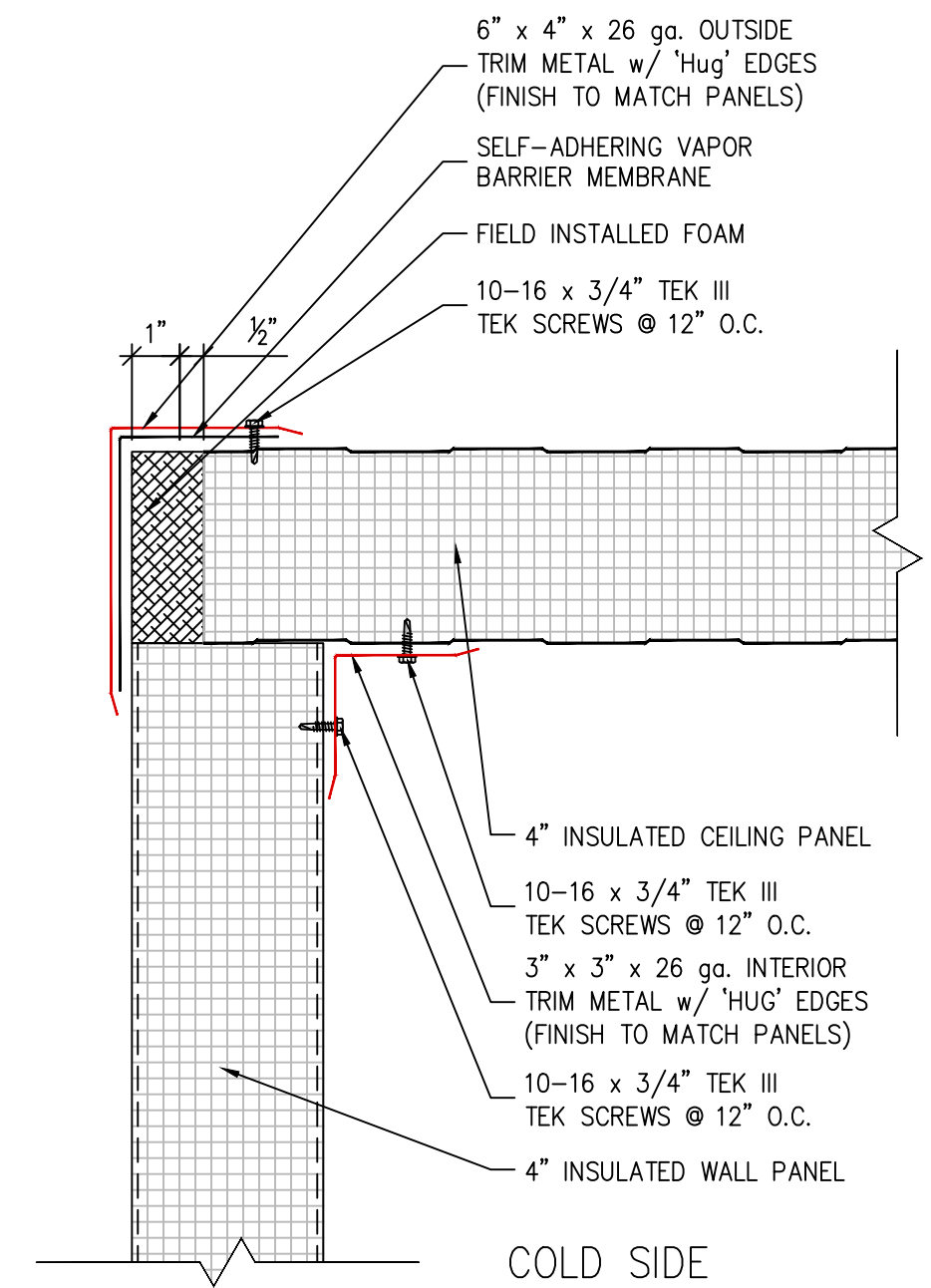
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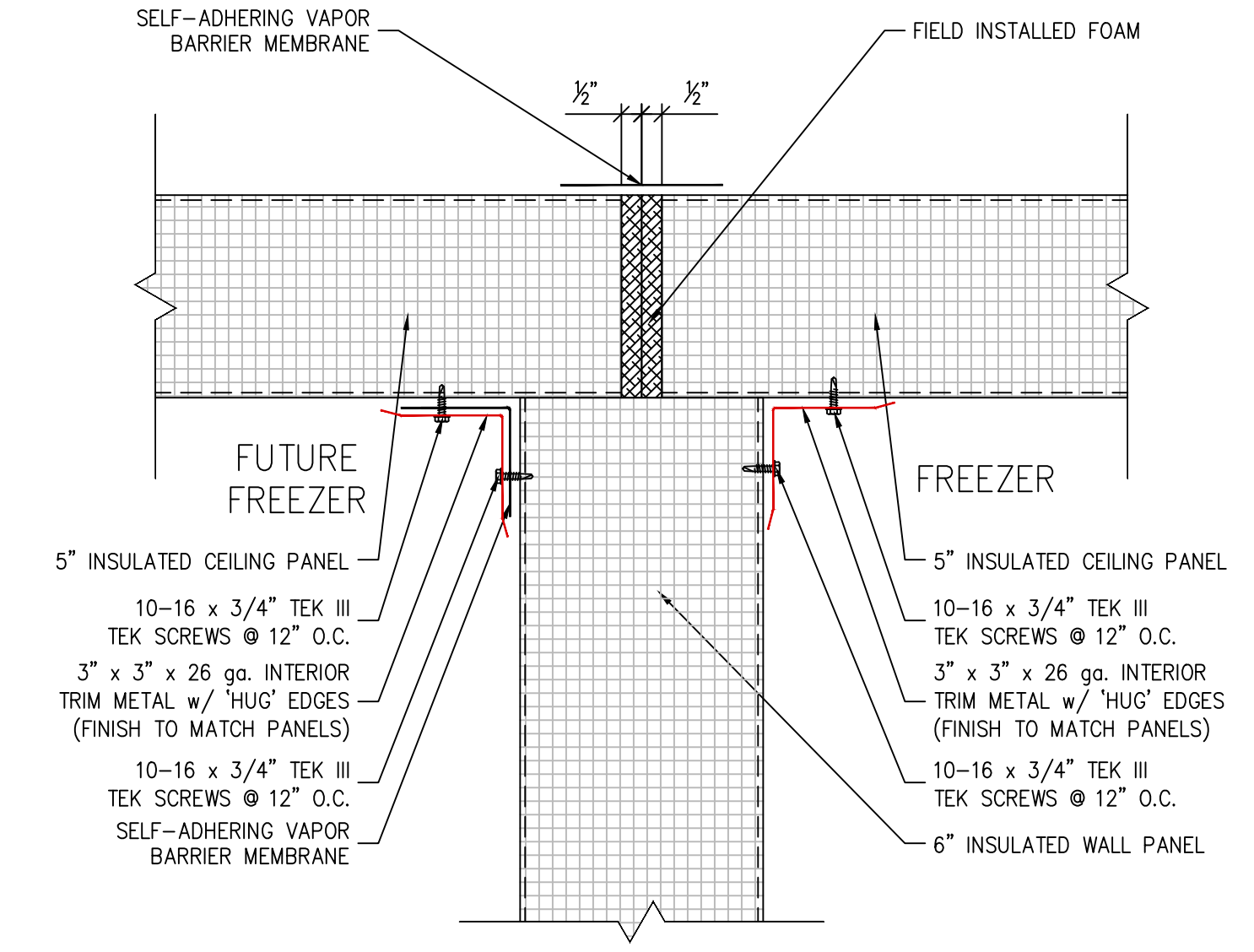
2 PANEL TO CEILING ATTACHMENT DETAIL @ COLUMN
A422 1-1/2" = 1'-0"



1 PORTAL FRAME SOFFIT DETAIL
A422 3" = 1'-0"



4 PANEL TO CEILING ATTACHMENT DETAIL
A422 3" = 1'-0"



3 PANEL TO CEILING ATTACHMENT DETAIL
A422 3" = 1'-0"

#	DATE	DESCRIPTION
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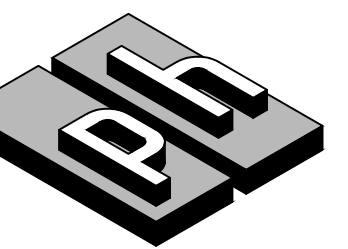
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WALL PANEL CONNECTION DETAILS

DRAWING NO. SHT
JNH2023D031 A422

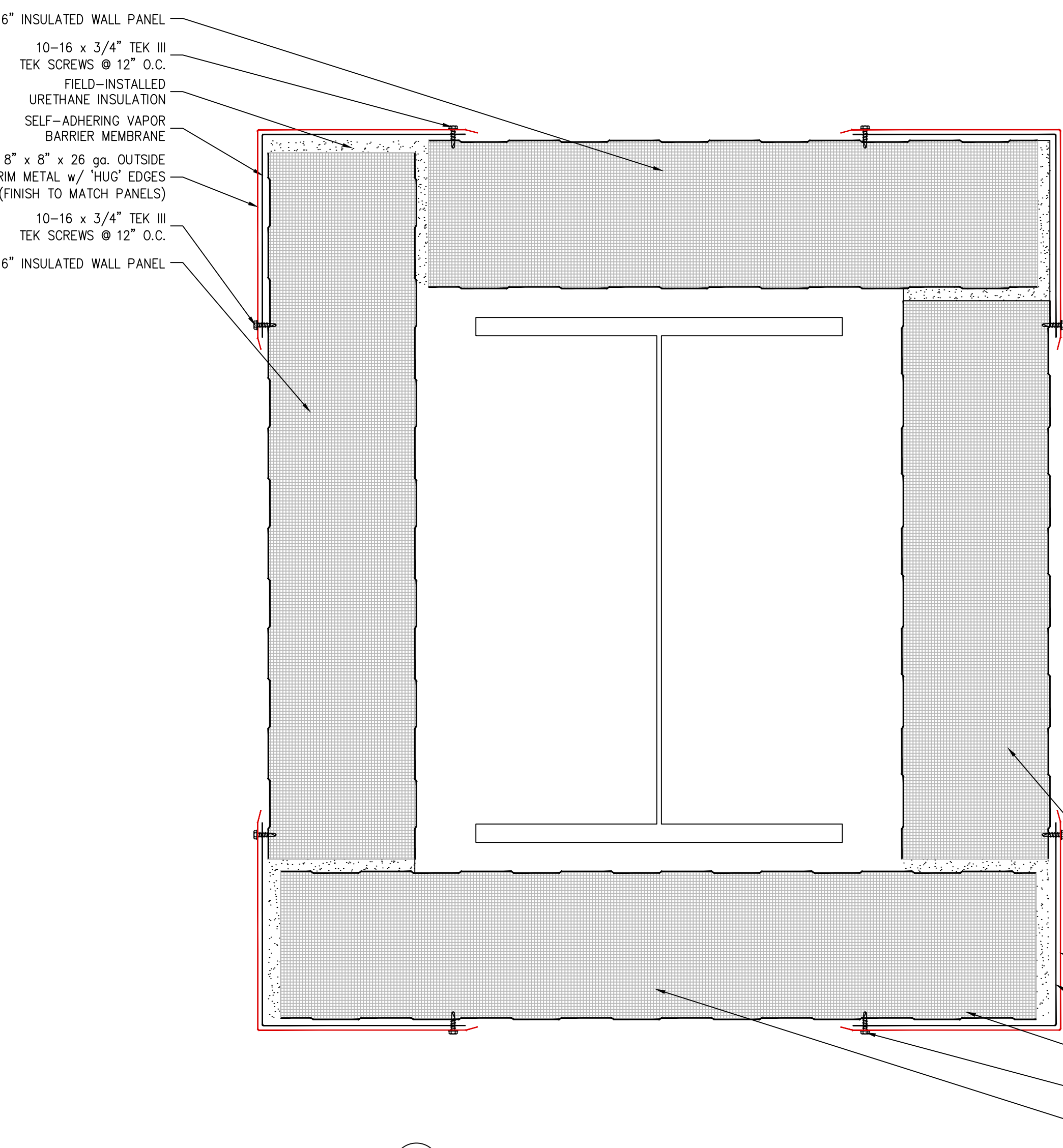
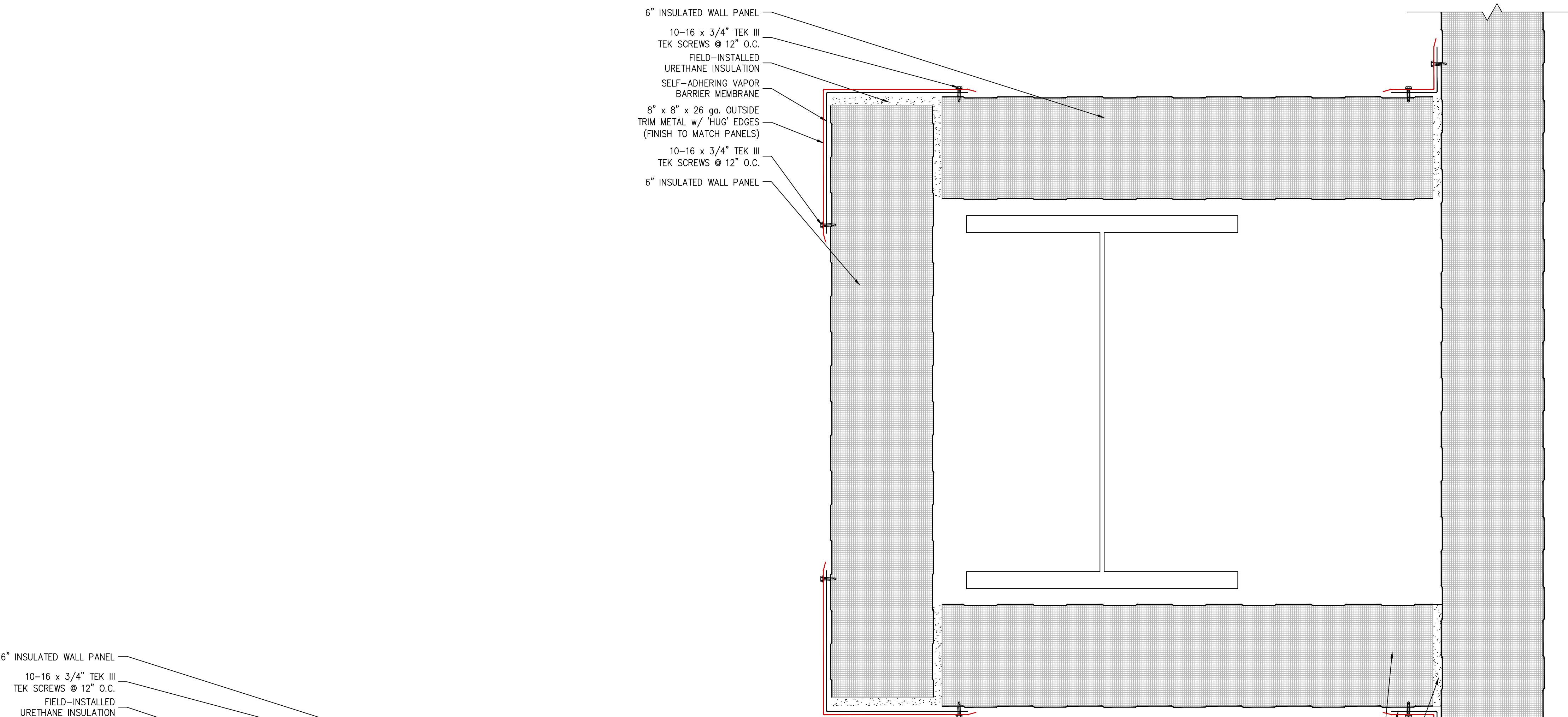


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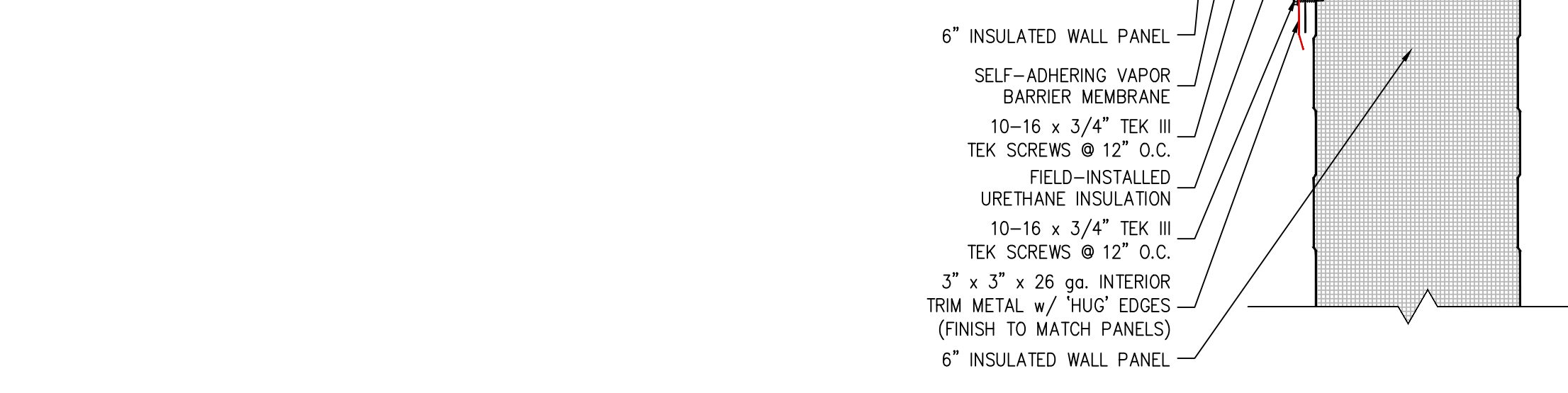
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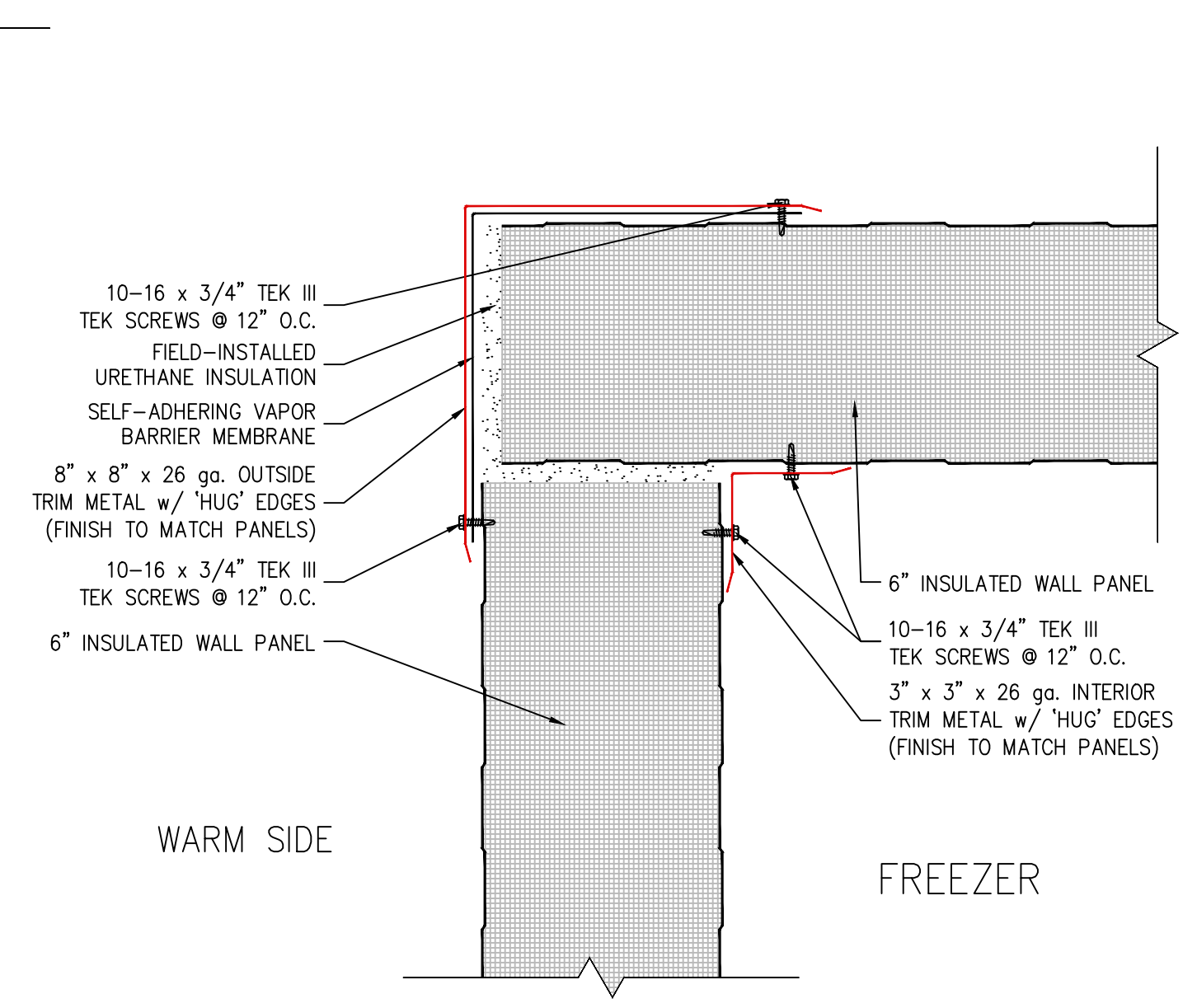
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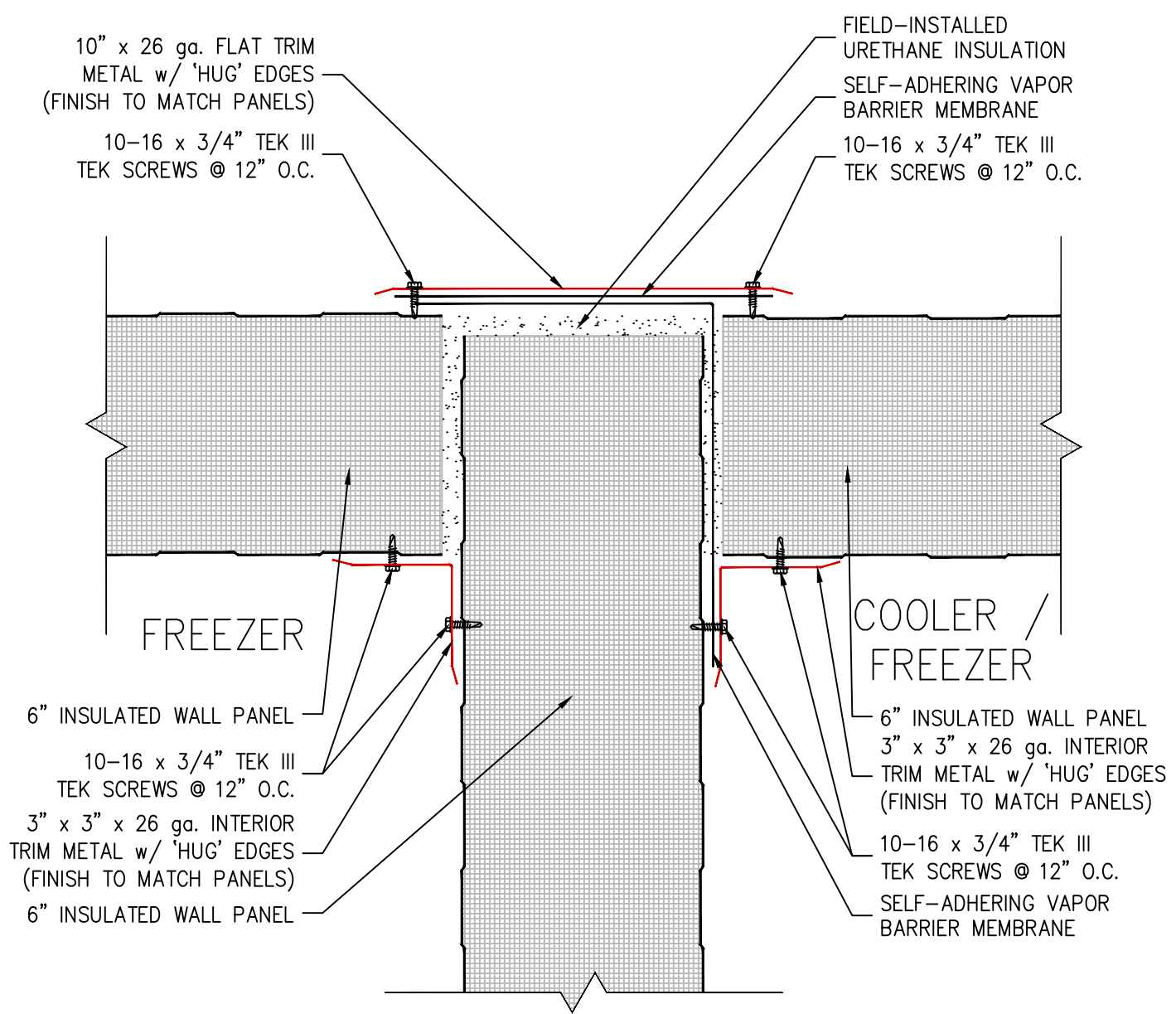
5 FIELD-FABRICATED COLUMN WRAP DETAIL
A511 3" = 1'-0"



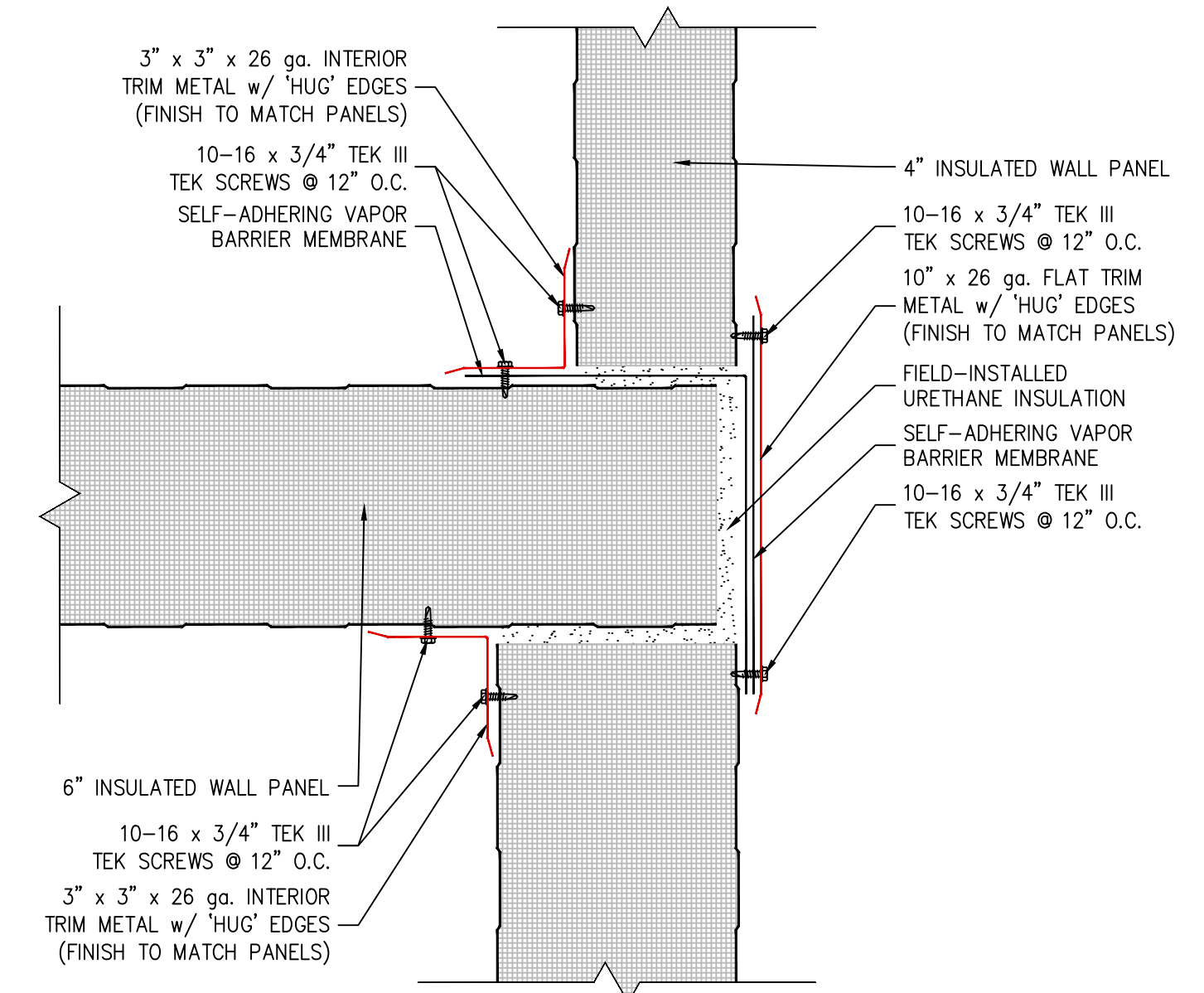
4 FIELD-FABRICATED COLUMN WRAP DETAIL
A511 3" = 1'-0"



1 FIELD-FABRICATED CORNER FLASHING DETAIL
A511 3" = 1'-0"



2 FIELD-FABRICATED CORNER FLASHING DETAIL
A511 3" = 1'-0"



3 FIELD-FABRICATED CORNER FLASHING DETAIL
A511 3" = 1'-0"

#	DATE	DESCRIPTION
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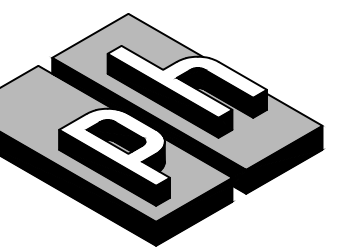
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WALL PANEL FLASHING DETAILS

DRAWING NO. JNH2023D031 SHT A511

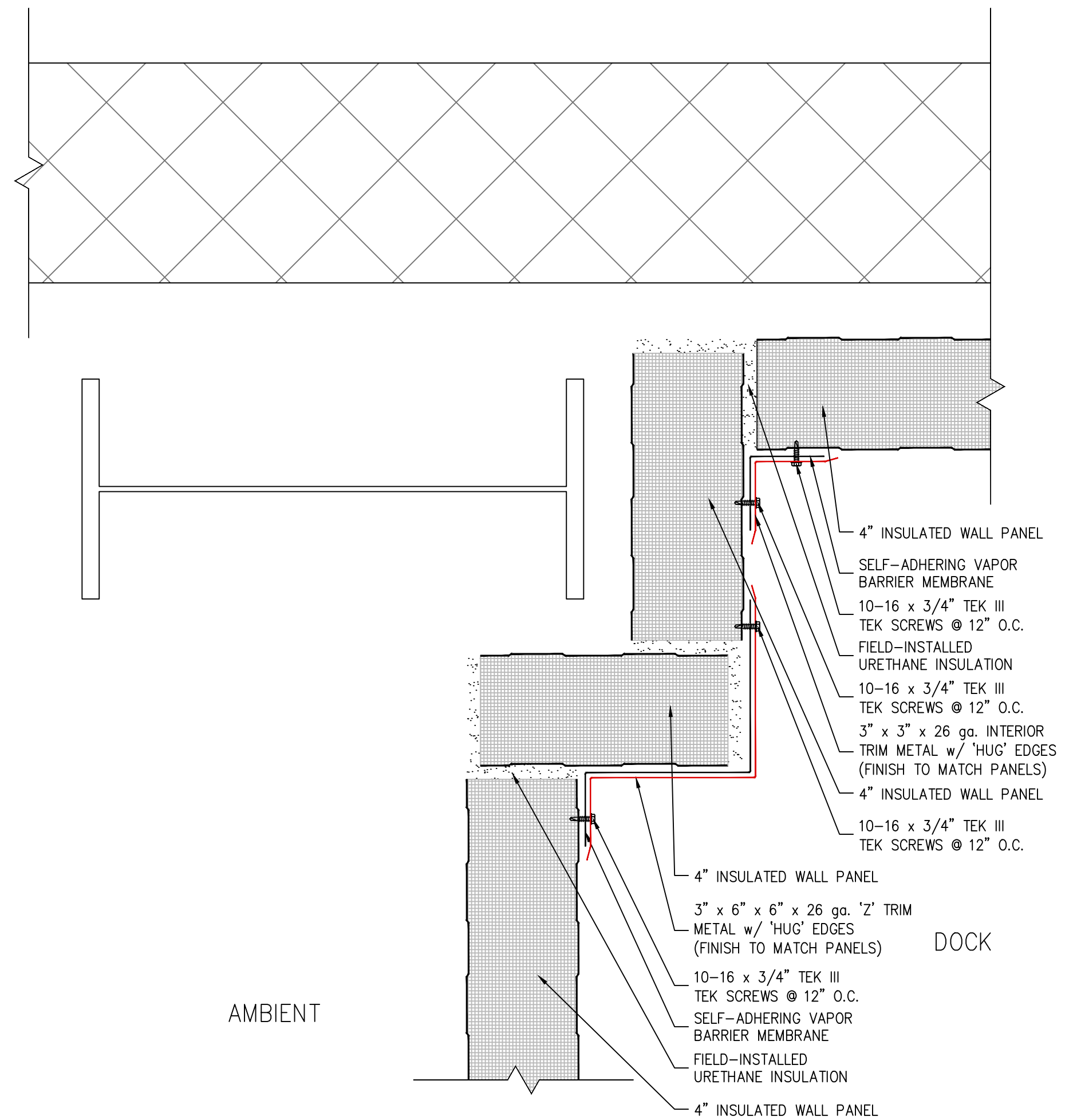


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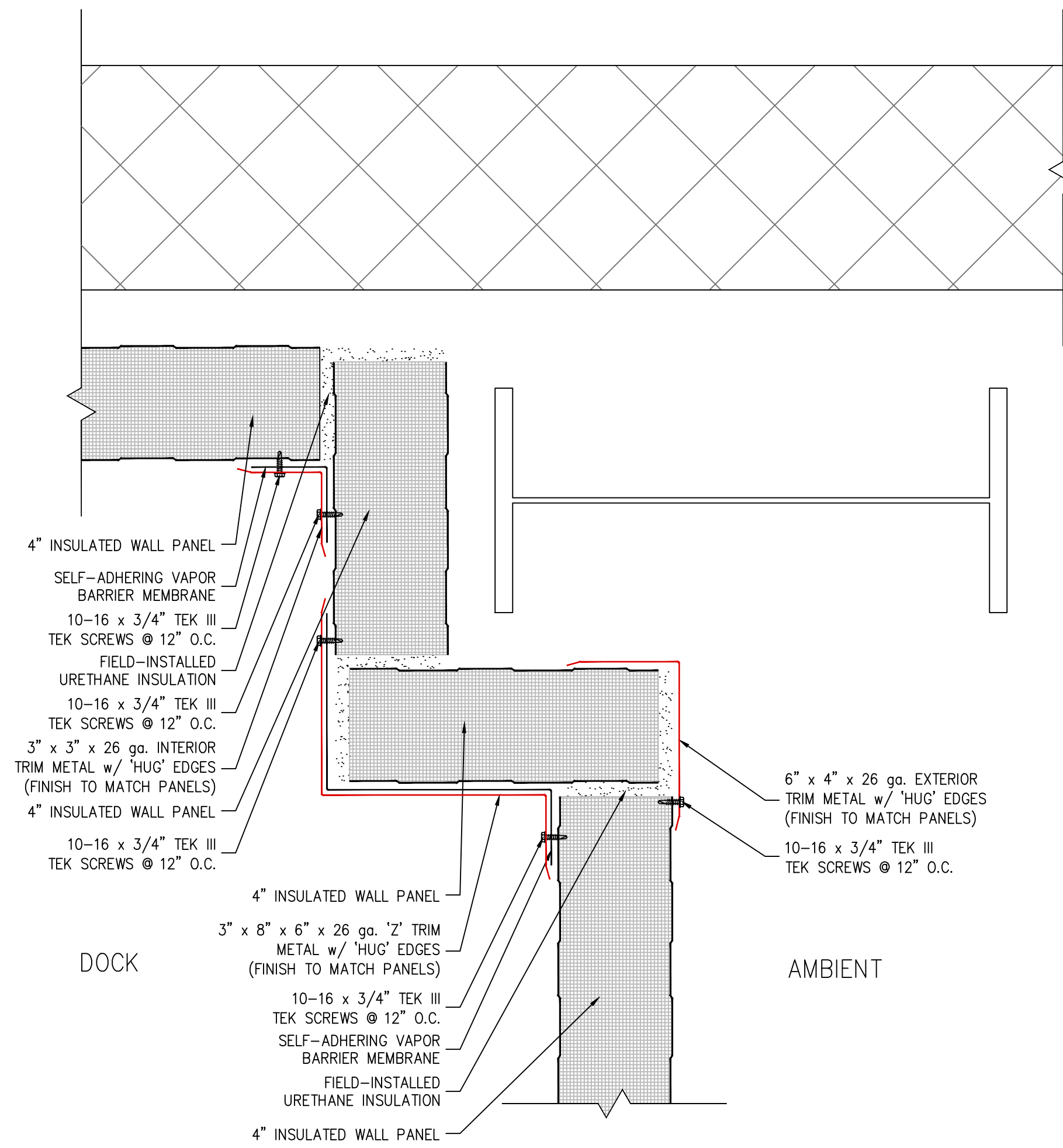
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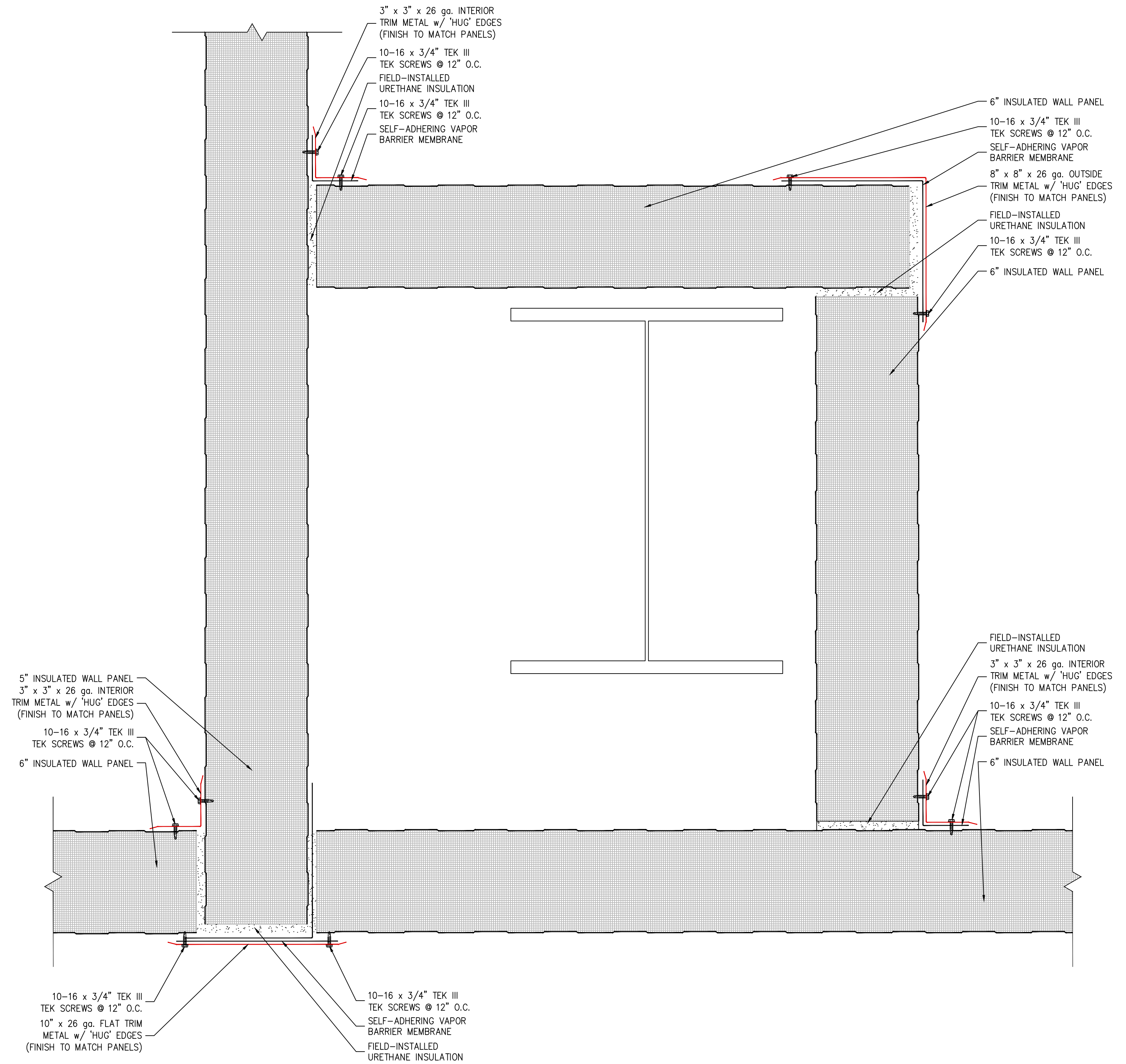
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2 FIELD-FABRICATED CORNER FLASHING DETAIL
A512 3" = 1'-0"



3 FIELD-FABRICATED CORNER FLASHING DETAIL
A512 3" = 1'-0"



1 FIELD-FABRICATED COLUMN WRAP DETAIL
A512 3" = 1'-0"

#	DATE	DESCRIPTION
		REVISIONS

ENGINEER'S SEAL

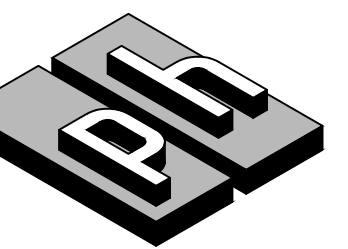
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WALL PANEL FLASHING DETAILS

DRAWING NO. JNH2023D031 SHT A512

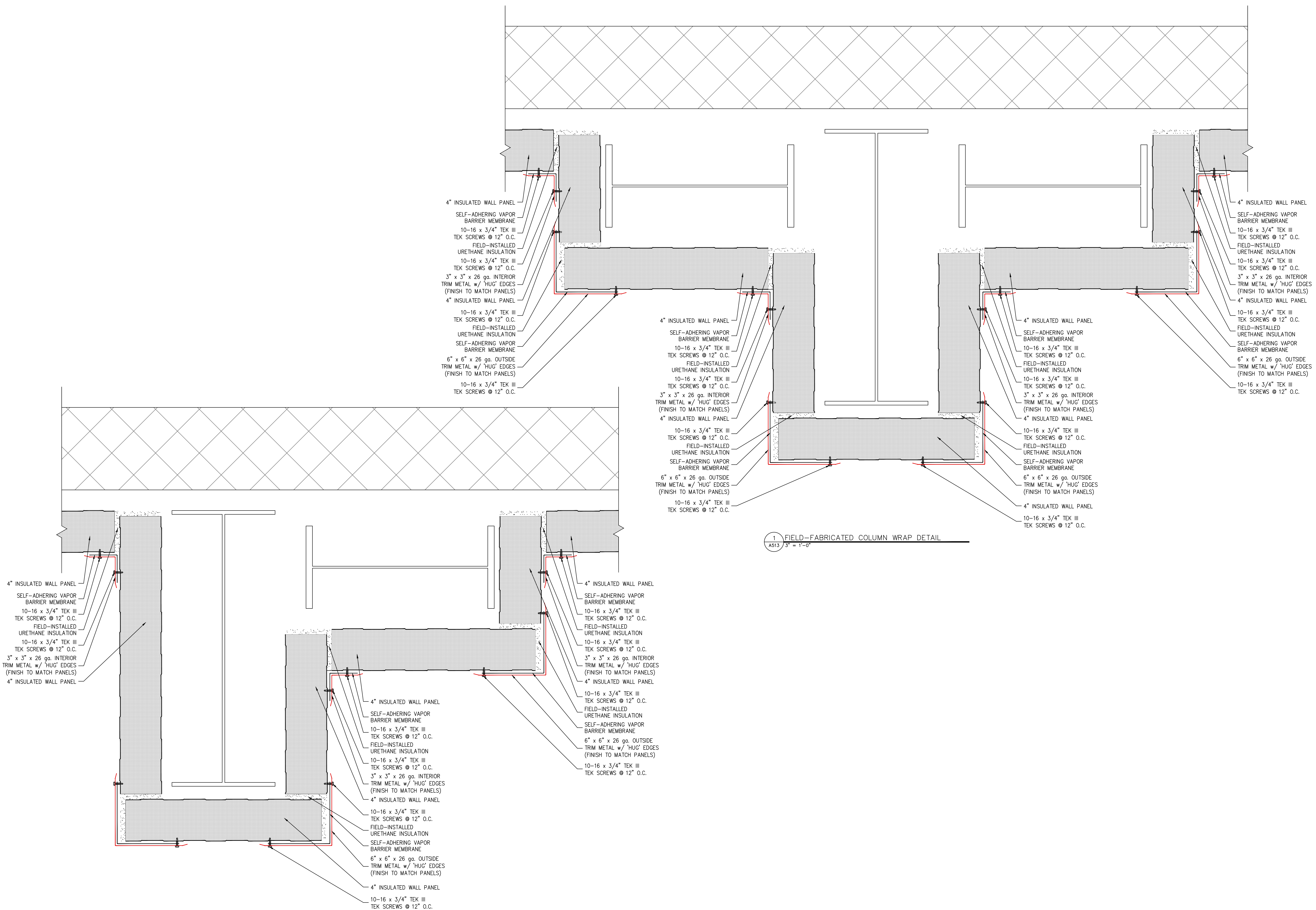


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1 FIELD-FABRICATED COLUMN WRAP DETAIL
A513 3" = 1'-0"

2 FIELD-FABRICATED COLUMN WRAP DETAIL
A513 3" = 1'-0"

#	DATE	DESCRIPTION
		REVISIONS

ENGINEER'S SEAL

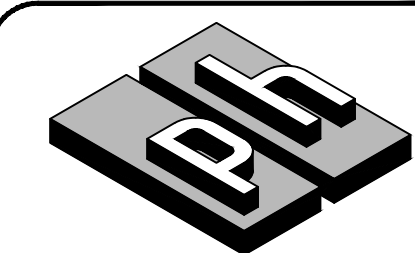
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Goshen, New York

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WALL PANEL FLASHING DETAILS

DRAWING NO. JNH2023D031 SHT A513



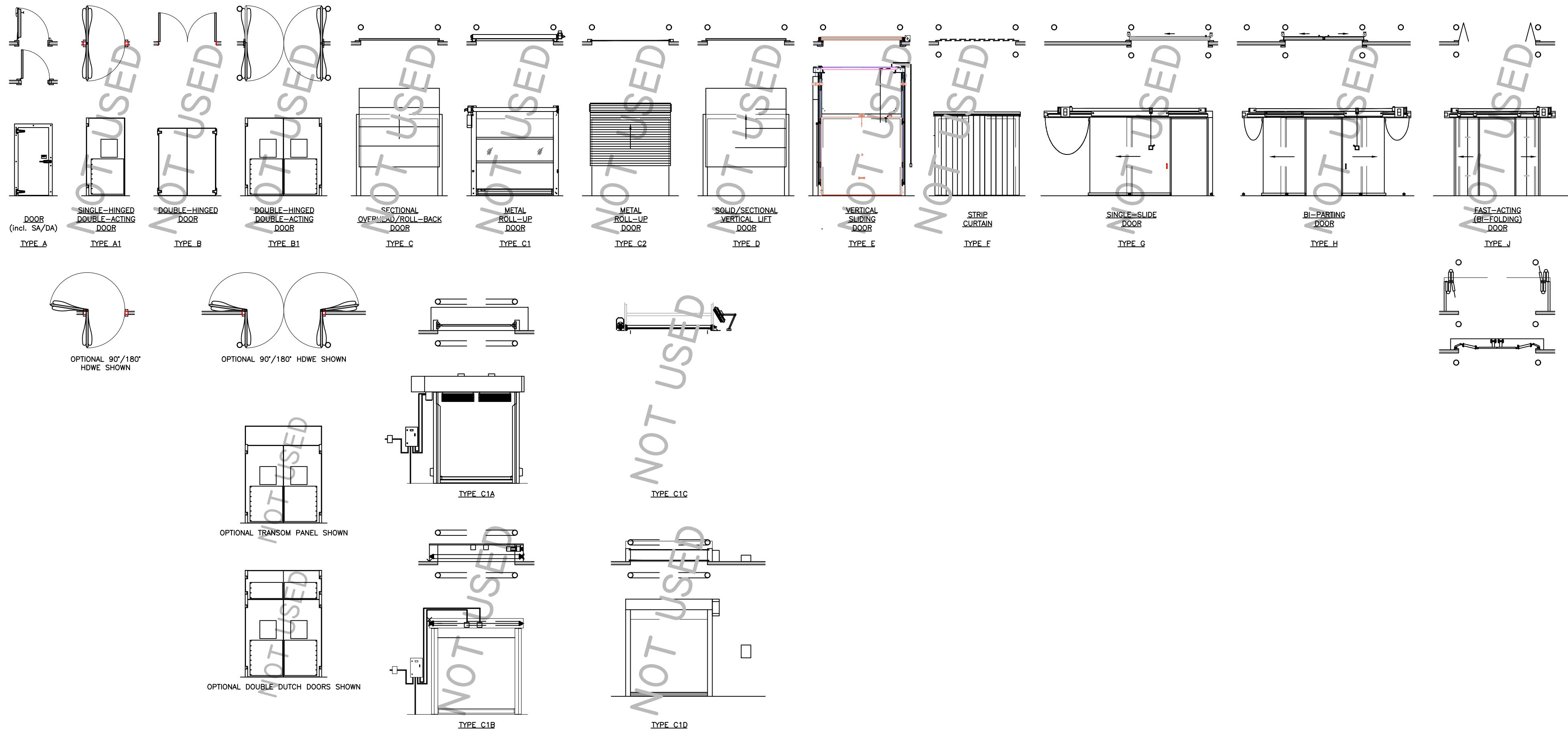
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JOB: ROYAL WINES		DOOR SCHEDULE																				REMARKS			MANUFACTURER INFORMATION		DETAILS	
GENERAL DESCRIPTION		DOOR			FRAME			MOUNTING			OPERATION		VOLTAGE		HARDWARE					REMARKS	MANUFACTURER'S NAME and/or DISTRIBUTOR	PRODUCT LINE and/or MODEL NAME/NUMBER	JAMB	HEADER				
No.	W x H x Thk.	MATERIAL	FINISH	MATERIAL	FINISH	TYPE	STD. FRAME FACE JAMB	DEEP JAMBS	INSIDE TRIM	MODE	DIR.	OPERATOR	DEFROST/OTHER	STD.	PANIC	WINDOW	CLOSER	LOCK	KICK PLATE		OPT. SEE --	MANUFACTURER'S NAME and/or DISTRIBUTOR	PRODUCT LINE and/or MODEL NAME/NUMBER	JAMB	HEADER			
1401.1	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	LHH			●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	COOLER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1401.2	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	RHH	120V/1φ		●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	FREEZER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1401.3	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	RHH	120V/1φ		●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	FREEZER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1401.4	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	RHH	120V/1φ		●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	FREEZER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1401.5	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	LHH			●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	COOLER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1402.1	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	LHH	120V/1φ		●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	FREEZER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1403.1	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	LHH	120V/1φ		●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	FREEZER DOOR	JAMISON DOOR Co.	PLYFOAM II				
1404.1	3'-0" x 7'-0" x 4"	INSULATED METAL-CLAD	WHITE	METAL-CLAD WOOD	WHITE	A	●	●	●	MANU.	LHH	120V/1φ		●	●	●	●	●	●	●	STD. (EXT.) + PANIC. (INT.) HDWE	FREEZER DOOR	JAMISON DOOR Co.	PLYFOAM II				
CD02	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
CD03	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
CD04	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
CD05	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
CD06	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
CD07	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
CD08	9'-0" x 10'-0"																				CUT / PREP OPENING - DOCK DOOR & EQUIPMENT SUPPLIED BY OTHERS	DOOR BY OTHERS	DOOR BY OTHERS					
FR01	12'-0" x 20'-0"	1" THICK 2-PLY, NON-POROUS w/ RYLON CORE	BLUE	SELF-SUPPORTING 11 GA. SHEET METAL	NONE	C1A				ELEC.	RU	460/3φ	120V/1φ	●							● UN-HEATED BLOWER, (STD.) RIGHT-HAND MOTOR MOUNT	HIGH-SPEED ROLL-UP FREEZER DOOR	RYTEC DOORS	TURBO-SEAL INSULATED				
FR02	12'-0" x 20'-0"	1" THICK 2-PLY, NON-POROUS w/ RYLON CORE	BLUE	SELF-SUPPORTING 11 GA. SHEET METAL	NONE	C1A				ELEC.	RU	460/3φ	120V/1φ	●							● UN-HEATED BLOWER, (STD.) LEFT-HAND MOTOR MOUNT	HIGH-SPEED ROLL-UP FREEZER DOOR	RYTEC DOORS	TURBO-SEAL INSULATED				
FR09	12'-0" x 20'-0"	1" THICK 2-PLY, NON-POROUS w/ RYLON CORE	BLUE	SELF-SUPPORTING 11 GA. SHEET METAL	NONE	C1A				ELEC.	RU	460/3φ	120V/1φ	●							● UN-HEATED BLOWER, (STD.) LEFT-HAND MOTOR MOUNT	HIGH-SPEED ROLL-UP FREEZER DOOR	RYTEC DOORS	TURBO-SEAL INSULATED				
FR10	12'-0" x 20'-0"	1" THICK 2-PLY, NON-POROUS w/ RYLON CORE	BLUE	SELF-SUPPORTING 11 GA. SHEET METAL	NONE	C1A				ELEC.	RU	460/3φ	120V/1φ	●							● UN-HEATED BLOWER, (STD.) RIGHT-HAND MOTOR MOUNT	HIGH-SPEED ROLL-UP FREEZER DOOR	RYTEC DOORS	TURBO-SEAL INSULATED				



- STANDARD HARDWARE REFERS TO MANUFACTURER'S STANDARD LATCH MECHANISM, EXTERIOR OPENING HARDWARE, INTERIOR LATCH RELEASE (IF ANY), STANDARD HINGES, CLOSER (IF ANY), INSTALLATION HARDWARE, and ANY OTHER STANDARD ACCESSORIES. SEE MANUFACTURER'S LITERATURE FOR STANDARD CONFIGURATION and LIST OF AVAILABLE HARDWARE OPTIONS.

- PANIC HARDWARE REFERS TO ANY HARDWARE IN ADDITION TO OR IN REPLACEMENT OF STANDARD (IF ANY) INTERIOR HARDWARE and IS INTENDED TO DIRECTLY OR INDIRECTLY ACTUATE THE LATCH LATCH RELEASE/OPENER IN THE EVENT OF AN EMERGENCY. FOR SPECIFIC HARDWARE IDENTIFICATION, REFER TO MANUFACTURER'S SPECIFICATIONS and/or SHOP DRAWINGS.

- FOR CONSISTENCY PURPOSES, THE SWING DIRECTION (LEFT/RIGHT - LHH/RHH) REFERS TO THE HINGE ORIENTATION WHEN VIEWING THE DOOR AS THE DOOR OPENS TOWARD YOU. THIS CONVENTION IS STANDARD FOR MOST COLD STORAGE DOOR MANUFACTURERS, BUT SHOULD STILL BE VERIFIED FOR ALL DOOR MANUFACTURERS, ESPECIALLY MANUFACTURERS OF NON-COLD-STORAGE DOORS.

- FOR CONSISTENCY PURPOSES, THE SLIDE DIRECTION (LEFT/RIGHT - LHS/RHS) REFERS TO THE DIRECTION THE DOOR SLIDES TO OPEN WHEN VIEWING THE SIDE OF THE WALL ON WHICH THE DOOR IS MOUNTED. THIS CONVENTION IS STANDARD FOR MOST COLD STORAGE DOOR MANUFACTURERS, BUT SHOULD STILL BE VERIFIED FOR ALL DOOR MANUFACTURERS.

- WHERE THE "INSIDE/INTERIOR" and/or "OUTSIDE/EXTERIOR" OF A HORIZONTAL or VERTICAL SLIDING DOOR IS REFERRED TO, THE "INTERIOR" FACE IS ASSUMED TO BE THAT FACE OF THE DOOR LEAF VISIBLE WHEN VIEWING THE DOOR ASSEMBLY FROM THE SIDE OF THE WALL ON WHICH THE DOOR IS MOUNTED (FROM WHICH SIDE OF THE WALL THE DOOR TRACKS CAN BE SEEN).

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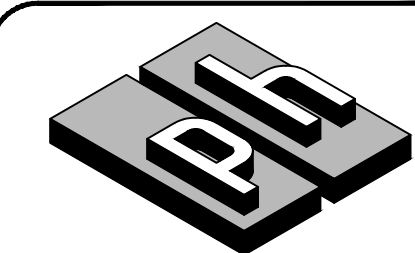
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DOOR SCHEDULE

DRAWING NO. JNH2023D031 SHT A611

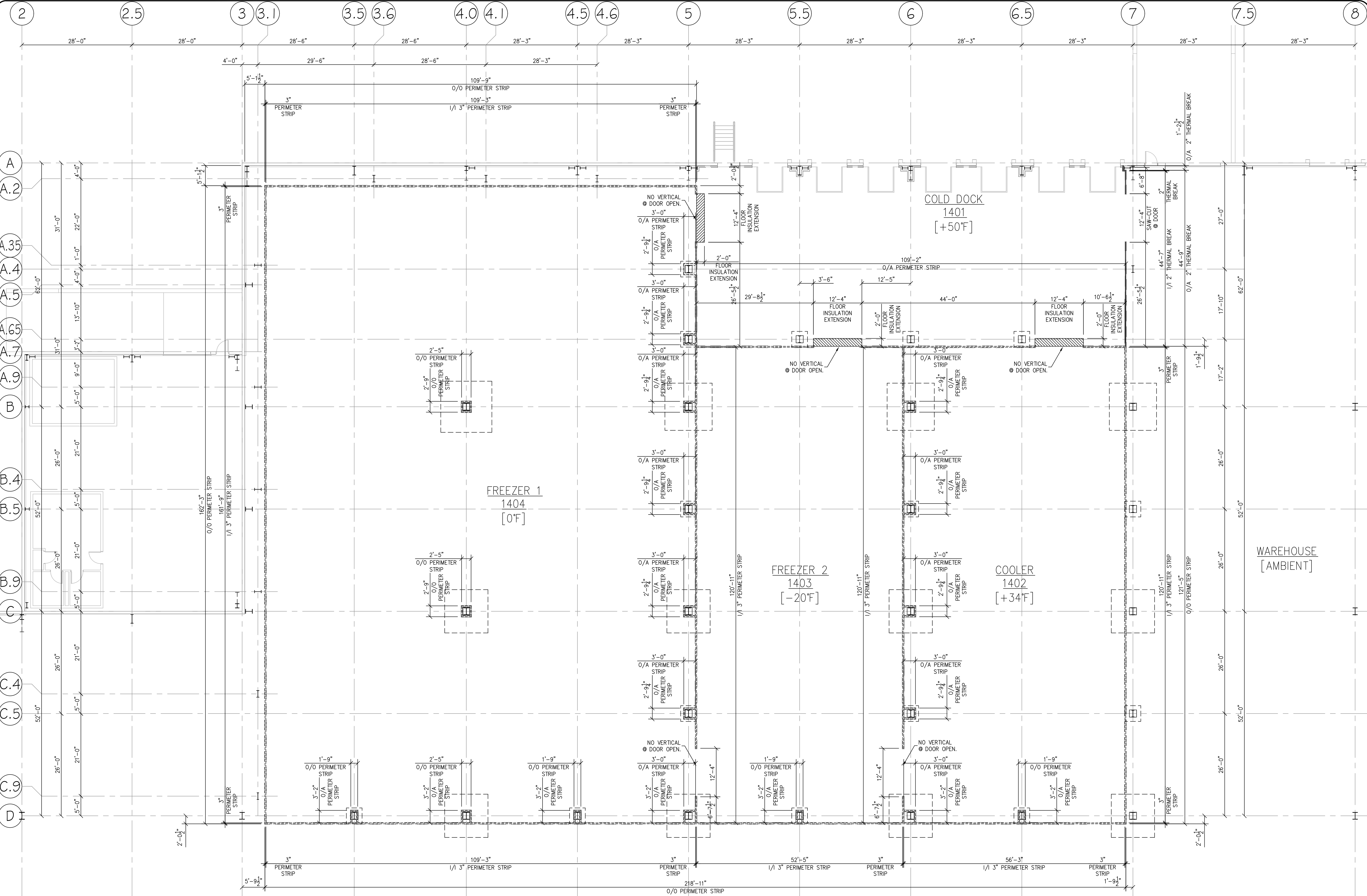


Perley-Halladay Associates, Inc.

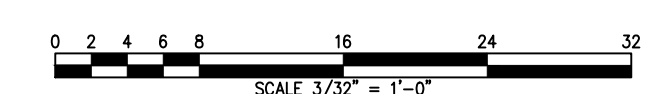
1037 ANDREW DRIVE
WEST CHESTER, PA 19380
PHONE 610-296-5800
TOLL FREE 1-800-248-5800
FAX 610-647-1711
www.perleyhalladay.com

THIS DRAWING IS THE PROPERTY OF PERLEY-HALLADAY ASSOCIATES, INC., AND IS TO BE USED ONLY CONFIDENTIALLY BY AUTHORIZED PERSONS. IT SHALL NOT BE COPIED, ALTERED NOR EXHIBITED WITHOUT PERMISSION, AND IS TO BE RETURNED UPON REQUEST.

PLOTTED 10/3/2023 15:02



PROPOSED FLOOR PLAN
SCALE 3/32" = 1'-0"



#	DATE	DESCRIPTION	REVISIONS

ENGINEER'S SEAL

Royal Wines
2500 NYS Route 17M
Goshen, New York

Interior Freezer / Dock Addition
2500 NYS Route 17M
Goshen, New York

DRAWN 10.05.2023 BY RM
REVISED REV
PROJECT 2023009 PM MS

FLOOR PREP PLAN

DRAWING NO. JNH2023D031 SHT S111



Perley-Halladay Associates, Inc.

1037 Andrew Drive, West Chester, PA 19380 (610)-296-5800
www.perleyhalladay.com (800) 248-5800
FAX: (610) 647-1711

Memo: Installation & Performance Warranty

From: Perley-Halladay Associates Inc
To: GFI – Royal Wines
Date: March 27, 2024
Subject: Warranty

Please be advised that in order to warranty the installation and performance of the All Weather Insulated Panels and Jamison swing doors, our factory trained and certified team must perform the installation ensuring all manufacturers procedures are followed.

Fwd: Royal Wines - Requirements for Insulated Panel Installer

2 messages

Morris Helfgott <mhelfgott@kayco.com>
To: Kevin Loewke <kevin@loewkebrill.com>

Wed, Jan 10, 2024 at 2:09 PM

Please review

Sent from my iPhone

Begin forwarded message:

From: Mike Skurecki <ms@perleyhalladay.com>
Date: January 10, 2024 at 1:56:39 PM EST
To: Morris Helfgott <mhelfgott@kayco.com>
Cc: Timothy Gehrke <tgehrke@cre-management.com>, John Moissett <jmoissett@cre-management.com>, Jack Januario <jjanuario@cre-management.com>
Subject: Royal Wines - Requirements for Insulated Panel Installer

Morris,

Panel installer requirements for Royal Wines:

- Minimum 5 years of experience working with continuous line insulated panels
- Experience with critical vapor barrier details at wall, ceiling and floor locations
- Installed panels at 40ft and higher
- Installed ceiling panels with aluminum T-system
- Worked with pneumatic lifting devices attached to forklifts
- Minimum OSHA 10 for all workers and OSHA certification for all lift equipment and forklifts
- Start date 3/18 with 6 week installation – experience in handling/unloading materials 4'x4'x45' long @ 8,000 lbs
- 6 man crew @ 8 -10 hour days seven days per week

Thank you, Mike Skurecki

PH Assoc Inc

Kevin Loewke <kevin@loewkebrill.com>
To: Morris Helfgott <mhelfgott@kayco.com>

Wed, Jan 10, 2024 at 2:13 PM

Hi Morris

The company should put this information together on company letterhead, also explaining that use of another contractor would void the warranty. We would also need a copy of that warranty as well, and specific project details of the work being performed

Thanks

Kevin

[Quoted text hidden]

--



Kevin Loewke
IDA Services Manager
Loewke Brill Consulting Group
491 Elmgrove Road #2
Rochester, NY 14606
585-469-0954 (Cell - Preferred)
585-647-9350 (Office)

Perley-Halladay Associates.Inc.

Labor Component

Vendor	Quote Amount	
Perley Halladay	\$ 257,000.00	
MSEI Equities	\$ 487,194.00	
Walkincooler Warehouse	\$ 620,000.00	
Baxter	Declined	email March 22, 2024
CCI	Declined	email March 8, 2024
Penlyn	Declined	email March 8, 2024
SD Refrigeration	Declined	email February 6, 2024

FW: Goshen Warehouse refrigeration insulated panels

2 messages

Morris Helfgott <mhelfgott@kayco.com>
To: "Kevin Loewke" <kevin@loewkebrill.com>

Thu, Mar 14, 2024 at 2:38 PM

From: Matthew Fellenzer <mf@felp.com>
Sent: Friday, March 8, 2024 4:26 PM
To: 'Mike Skurecki' <ms@perleyhalladay.com>
Cc: Morris Helfgott <mhelfgott@kayco.com>
Subject: RE: Goshen Warehouse refrigeration insulated panels

Ok thank you Mike!

From: Mike Skurecki [mailto:ms@perleyhalladay.com]
Sent: Friday, March 08, 2024 3:33 PM
To: Matthew Fellenzer
Cc: Morris Helfgott
Subject: Re: Goshen Warehouse refrigeration insulated panels

Matt,

Marc Savacool with CCI has declined to bid based on scheduling conflicts. They have several project getting ready to start.

Thanks Mike Skurecki

Cell 484 645 3964

Sent from my iPhone

On Mar 8, 2024, at 3:06 PM, Mike Skurecki <ms@perleyhalladay.com> wrote:

Hi Matt, Spoke to Marc on Wednesday. Marc said he would get back to me after he spoke with his scheduling people. I left him a follow up voicemail @ 1pm today.

Thanks Mike

Sent from my iPhone

On Mar 8, 2024, at 2:41 PM, Matthew Fellenzer <mf@felp.com> wrote:

Hi Mike, I believe Marc Savacool from CCI Construction had similar questions., can you reach out to him as well?
845-649-3845.

Thank you

From: Mike Skurecki [<mailto:ms@perleyhalladay.com>]
Sent: Friday, March 08, 2024 12:09 PM
To: Morris Helfgott
Cc: Scott Dianis; Randy Mason; Matthew Fellenzer
Subject: Re: Goshen Warehouse refrigeration insulated panels

Morris, Penlyn will provide a proposal early next week.

Thanks, Michael Skurecki

Sent from my iPhone

On Mar 8, 2024, at 10:17 AM, Mike Skurecki <ms@perleyhalladay.com> wrote:

Scott, please call me 484 645 3964

Mike Skurecki - PM

Sent from my iPhone

On Mar 8, 2024, at 9:26 AM, Scott Dianis <scott@penlynconstruction.com> wrote:

Randy, We have been asking for the shop drawings and material list from the manufacturer supplying the refrigeration panels and trims. If these were bought out already I would imagine they would have them.

Scott Dianis



From: Randy Mason <RMason@perleyhalladay.com>
Sent: Friday, March 8, 2024 9:12 AM
To: Morris Helfgott <mhelfgott@kayco.com>; Matthew Fellenzer <mf@felp.com>; Scott Dianis <Scott@penlynconstruction.com>
Cc: Mike Skurecki <ms@perleyhalladay.com>
Subject: RE: Goshen Warehouse refrigeration insulated panels

All,

See attached for revised PDFs for Royal Wines. Let us know of any questions.

Thanks!

Randy Mason

Perley-Halladay Associates Inc.

1037 Andrew Drive

West Chester PA 19380

610-296-5800 (Office)

www.perleyhalladay.com

From: Mike Skurecki

Sent: Thursday, February 29, 2024 12:29 PM

To: Randy Mason <RMason@perleyhalladay.com>

Cc: Morris Helfgott <mhelfgott@kayco.com>; Matthew Fellenzer <mf@felp.com>; Scott Dianis <scott@penlynconstruction.com>

Subject: Re: Goshen Warehouse refrigeration insulated panels

Randy, please forward Royal PDFs to everyone on this email. File will not forward from my phone.

Thanks Mike

Sent from my iPhone

On Feb 29, 2024, at 12:12 PM, Mike Skurecki <ms@perleyhalladay.com> wrote:

Freezer drawings attached

Thanks Mike Skurecki

PH Assoc Inc

Cell 484 645 3964

Sent from my iPhone

On Feb 29, 2024, at 11:30 AM, Morris Helfgott <mhelfgott@kayco.com> wrote:

Looping in Mike from Pearly Holladay.

Mike please supply Penlyn whatever they need.

Thanks

From: Matthew Fellenzer <mf@felp.com>
Sent: Thursday, February 29, 2024 8:57 AM
To: Morris Helfgott <mhelfgott@kayco.com>
Cc: Scott Dianis <scott@penlynconstruction.com>
Subject: Fwd: Goshen Warehouse refrigeration insulated panels

Morris, please see email from Scott. Can you get him the information he needs?

Thanks,

Matt

Sent from my iPhone

Begin forwarded message:

From: Scott Dianis
<Scott@penlynconstruction.com>
Date: February 28, 2024 at
3:20:52 PM EST
To: mhelfgot@kayco.com
Cc: mf@felp.com
Subject: Goshen Warehouse
refrigeration insulated panels

Morris, I was hoping that you would have the suppliers shop drawings and material lists showing what they are supplying.

Thanks

Scott Dianis

Morris Helfgott <mhelfgott@kayco.com>
To: "Kevin Loewke" <kevin@loewkebrill.com>

Thu, Mar 14, 2024 at 2:38 PM

From: Matthew Fellenzer <mf@felp.com>
Sent: Wednesday, March 13, 2024 9:23 AM

To: 'Mike Skurecki' <ms@perleyhalladay.com>; 'Scott Dianis' <scott@penlynconstruction.com>
Cc: Morris Helfgott <mhelfgott@kayco.com>
Subject: RE: Goshen Warehouse refrigeration insulated panels

Mike, Scott will not be bidding on the job. Thanks,

Matt

From: Mike Skurecki [<mailto:ms@perleyhalladay.com>]
Sent: Tuesday, March 12, 2024 5:58 PM
To: Scott Dianis
Cc: Morris Helfgott; Matthew Fellenzer
Subject: Re: Goshen Warehouse refrigeration insulated panels

Hi Scott, can you provide a proposal by end of day tomorrow?

Thanks Mike Skurecki

Sent from my iPhone

On Mar 8, 2024, at 10:17 AM, Mike Skurecki <ms@perleyhalladay.com> wrote:

Scott, please call me 484 645 3964

Mike Skurecki - PM

Sent from my iPhone

On Mar 8, 2024, at 9:26 AM, Scott Dianis <scott@penlynconstruction.com> wrote:

Randy, We have been asking for the shop drawings and material list from the manufacturer supplying the refrigeration panels and trims. If these were bought out already I would imagine they would have them.

Scott Dianis



[Quoted text hidden]

Fwd: baxter

1 message

Morris Helfgott <mhelfgott@kayco.com>
To: Kevin Loewke <kevin@loewkebrill.com>

Mon, Mar 25, 2024 at 8:54 AM

Sent from my iPhone

Begin forwarded message:

From: Matthew Fellenzer <mf@felp.com>
Date: March 23, 2024 at 7:27:38 PM EDT
To: Morris Helfgott <mhelfgott@kayco.com>, Mark Fellenzer <mdf@felp.com>, Bill Fioravanti <bfioravanti@ocnyida.com>
Subject: Re: baxter

Morris, they declined to bid.

Thanks,
Matt
Sent from my iPhone

On Mar 22, 2024, at 11:47 AM, Matthew Fellenzer <mf@felp.com> wrote:

Emailed and asked for update from Baxter

From: Morris Helfgott [mailto:mhelfgott@kayco.com]
Sent: Thursday, March 21, 2024 6:20 PM
To: Matthew Fellenzer; 'Mark Fellenzer'; 'Bill Fioravanti'
Subject: baxter

Matt

Have you received a bid from Baxter regarding installing the refrigerator and freezer panels.

We are getting very tight on time.

Thanks

Morris Helfgott

From: David Spira <david@sdrefrig.com>
Sent: Tuesday, February 6, 2024 4:29 PM
To: Jack Januario
Cc: Morris Helfgott
Subject: Re: Royal Wines, Goshen NY - Warehouse Freezer/Cooler Area - Panel Installation

Dear Jack

Thank you for considering us for your installation needs. We appreciate the opportunity to serve you.

After careful consideration and evaluation of our company's objectives and priorities, we have made the decision to prioritize projects where we also supply the Refrigeration Equipment. This decision is in line with our strategic goals and ensures that we reserve our resources to deliver the highest level of service and support to our clients.

Unfortunately, this means that we are unable to proceed with your project at this time. Please accept our sincere apologies for any inconvenience this may cause you. We understand the importance of your project and assure you that this decision was not made lightly.

However, we want to express our willingness to work with you on future projects, and we look forward to the opportunity to collaborate again.

If you have any questions or would like to discuss future possibilities further, please don't hesitate to reach out to us. Thank you for your understanding.

Thank You

David Spira
SD Refrigeration



P 845-418-3355 Ext. 101
E David@sdrefrig.com
W www.sdrefrig.com
A PO Box 895 Monsey, NY 10952



On Fri, Jan 12, 2024 at 12:41 PM Jack Januario <jjanuario@cre-management.com> wrote:
David,

It was a pleasure meeting you yesterday. We are very interested in receiving a proposal from you for labor price to install insulated freezer panels. Attached are Perley-Halladay's freezer/cooler drawings. Let me know if you want the architectural drawings as well. Please see below the panel installer requirements. We would also like to set up a meeting with you and Mike Skurecki, from Perley-Halladay next week.

Panel installer requirements for Royal Wines:

- Minimum 5 years of experience working with continuous line insulated panels
- Experience with critical vapor barrier details at wall, ceiling and floor locations
- Installed panels at 40ft and higher
- Installed ceiling panels with aluminum T-system
- Worked with pneumatic lifting devices attached to forklifts
- Minimum OSHA 10 for all workers and OSHA certification for all lift equipment and forklifts
- Start date 3/18 with 6 week installation – experience in handling/unloading materials 4'x4'x45' long @ 8,000 lbs
- 6 man crew @ 8 -10 hour days seven days per week

Please call with any questions or concerns.

Regards,
Jack



Jack Januario
Construction Project Manager
Mobile: (929) 877-0085
Email: jjanuario@cre-management.com

CRE Management, LLC
133 Pearl Street Suite 300
Boston, MA 02110

Walkincooler Warehouse

February 14, 2024

Invoice #7702

Bill To		Ship To (Service Site)	
Customer	Perley-Halladay Assoc Inc	Recipient	Royal Wines
Contact Name	Michael Skurecki	Address	2500 NYS Rt 1 7M Goshen, NY 10924
Address	1037 Andrew Dr, West Chester, PA 19380	Phone/email	SAME AS BILLING
Phone/email	484-645-3964 610-296-5800 ms@perleyhalladay.com		
Payment Due	See Terms Below	Delivery Date	-
Salesperson	YS	Shipping Method	-
Payment Terms	Check/wire transfer	Shipping Terms	-

Description	Line Total
Panel Installation for Walk-In Cooler, Freezer, and Cold Storage Dock, as listed in Perley-Halladay Project No. 2023009 / MS	620,000.00
We are providing all labor to unload and move panels upon delivery at job site, assembly of all boxes (not refrigeration packages). Includes manpower and tools for complete box assembly, including forklifts, scissor lifts, etc. Customer is responsible to provide all installation materials, including, but not limited to silicon, spray-foam, screws, etc. Box Panels to be supplied by customer.	
Payment Terms: 30% Downpayment (\$186,000.00) 10% Monthly, payable on the 1 st of each month (\$62,000.00) Balance upon Job Completion	
Subtotal	
TOTAL \$620,000.00	

Thank you for your business!

Walkincooler Warehouse

651 Main St. Catskill, NY | walkincoolerwarehouse.com
p. 845-380-9048 | walkincooler613@gmail.com



PO Box 686 Putnam Valley NY, 10579

PH . Assoc. LLC

January 23, 2024

RE: Royal Wines
2500 NYS Route 17m
Goshen NY, 10924

Attn: Michael Skureki

I would like to thank you for the opportunity to bid this project; for over 20 years we have been selling and installing Pre-engineered steel buildings in the tri-state area. We propose to provide the labor to install interior freezers, cooler and cold dock, as per drawings dated 10-5-23 (job #2023009)

Freezer 1:	17,876 sf.
Freezer 2:	6,292 sf.
Cold Dock:	4,927 sf.
Cooler:	6776 sf.
Roll doors:	Not included.

We exclude: all masonry, foundation, supply, layout & setting of anchor bolts leveling plates and grouting. Field painting, lightening protection, overhead doors, windows, doors, louvers or installation of them. We quoted no interior work, liner panels, no light gauge metal stud framing, misc steel, lintels or fire rated assemblies. We exclude Bonds, special inspections, permits and permit fees. Our bid is based on the fact that we will be able to drive with our equipment on the slab at 0'-0" elevation or compacted soil.

This quote is valid until 6/15/24

Our bid for the Labor is: \$437,194.00 *plus 50K lift equipment*

Our labor is open shop and non- prevailing wage.

Awaiting your response,
Michael John Raimondi.

Email: mraimondi@mseibuildings.com
Website: mseibuildings.com
914-906-6333



PO Box 686 Putnam Valley NY, 10579

PH . Assoc. LLC

January 10, 2024

RE: Royal Wines
2500 NYS Route 17m
Goshen NY, 10924

Attn: Michael Skureki

I would like to thank you for the opportunity to bid this project; for over 20 years we have been selling and installing Pre-engineered steel buildings in the tri-state area. We propose to provide the labor and equipment to install interior freezers, cooler and cold dock, as per drawings dated 10-5-23 (job #2023009)

Freezer 1:	17,876 sf.
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This quote is valid until 6/15/24

Our bid for the Labor and materials is: \$502,194.00

Our labor is open shop and non- prevailing wage.

Awaiting your response,
Michael John Raimondi.

Email: mraimondi@mseibuildings.com
Website: mseibuildings.com
914-906-6333