



ESSEX COUNTY OFFICE OF THE MANAGER

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Michael Mascarenas
County Manager

Linda M. Wolf
Purchasing Agent

To: All Bidders

From: Linda Wolf, CPA, Purchasing Agent

Date: November 20, 2025

SUBJECT: Addendum #3 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.

Please see the following Questions and Answers:

1. **Q:** Does the County have an existing land survey? Boundary or topographic? If not, do you anticipate land surveying being required for this project?
A: Please see the attached topographic and boundary survey map in Attachment 2.
2. **Q:** Can you provide any existing CAD files the County has available?
A: The CAD file of the topography can be provided to the awarded firm.
3. **Q:** Have there been any previous Capital Needs Assessments or Physical Needs Assessments for the existing buildings to be restored (Grist Mill, Prairie Junction Train Station, Carousel Park building, Pioneer Village Church)?
A: The 2016 Upper Hudson Recreation Hub Master Plan and the 2020 Adirondack Gateway are included as Attachment 3.
4. **Q:** Is there potential for water to be available on site? Was the site winterized, or completely decommissioned?
A: There is no operating water system on the site. There was private water back when the theme park was operating, however by the time the property was foreclosed upon by Essex County. Essex County is unaware of decommissioning prior to ownership.
5. **Q:** It is our understanding electric was decommissioned for the site. Could the County provide where the electric was decommissioned at? Or the location of the previous electric utilities?

A: Please see the 2016 and 2020 Reports for information.

6. **Q:** Can the County provide their Restore NY Grant application for this project?

A: The County can provide a copy of the grant application to the awarded firm, if needed.

7. **Q:** Are there any existing boundary or topographic surveys for the project area? If so, could you please share them?

A: Yes, please see Attachment 2.

8. **Q:** At the walkthrough, Essex County indicated that there was an existing wetland that had been defined by DEC. What information can be provided about this wetland and the responsibilities and requirements associated with it?

A: Please see the attached Map of the wetland delineation. Also included is APA C Correspondence in Attachment 2.

9. **Q:** A previous study or master planning effort for the property was also referenced. Could you please provide that information as well?

A: Yes. The 2016 Upper Hudson Recreation Hub Master Plan and the 2020 Adirondack Gateway are within Attachment 3.

10. **Q:** Will a SEQRA application be required and will the consultant be responsible for preparing it?

A: SEQRA is completed. However, the consultant will be responsible for any required permitting.

END OF ADDENDUM # 3