

Request for Proposals to Purchase and Redevelop the Former Beacon Correctional Facility (“RFP”)

Addendum #5

Release Date: November 13, 2018

As per the below, ESD is amending the RFP to clarify the status of the additional land referenced in [Addendum #4](#) and to clarify the storm water repairs currently being performed in the vicinity of the Site. In addition, ESD is providing another opportunity for a site visit of the Beacon Correctional Facility (“Beacon CF”).

Please note that all capitalized terms used below and not otherwise defined will have the meanings set forth in the RFP.

1) Additional Land Adjacent to Site

As described in [Addendum #4](#) and on p. 8 of the RFP, approximately 20 acres west of the Site are owned by DOCCS (“Site B”) and are believed to contain scattered unmarked graves associated with the former Matteawan State Hospital on the RFP Site. At this time, this parcel is **not** available for development and is not included in the RFP.

2) Storm Water Repairs at the Beacon Correctional Facility (“Beacon CF”)

As discussed on p. 14 of the RFP, DOCCS commissioned a study for the Beacon Correctional Facility (see I/I Study in **Appendix K**) that identified and recommended certain repairs to address possible leading pipes and the introduction of storm water into the municipal septic system. DOCCS also commissioned the same study for the neighboring Fishkill Correctional Facility (“Fishkill CF”), which has been added to the Shared Drive as **Appendix R**. Both studies recommended a series of prioritized repairs to address the storm water issues.

At this time, DOCCS is only performing repairs on the sanitary system at the Fishkill CF and does not plan to perform any repairs at the Beacon Correctional Facility Site. The Fishkill repairs are expected to be completed by Q1 or Q2 2019. While it is expected that both the Beacon and Fishkill CF sites will greatly benefit from the repairs done at the Fishkill CF since storm water infiltration issues originating at the Fishkill CF will be resolved, Respondents are advised that additional repairs recommended in the I/I Study for the Beacon CF sewer system may also be necessary, and the Designated Developer will be responsible for any such repairs. An estimate of the scope and costs for these repairs can be found on p. 4-4 of Appendix K. Please note that the cost estimates for repairs at the Beacon CF are not determinative and should not be solely relied upon.

Respondents are advised that repairs to address the sewer system at the Site are an eligible capital purpose for the \$6 million SAM funding dedicated to the Site.

3) Additional Site Visit

ESD and DOCCS will be hosting an additional site visit for potential Respondents on **Monday, November 19 at 12:30 PM EST**. All potential Respondents interested in attending this site visit must email BeaconCF@esd.ny.gov by **Friday, November 16, 4:00 PM** to reserve a space on the tour.

Each of the foregoing is added to and made part of the RFP. Any questions regarding this addendum may be submitted to the designated contact account for this solicitation at BeaconCF@esd.ny.gov. In order to receive an update when a new addendum is posted to the ESD website, please email BeaconCF@esd.ny.gov. If you have already emailed this account, you will be notified of future updates.