

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

Addendum #6

Release Date: November 29, 2018

- 1) The attendance list for the site visit held on Monday, November 19, 2018 is now available.

Beacon Correctional RFP Site Visit Attendance List – November 19, 2018

Last Name	First Name	Company/Affiliation
Anderson	Eric	Urban Green Builders
Canate	Omar	Right Price General Construction
Dewey	Brian	Local Resident
Gross	Amanda	Root Down Eat Up
Gutierrez	Grace	Futcro Design Group
Jacobson	Jonathan	New York State Assemblyman, 104 th District
Jennings	Paul	Paul Jennings Building Consultants
Kirmani-Frye	Rasmia	Consultant
Lax	Justin	Urban Green Builders
Mayo	Dwayne	Hiphotic Helps
Morelock	Jayne	Coldwell Banker
Platovsky	Daniel	Housing Pros
Rabadi	Khalil	Rabadi Electric Corporation
Ruggiero	Anthony	City Administrator, City of Beacon
Safran	Zev	Prism Strategies, LLC
Sibblies	Dwight	Right Price General Construction
Tighe	Michael	Local Resident
Van Buren	Trish	Hiphotic Helps

- 2) **RFP Inquiries:** The following table is a list of responses to questions submitted by prospective respondents (“Respondents”) to the RFP. In compiling the below questions, ESD has combined similar questions or paraphrased questions and provided one response for these questions in the list below.

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

Beacon Correctional Facility RFP Responses to Questions

No.	Question	Answer
30)	Is the Generator (Building #80 in Figure 5/p. 7 of the RFP) included in the disposition? Does this generator serve the Site?	<p>The Generator and Switchgear (Buildings #80 and #81 in Figure 5/p. 7 of the RFP) are included in the disposition. Photos and floorplans of these structures can be found on (viewer) pp. 83-86 of Appendix C and (viewer) pp. 45-49 of Appendix D of the RFP.</p> <p>As an update to the information provided on p. 14 of the RFP, please note that DOCCS has clarified with ESD that the Generator no longer provides power to the Day Care Center and QWL buildings. Respondents will need to establish a new electrical service metering system upon reactivating the Generator and Switchgear.</p>

No.	Question	Answer
31)	Is Camp Beacon Road included in the disposition and will the Designated Developer be responsible for maintaining?	<p>Upon conveyance of the Site to the Designated Developer, ownership and maintenance of Camp Beacon Road will be as follows:</p> <ul style="list-style-type: none"> • Portion of Camp Beacon Road extending from the entrance to the City of Beacon highway garage to Building #57 of the Beacon Correctional Facility will be owned and maintained by the Designated Developer; • Portion of Camp Beacon Road extending from Matteawan Road to the entrance to the City of Beacon highway garage will be owned and maintained by DOCCS. <p>Respondents are advised that the final closing documents upon transfer of fee title to the Designated Developer will include language allowing the Designated Developer to have access to the Generator and Switchgear located near the entrance of Camp Beacon Road.</p>
32)	Will this project be a prevailing wage project? Does the use of the SAM funds trigger a prevailing wage requirement?	Use of funding from the State and Municipal Facilities (“SAM”) Program does not trigger a prevailing wage requirement. However, ESD and the State reserve the right to require prevailing wages for the selected Project on the Site upon conditional designation of a Designated Developer.
33)	Is the Day Care Center part of the disposition and is it owned by New York State?	The Care 4 Me Day Care Center located on the western side of Camp Beacon Road is not part of the RFP disposition. The Day Care Center is located on State owned land and is operated by a private nonprofit organization.
34)	Why was another site tour added?	ESD received multiple requests for an additional tour of the Site from interested parties.

No.	Question	Answer
35)	Can Respondents propose to purchase and develop a portion of the Site?	ESD will only consider Proposals to purchase and develop the entire Beacon Correctional Facility Site. Respondents interested in a partial use of the Site are encouraged to reach out to other attendees of past tours of the Site for possible collaboration.
36)	Will the wetland areas around the Site be preserved?	DOCCS does not currently have any plans to develop or otherwise alter any wetland areas located outside of the boundaries of the Beacon Correctional Facility Site. Any proposed development which will physically alter or encroach into any wetlands or wetland buffer areas will be subject to review under SEQRA and any applicable permit requirements.
37)	Is there a survey of the Site available?	A survey of the Site is available in Appendix A of the RFP. Please note that the Site disposition area does not include the eight acres highlighted in blue on p. 5 of Appendix A. As mentioned on p. 8 of the RFP, these eight acres are currently in use by the City of Beacon as a municipal highway garage.
38)	Should the State make available the additional adjacent 20 acres located to the west of the site and possibly containing unmarked graves, will the Designated Developer of the Beacon Correctional Facility Site have a right of first offer or refusal to acquire this additional acreage?	ESD cannot grant a right of first refusal or offer to the Designated Developer for any adjacent or other nearby parcels of land. Should the additional 20 acres become available for development, ESD will conduct a competitive public process to dispose of this land.

No.	Question	Answer
39)	Can you clarify the use of Tunnel Road and whether Respondents can propose the use of that road?	<p>Tunnel Road is a single-lane utility road that formerly served the Beacon Correctional Facility and leads to an Underpass under I-84 that terminates in the parking lot of Dutchess Stadium. Neither Tunnel Road nor the Underpass has ever been made available for public use. As shown in Appendix F, Tunnel Road is currently fenced on both sides of the Underpass.</p> <p>As described on p. 12 of the RFP, Respondents may propose the use of Tunnel Road and the Underpass for vehicular and/or non-vehicular (i.e., bicycle and pedestrian use, but may not make a Proposal contingent on these modes of access. Use of Tunnel Road and the Underpass will be reviewed by and require the approval of NYSDOT, DOCCS, Dutchess County, the City of Beacon and other relevant agencies for transportation, engineering and security concerns. As such, Respondents should be prepared to move forward with a Proposal without the use of Tunnel Road and the Underpass in the event any approving body does not approve their use.</p> <p>Please note that rehabilitation of Tunnel Road may be eligible for funding from NYSDOT’s Multi-Modal Program, a description of which can be found at: https://www.dot.ny.gov/divisions/operating/opdm/local-programs-bureau/multi-modal.</p>

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.