



ESSEX COUNTY OFFICE OF THE MANAGER

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Michael Mascarenas
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Linda M. Wolf
Purchasing Agent

To: All Bidders

From: Linda Wolf, CPA, Purchasing Agent ,

Date: October 31, 2025

SUBJECT: Addendum #1 RFP DESIGN ARCHITECT

This Addendum, issued to bid document holders of record, indicates changes to the bid documents for the *DESIGN ARCHITECT RFP* opening December 3, 2025.

A) Site Visit - A formal Site Visit will be held on Friday, November 7th at 9AM.
Please Park at the Lot located on 80 Frontier Town Road, North Hudson, NY
12870.

B) Please see the following Questions and Answers:

1) Q: What is budget for this phase of the project?

A: It is a competitive RFP Process, the budget is weighted and developed by the scoring criteria.

2) Q: Has it already been determined if the specified buildings will be restored vs demolished and rebuilt?

A: Please read the RFP, Page 4, list of buildings to be restored. Note: A Location Map and Photos have been provided.

3) Q: Should we assume there will be significant site work related to these structures?

A: Unknown. The Architect chosen should determine these factors.

4) Q: What is the end-use goal for each of the buildings?

A: Please read RFP, Page 4, which states: "It should be noted that the project aims to restore these structures back to their original aesthetic, form and function. The anticipated outcome of this project is the restoration implementation of these planned site improvements which will render this site desirable and feasible for private commercial development and use."

5) Q: We reviewed the recent RFQ posted for RFP #250091 Design Architect Services for

Frontier Town Property and have a quick question. If known, what is the anticipated schedule for bidding & Construction of this project?

A: As per the estimated schedule in the RFP, the estimated bid date would be after the final plans and specifications date of August 1, 2026. Final construction and Inspection is expected to be completed by June 2027.

6) Q: Will there be a pre-proposal site visit provided to review the interior and exterior of the existing buildings?

A: Yes. See below.

7) Q: Can the previously developed scoping plans and estimates be shared?

A: There are not any to share that are relevant. This is a new proposal.

8) Q: Is the \$1.9 Million grant award the current estimated construction budget?

A: The \$1.9 Million grant award includes environmental testing and remediation, demolition, architectural/engineering design and construction/restoration of 5 buildings. The environmental testing phase and demolition of the Prairie Junction Main Building was completed in Spring/Summer 2025.

9) Q: What are the M/WBE and SDVOB participation goals for the design phase of this Project?

A: The goal is 30% for all contractors.

10) Q: Is design for any of the following components requested to be included in the building restoration:

- a. Site utilities
- b. Site features including paving, landscaping, site restoration, retaining structures, and site lighting
- c. Interior mechanical, electrical, and plumbing removals or upgrades
- d. Interior space programming
- e. Interior finishes

A: Renovation of the existing structures should be designed for the same use and function as it stands today (replacing or upgrading what currently exists). There is no current plan for the above list(a-e). If it is imperative to construction, site features (b) may be incorporated if needed. Ensuring structural integrity with historical compliance is the goal.

11) Q: Is demolition of any existing buildings included in the scope of the RFP?

A: The request is for planned renovation only; however, the request requires a structural analysis.

12) Q: Please confirm a Cost Proposal is not required to be submitted for **5. Alternate – Construction Oversight**, and construction administration services are not required to be included in the project cost proposal.

A: It is not required; however, it is recommended to supply a cost proposal for this activity. Cost proposals for this task will be considered.

END OF ADDENDUM # 1