



**REQUEST FOR PROPOSALS (RFP)  
To Purchase and Redevelop The Former Wassaic Developmental Center  
In Dutchess County, New York**

**Addendum #7**

Release Date: August 20, 2018

The following is a list of responses to questions submitted by prospective respondents. A copy of the RFP is available at:

<https://esd.ny.gov/sites/default/files/rfp/Wassaic-RFP-7618.pdf>

**To Purchase & Redevelop The Former Wassaic Developmental Center  
RFP - Responses to Questions**

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1	Can information and/or documentation be provided about current or past operating expenses of the site or any of its components, facilities or infrastructure?	<p><b>Operating Expenses Fiscal Year '16/'17</b></p> <table> <tr><td>Potable Water Treatment</td><td>\$32,544.00</td></tr> <tr><td>Wastewater Treatment</td><td>\$64,800.00</td></tr> <tr><td>Air Conditioning Maintenance</td><td>\$88,236.00</td></tr> <tr><td>Lawn Maintenance</td><td>\$114,657.91</td></tr> <tr><td>Electricity- deliver (not supply)</td><td>\$88,467.50</td></tr> <tr><td>Heating Oil</td><td>\$902,994.24</td></tr> <tr><td>Fire Alarm/Sprinkler Inspection &amp; Repair</td><td>\$104,436.22</td></tr> <tr><td>Elevator Maintenance</td><td>\$40,212.75</td></tr> <tr><td>Pest Control</td><td>\$2,182.49</td></tr> <tr><td>SPEDES Permits</td><td>\$3,553.00</td></tr> <tr><td>Powerhouse Inspections</td><td>\$4,045.00</td></tr> <tr><td>Road Salt for Snow Removal</td><td>\$15,973.02</td></tr> <tr><td><b>Total</b></td><td><b>\$1,462,102.13</b></td></tr> </table>	Potable Water Treatment	\$32,544.00	Wastewater Treatment	\$64,800.00	Air Conditioning Maintenance	\$88,236.00	Lawn Maintenance	\$114,657.91	Electricity- deliver (not supply)	\$88,467.50	Heating Oil	\$902,994.24	Fire Alarm/Sprinkler Inspection & Repair	\$104,436.22	Elevator Maintenance	\$40,212.75	Pest Control	\$2,182.49	SPEDES Permits	\$3,553.00	Powerhouse Inspections	\$4,045.00	Road Salt for Snow Removal	\$15,973.02	<b>Total</b>	<b>\$1,462,102.13</b>
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2	Can information and/or documentation be provided about previous, current or planned improvements with respect to the powerplants on site?	<p>There are no current or future capital projects planned.</p> <p>Below are the capital projects that were initiated during the period 2013-2018:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Project Name</th> <th>Amount</th> <th>Start Date</th> </tr> </thead> <tbody> <tr> <td>Capital - New</td> <td>Camp Harriman-Lake Capra Dam Investigations</td> <td>\$72,000.00</td> <td>1/18/2013</td> </tr> <tr> <td>Capital - New</td> <td>DEC Mandated Streambed Restoration-Camp Harriman</td> <td>\$329,000.00</td> <td>3/13/2013</td> </tr> <tr> <td>Capital - New</td> <td>TA- Installation of Standby Generator -43 Overlook Dr</td> <td>\$119,000.00</td> <td>11/18/2013</td> </tr> <tr> <td>Capital - Increase</td> <td>Increase in funds to properly close Taconic landfill</td> <td>\$110,000</td> <td>9/24/2014</td> </tr> <tr> <td>Capital - Increase</td> <td>Increase in funds to properly close Taconic landfill</td> <td>\$45,000</td> <td>1/22/2016</td> </tr> <tr> <td>Capital New</td> <td>Repair Work Lake Capra Dam</td> <td>\$167,000</td> <td>4/21/2016</td> </tr> </tbody> </table>	Category	Project Name	Amount	Start Date	Capital - New	Camp Harriman-Lake Capra Dam Investigations	\$72,000.00	1/18/2013	Capital - New	DEC Mandated Streambed Restoration-Camp Harriman	\$329,000.00	3/13/2013	Capital - New	TA- Installation of Standby Generator -43 Overlook Dr	\$119,000.00	11/18/2013	Capital - Increase	Increase in funds to properly close Taconic landfill	\$110,000	9/24/2014	Capital - Increase	Increase in funds to properly close Taconic landfill	\$45,000	1/22/2016	Capital New	Repair Work Lake Capra Dam	\$167,000	4/21/2016
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3	What are the potential locations and maximum potential scope and duration of post-closing occupancy by OPWDD for programmatic and administrative uses?	<p>OPWDD intends to move the entirety of its operations from the Taconic DDSO site and will make its best efforts to do so prior to the disposition. Should OPWDD occupy the campus post-closing, it would likely be confined to Building 58 (Administration Building) while it obtains replacement space off-site. During the time that OPWDD occupies any building on the site, supporting infrastructure and utilities would need to remain operational.</p>																												

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4	According to the Phase 1 Environmental Site Assessment, a comprehensive asbestos survey has been conducted for the site. Can this survey be made available?	Per p. 16 of Addendum 1, records of a comprehensive asbestos survey are not available.
5	Given that many details about infrastructure and remediation needs will not be known until the conditionally designated proposer can further investigate the site, how should proposers take such unknowns into account in their proposals? For example, may proposers use ranges of projected costs in their proposals?	Respondents should provide the most accurate cost estimates possible using all available information and reasonable assumptions based on the age, uses and condition of the site and existing structures. Please bear in mind that the site is being sold “as is/where is.”
6	Besides the Phase I Environmental Assessment Report (“ESA”) issued on July 23, 2018, were there any prior Phase I, Phase II (or even Phase III) ESAs ever prepared for the Site? If yes, how does the Respondent obtain copies?	To our knowledge, no other ESA’s were completed for this Site.
7	The RFP references a determination by the State Historic Preservation Office (“SHPO”) that was not attached to the document. Can the Respondent be provided with a copy?	Documents are not available at this time. For more information, please contact SHPO.

No.	Question	Answer
8	Documentation pertaining to monitoring/remedial activities for the two inactive landfills was not available at the time of the recent Phase I. Is it available now, and how does the Respondent review/ obtain copies?	Documentation is not available. However, we can provide the following information: Post landfill closure monitoring of the southern landfill (Municipal Solid Waste Landfill) is a minimum of 30 years. Currently, quarterly monitoring occurs, but that can be reduced to annual monitoring with proper justification by the future owner.
9	Is there any additional information/documentation available pertaining to the condition, capacity, consumption or other status for the following: (i) the (steam-heated) central power plant; (ii) the central WWTP, including any information on the SPDES permit; and (iii) the NYSEG electrical substation for the Site? Respondent has the same inquiry for the emergency generators.	<ul style="list-style-type: none"> <li>(i) Steam boilers 5, 6 and 7 have a rating capacity of 17,000 lb/hr. and steam boiler 8 has a rating capacity of 6,900 lb/hr.</li> <li>(ii) See Addendum 8.</li> <li>(iii) We do not have any information on the NYSEG electrical substation. There are three generators at the Taconic campus. They are as follows: Power Plant- 1,750 KW diesel generator installed in 1991, Waste Water Treatment Plant (WWTF)- 100 KW diesel generator installed in 1991 (not being used presently) and Water Supply Plant (Wells)- 175 KW diesel generator installed in 1997 (not being used presently). Please note that the waste water treatment generator and water supply generator are not in use because the majority of buildings on the campus are currently vacant.</li> </ul>
10	Is there any additional information for the on-site wells, including monitoring information?	Please see Addendum 9.
11	What is the current status of fire protection and alarm systems?	The fire alarm and-protection systems for the buildings still occupied by OPWDD are active. All other systems are inactive.

No.	Question	Answer
12	The latest Phase I indicates that the location of closed/removed ASTs/USTs were not available at the time of the assessment. Are they available now, and, if so, how does the Respondent obtain this information?	Please see Addendum 10. For more information, contact the Department of Environmental Conservation.
13	Is there any additional information on the transformers located in most of the building basements?	We do not have an inventory description of the transformers. However, please note that all PCB transformers were eliminated at the site in the mid to late 1980's.
14	Is there any additional information/documentation for the Site provided by the Town of Amenia Building Department or the Dutchess County Department of Health? Any violations of record?	This information is not available at this time. Respondent may inquire with the town and county.
15	The new Phase I indicates that info on historical use of pesticides and/or herbicides was not available for review during the assessment. Is it available now, and how does the Respondent review/obtain copies?	Historical use of pesticides is not available.

No.	Question	Answer
16	Is there any additional information on the permanent easements for the cemetery and fishing in the Ten Mile River? Can you provide the info/copies?	<p>The easement providing access to the OPWDD cemetery will be executed with the designated developer(s) at closing. No documents are available at this time.</p> <p>The fishing rights agreement is not finalized, and no documents are available at this time. Once finalized, the fishing rights will grant the public rights to fish in both the Ten Mile River and Weebatuck Creek. Two parking areas will be designated on DEC lands nearby.</p>
17	Are there any existing records regarding title/restrictive covenants/easements and encumbrances for the Site that are not currently recorded in the Dutchess County Clerk's Office? If yes, where are they located and how can the Respondent review/be provided with copies?	None known.
18	Are there any pending revisions to the FEMA Flood Zone delineations or NYS and/or Federal Wetlands on or adjacent to the Site?	None known.
19	Is there any pending or past litigation affecting the Site, including title and usage? Any Notice(s) of Pendency filed?	None known.
20	How does the Respondent obtain copies of the written responses to ESD's prior RFEI for the Site (2017)? Are they posted on-line? (Respondent could not locate).	<p>The 2017 RFEI responses are not posted online. ESD typically withholds such records on the grounds that the premature release of RFEI responses may impair or impede imminent contract awards. POL §87(2)(c). If you would like to submit a FOIL request, please reach out to <a href="mailto:FOIL@esd.ny.gov">FOIL@esd.ny.gov</a></p>



## Empire State Development

*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 [wassaicRFP@esd.ny.gov](mailto:wassaicRFP@esd.ny.gov). In order to receive an update when a new addendum is posted to the ESD website, please email [wassaicRFP@esd.ny.gov](mailto:wassaicRFP@esd.ny.gov). If you have already emailed this account, you will be notified of future updates.*