



Mr. Cody Kilcoyne
348 New Swamp Road
Hudson Falls, New York 12839



April 1, 2021

RE: Airport Industrial Park
Washington County, New York

Dear Cody,

We are pleased to provide a project budget to construct a new beef and pork USDA compliant slaughterhouse facility in the Airport Industrial Park located in the Town of Kingsbury, New York. Our budget estimate of \$6,125,000 is inclusive of \$750,000 for site development, \$4,825,000 for building construction, and considering the limited design information available at this time, a \$550,000 contingency. This budget is inclusive of the general conditions, labor, equipment and materials required to construct a slaughterhouse facility approximately 30,000 square feet inclusive of enclosed holding pens, kill floor, support of rail systems and trolleys, aging coolers and associated refrigeration, processing room, dry storage, shipping and receiving dock, employee support facilities and administrative offices as outlined herein:

Site Scope-

- clearing/grubbing/erosion control/SWPPP,
- cut-to-fill,
- stormwater,
- electric and natural gas services,
- 6" sanitary sewer connection,
- 6" water service connection,
- subbases/paving/ grading,
- topsoil/ landscaping and seeding.

Building Scope-

- temporary facilities (toilets/dumpsters/on-site storage),
- excavation and backfill for foundation systems,
- reinforced concrete foundations to 4' below grade/ R10 foundation insulation,
- sub-base and reinforced concrete slabs,
- design/furnish and erection of pre-engineered steel building system,
- thermally broken aluminum storefront and window systems,
- hollow metal doors/frames/hardware,
- insulated overhead doors as required for grade and dock level access,
- light gage metal framing/drywall/tape/paint/acoustical ceilings in offices/bathrooms/break areas,
- cooler and freezer rooms and associated refrigeration systems,
- fire sprinkler system,
- plumbing for in-slab drainage in process areas, (4) ADA compliant bathrooms, (2) breakroom kitchenettes and laboratory,
- plastic laminate cabinetry and countertops,

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- HVAC systems,
- 480-volt 3-phase electric service/ LED lighting/ general power distribution/ equipment wiring/exit emergency lighting and fire alarm system.

Items excluded at this time-

- Town and/or professional service fees associated with zoning and planning board approvals,
- testing/abatement/disposal of hazardous materials,
- endangered species,
- excavation/removal of bedrock,
- geotechnical exploration or engineering,
- unsuitable soils or materials,
- dewatering,
- fire pump and/or storage tanks,
- improvements to existing utilities including sanitary sewer/water service/ natural gas,
- relocation existing underground/overhead utilities,
- utility company fees, tapping fees or service charges,
- phone/data/IT/security systems or equipment,
- furnish and/or installation of process equipment,
- material handling and/or racking equipment,
- branding or signage,
- prevailing wage rates,
- and winter work conditions.

Once design has progressed and plans are developed, we will be happy to provide a more detailed scope of work and definitive estimate. In addition, we understand that you may be applying for grants that may fund some, or all, of the expenses for this project.

Munter Enterprises has earned its reputation by pursuing sound customers and successfully completing their projects through attentive management, fiscal responsibility and quality workmanship performed safely and on-time.

Thank you for considering our construction services and do not hesitate to contact myself or Mike with any questions!

Sincerely,



David Samora
Munter Enterprises, Inc., Estimating