

MEMORANDUM

TO: Monterey Shock Facility RFP Respondents

FROM: RFP Review Committee

RE: Responses to submitted questions

The following is a list of responses to questions submitted by prospective respondents to ESD's request for proposals (RFP) for the purchase and adaptive re-use, of the former Monterey Shock Correctional Facility. A copy of the RFP is also available at: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

The deadline for final questions was April 30, 2015. ESD may continue to upload new documents to ESD's website in conjunction with the RFP, and Respondents are encouraged to check back for more information.

Q: Is there central air conditioning in all buildings?

A: No, but there is central air conditioning in some buildings. Please refer to the Facility Closure Plan, which provides information on utility services, building services and maintenance requirements throughout the site and within each building. The Facility Closure Plan can be found in the Adaptive Re-use Study for Monterey Shock at:
http://esd.ny.gov/Resources/Properties/1-26-2014_MontereyShock.pdf

Q: Is there 3-Phase power service on site?

A: Yes. Information about electrical distribution is included in the Facility Closure Plan referenced in the response to Question #1.

Q: What utilities are available in each building and what is the capacity?

A: This information can be found in the Facility Closure Plan referenced in the response to Question #1.

Q: Has a water quality analysis been done?

A: A water quality analysis and report was prepared each year that the facility was operational. The last report was completed in 2013. The water quality met Department of Health standards when the facility was operational.

Q: What percentage of heating for the complex was provided by the wood boiler?

A: The percentage is not known. Not all buildings at Monterey Shock used the wood boiler. Individual buildings that utilized a wood boiler include a back-up heating system. Information on each building's heating system may be found in the Facility Closure Plan referenced in Question #1.

Q: Will DEC allow cutting of fire wood on the property?

A: The Designated Developer may cut firewood on the property available through the RFP. DEC occasionally sells firewood from its property through a competitive bid process.

Q: Were the water pumps left with the facility?

A: The deep well pumps were left in place and the water in the pipes was vacuumed out to a level below the frost line. There were two spare pumps that were left inside a building on the site.

Q: Is there additional land available adjacent to the property?

A: The State has no plans to sell any adjacent forest land at this time. .

Q: What is the capacity of the wastewater treatment plant?

A: The wastewater plant is permitted for 45,000 gallons per day.