



SUBMISSIONS DUE:
OCTOBER 15, 2024 BY 5:00PM

Request For Proposals

**Master Developer and Interested Partners
for the Redevelopment of the Former
Willard Drug Treatment Center**

Contact for Questions:

Tracy Verrier

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(315) 362-1088



Issued by:
Seneca County

Prepared by:
MRB Group

Seneca County is seeking proposals for the Redevelopment of the Former Willard Drug Treatment Center

Seneca County (the "County") is seeking proposals from real estate developers for the redevelopment of the former Willard Drug Treatment Center (the "Site"), which is presently under the ownership of New York State.



Former Willard Drug Treatment Center Redevelopment

Request For Proposals (RFP)

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PURPOSE

Purpose

Seneca County (the "County") is seeking proposals from real estate developers for the redevelopment of the former Willard Drug Treatment Center (the "Site"), which is presently under the ownership of New York State. The County invites all interested parties to consider this exciting opportunity to develop waterfront property that is abundant with natural beauty, history, and spectacular views. Located along the eastern shore of Seneca Lake, the Site is positioned for a variety of reuses, including residential, mixed-use, hospitality, commercial, industrial, recreation, and more.

The primary purpose of this RFP is to identify a Preferred Master Developer with whom the County will enter into a public-private partnership agreement for the redevelopment of the entire Site. The County understands the importance of this public-private partnership and has encumbered \$500,000 of its ARPA1 funds to assist the Preferred Master Developer with the advancement of its redevelopment plan.



Potential Development Partners

A secondary goal of this RFP is to identify interested development parties (referred to hereafter as "Potential Development Partners") that have a specific interest in only a portion of the Site, but do not wish to take the role of Master Developer of the entire site.

Based on feedback the County has received to date, it is anticipated that certain parties might wish to participate in the redevelopment of the Site as a partner to the selected Preferred Master Developer. Such parties can indicate their interest to the County by immediately contacting Tracy Verrier at tracy.verrier@mrbgroup.com to be listed as an interested development party to the Preferred Master Developer.

Note that Potential Development Partners do not need to submit a full response to this RFP, but rather should provide a letter of interest describing the type of development they would seek to partner on, their intended role in that partnership, and the area(s) of the campus that are of greatest interest. These letters will be posted to a dedicated RFP webpage so that potential Master Developers can assess the opportunities available via Potential Development Partners while preparing a response to this RFP.



Background and Process

The Willard Site operated under different uses from 1853 until 2022, when it was deemed surplus property by the State of New York. Most recently, the Site operated as the Willard Drug Treatment Center, a NYS DOCCS facility offering treatment and diversion programming for drug-addicted convicts.

The County, community, and various partners expressed a desire to see the Site redeveloped and undertook a number of steps described below.

- After the closure of the Willard Drug Treatment Center in 2022, the County began discussions with Empire State Development (ESD) on the redevelopment of the Site. At the same time, the State established the Prison Redevelopment Commission, whose December 2022 report provided valuable background information about the facility.
- In early 2023, the Seneca County IDA selected a team of consultants to conduct a Highest and Best Use Study of the Site, which was completed in November of 2023. This Study is available on the RFP webpage.
- The County issued a non-binding Request for Expressions of Interest (RFEI) to developers in January 2024, receiving five responses from interested parties.
- On the basis of the Highest and Best Use Study and the responses to the RFEI, the County determined that it was in its best interest to pursue a transfer of Site ownership from the State of New York. The County aims to secure a Preferred Master Developer for the Site via RFP prior to this transfer.
- The County submitted a proposal to Empire State Development (ESD) (the "Site Transfer Proposal") to begin the process of transferring ownership of the Site via the Seneca County IDA. In response to this proposal, ESD issued a letter expressing support for the County's redevelopment efforts at the Site. Transfer of the Site from ESD to the Seneca County IDA for redevelopment will require authorization by ESD's Board of Directors and an environmental review pursuant to the State Environmental Quality Review Act (SEQRA) and the Public Authorities Control Board (PACB). The letter from ESD acknowledging the intent of these efforts is available on the RFP webpage.

It is anticipated that the following steps will occur from this point forward:

- After receipt of proposals to this RFP, the County intends to select a Preferred Master Developer for the Site.
- The County intends to negotiate a land development agreement (LDA) with the Preferred Master Developer, which will lay forth the terms and conditions of a future transfer of the Site from the Seneca County IDA to the Preferred Master Developer.
- Upon execution of the LDA, the County would collaborate with the Preferred Master Developer on activities utilizing any public funds identified in the LDA dedicated to due diligence and pre-development activities (see below for "Anticipated Financial Assistance"). These funds would be utilized in conjunction with the Preferred Master Developer's funds as identified in the LDA dedicated to the same purpose.
- The Preferred Master Developer would present its development proposal to the appropriate local governmental land use authorities for land use approvals (the "Land Use Approvals"), including any required associated State Environmental Quality Review (SEQR) determinations.
- The County would then submit the documentation of the Land Use Approvals and associated SEQR determination to ESD.
- The ESD Board of Directors would then vote to transfer the property for the project as identified in the Land Use Approvals. (Note that the ESD Board of Directors will rely on the SEQR determination of the Land Use Approvals in its approval.) That ESD Board of Directors decision would then be confirmed by the Public Authorities Control Board (PACB).
- ESD would then effectuate the transfer of the Site from the State of New York to the Seneca County IDA. The Seneca County IDA would then immediately transfer the Site to the Preferred Master Developer.

Anticipated Financial Assistance

As noted above, the County has dedicated \$500,000 of its ARPA funds to the redevelopment of the Site. It is anticipated that the County and Preferred Master Developer would negotiate a LDA whereby those ARPA funds would be made available, together with dedicated funds from the Preferred Master Developer, to perform due diligence and pre-development activities at the Site.



In addition to the above, the Preferred Master Developer may receive additional financial assistance in the form of:

- State and Federal Historic Rehabilitation Tax Credits (HTCs) for the redevelopment of historic contributing buildings on the Site. This would amount to \$0.40 of HTC (\$0.20 federal HTC and \$0.20 state HTC) for each dollar of “Qualified Rehabilitation Expenditures” as defined in the relevant statute.
- Seneca County IDA assistance could be applied for in relation to the redevelopment of the Site. The IDA is able to offer tax incentives in the form of real property tax abatements, sales tax exemptions, and mortgage recording tax abatements.
- Seneca County was awarded a \$1.5m grant from the US EPA Brownfields Assessment Coalition program in the Spring of 2024. Eligible uses under the grant include Phase I and II Environmental Site Assessments (ESAs), regulated building materials surveys (including asbestos), and site reuse planning. The Willard Campus was identified as a priority site by the County in the awarded application.
- The County is eager to advance redevelopment of the Site, and would support the Preferred Master Developer in relation to grant applications for other State and Federal funds as eligible and appropriate, including but not limited to:
 - Restore NY
 - ESD programs
 - ESD Grant Funds
 - NYS Office of Parks, Recreation and Historic Preservation programs
 - Environmental Protection Fund Grants Program for Parks, Preservation and Heritage (EPF)
 - Recreational Trails Program (RTP)
 - NYSERDA programs for energy and energy efficiency related investments
 - USDA-RD grant and loan programs
 - US EDA grant funding
 - Northern Border Regional Commission Catalyst Program

Site Overview and Concepts

Additional documentation about the Site, including a full set of Site maps and context maps, a survey, local market analysis, Blue Book building schematics, Phase I and Limited Phase II ESAs, a Highest and Best Use Study, etc., can be found here: <https://www.co.seneca.ny.us/willard>. A summary description of the Site can be found on the following pages.

Located off of NY-96 and NY-96A*, the Site straddles the Towns of Ovid and Romulus in Seneca County. The area immediately surrounding the Site is mostly comprised of single-family residential neighborhoods and farmland. Following the Town of Romulus's zoning code, the Site falls within the Institutional Governmental (I/G) and Hamlet Residential (HR) districts, but may be eligible for a zoning variance with approval from the Town of Romulus's Zoning Board. Likewise, it may be possible to create a planned development district (PDD) for the entire site.

The Site operated under different uses from 1853 until 2022, steeping the Site's **550+ acres**

and **75+ buildings** in a rich history that has directly contributed to art and museum exhibits internationally. The historic attributes of the Site are complemented by its natural resources and assets, including the neighboring Sampson State Park and **nearly a mile of waterfront access** to Seneca Lake, which is consistently ranked as one of the best lakes in NYS for water quality and recreation. Additionally, Simpson Creek divides the Site with a steep ravine and wooded area, offering recreational opportunities and scenic views. Elsewhere in the County, the vast natural amenities, museums, and nationally renowned wineries contribute to a booming tourism industry that Willard DTC's redevelopment can leverage.

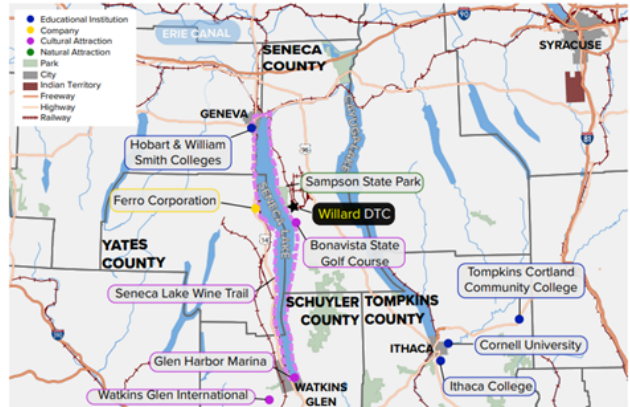


*These roads have the highest Annual Average Daily Traffic (AADT) counts in Seneca County, ranging from 1,500 to 10,000.

Site Overview and Concepts

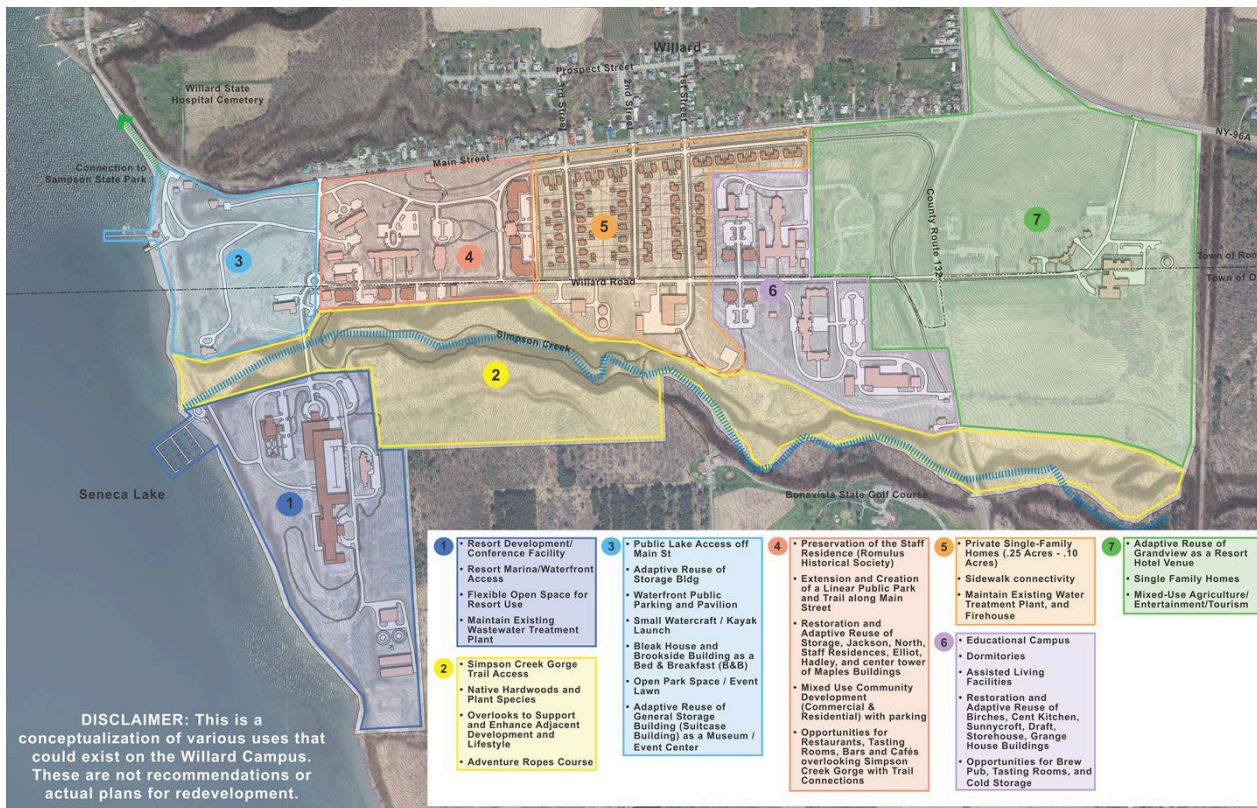
Together, the open space and historical, architectural, and natural features of this Site offer prime development opportunities for a variety of uses.

A Conceptual Site Master Plan created by MRB Group and EDR carves out seven development areas of the Site. A potential redevelopment concept is shown for each development area that would be supported by the community.



During the Study process, there were two public engagement sessions and a number of written comments submitted. Those in attendance at the final presentation of the conceptual plan indicated strong support for all of the uses included.

However, please note that it is not a redevelopment plan for the entire campus. These reuse concepts are not restricted to the Site areas they are listed under, and the County understands that not all the potential reuse concepts described will ultimately be achieved on the Site. Given existing needs and priorities at the state and local level, it is expected that a sizable portion of the site will be dedicated to residential housing.



Site Overview and Concepts

Area 1: Resort facility

- Shown on the southern portion of Site's lakefront, a tourism destination type of lodging facility.

Area 2: Interactive nature trail

- Natural space and amenities here would support other residential and commercial development on other portions of the Site.

Area 3: Waterfront, historic, and public amenities

- Shown on the northern portion of lakefront, includes historic pier and is accessible from Main Street. Concepts are public waterfront access, reuse of the Suitcase Building as museum and gathering space, and an outdoor event venue.

Area 4: Main Street and mixed-use

- Shown in the middle of the Site, the concept includes restaurants, tasting rooms, retail shops, etc., as well as multi-family residential units, both affordable and market rate.

Area 5: Homes

- Currently consists of fields and parking lots, the reuse concept shown in this area is a neighborhood of cottages or patio homes with sidewalk connectivity.

Area 6: Institutional and Industrial

- Currently made up of the fenced-in area on the Site with buildings that are more institutional in nature. The reuse concept shown includes educational spaces, dormitory style housing, and assisted living facilities. Also includes a large kitchen and abundant cold storage facilities in place for a potential agricultural value-add operation.

Area 7: Hospitality and agricultural tourism

- Buildings in this area were previously used as staff offices and residences. The area includes the original campus building, Grandview, and would now work well for agriculture, entertainment, and accommodation.



Community Support

There is great community interest and support in maintaining and reusing the existing historic buildings. In public engagement sessions, it was clear that the community memory of walking the campus and working in or visiting the buildings was significant to the development of the local communities of Willard, Romulus, and Ovid. Beyond the regional impacts, part of its historic significance is how the physical evolution of the campus buildings directly reflects changes in mental health care over the years.

Infrastructure

A summary of the Site's utilities is provided below. A detailed review of infrastructure and utilities is available at <https://www.co.seneca.ny.us/willard>.

- **Wastewater System: Seneca County Sewer District #1 Wastewater Treatment Plant (WWTP)**
 - State Pollution Discharge Elimination System (SPDES) Permit NY0160407 is issued and is active for the WWTP site. Expires in December 2024.
 - SPDES permit allows the WWTP to discharge treated sewage at an average rate of 700,000 GPD on a monthly average basis.
 - A project to reduce I&I and to expand the capacity of the plant is in progress, with design complete and construction expected in 2024.
- **Potable Water Supply: Town of Romulus**
 - Water sourced from Seneca Lake to OGS pumping station (NY4910589).
 - Soon-to-be owned and operated by the Town of Romulus.
 - Existing WTP can treat 650,000 GPD.
 - Can increase to 800,000 GPD with pipe and process improvements.
 - Low cost to produce additional water.
- **Stormwater:**
 - Existing catch basins direct water to collection pipes, draining in Simpson Creek and Seneca Lake.
 - Upgrades only needed if land is disturbed through new or redevelopment.
 - Slope of site towards lake makes stormwater management less challenging.
- **Electric: NYSEG**
 - Transformers were manufactured in 2017/8. The concrete pads on which they were located were new within the last 5-7 years, and are in very good condition.
 - Underground distribution system.
 - System designed for high density of buildings.
- **Natural Gas: N/A**
 - No natural gas service to the campus.
 - Is heated by a central heating plant which distributes steam through tunnels and buried piping. This plant was originally fueled with coal, and then converted to fuel oil in the second half of the 20th century.
- **Transportation:**
 - Located on County Route 132, which branches off of NYS Route 96A.
 - 22 miles from I-90.
 - Freight terminal for Finger Lakes Railway Co. two miles away.
 - Parking available for ~200 cars.

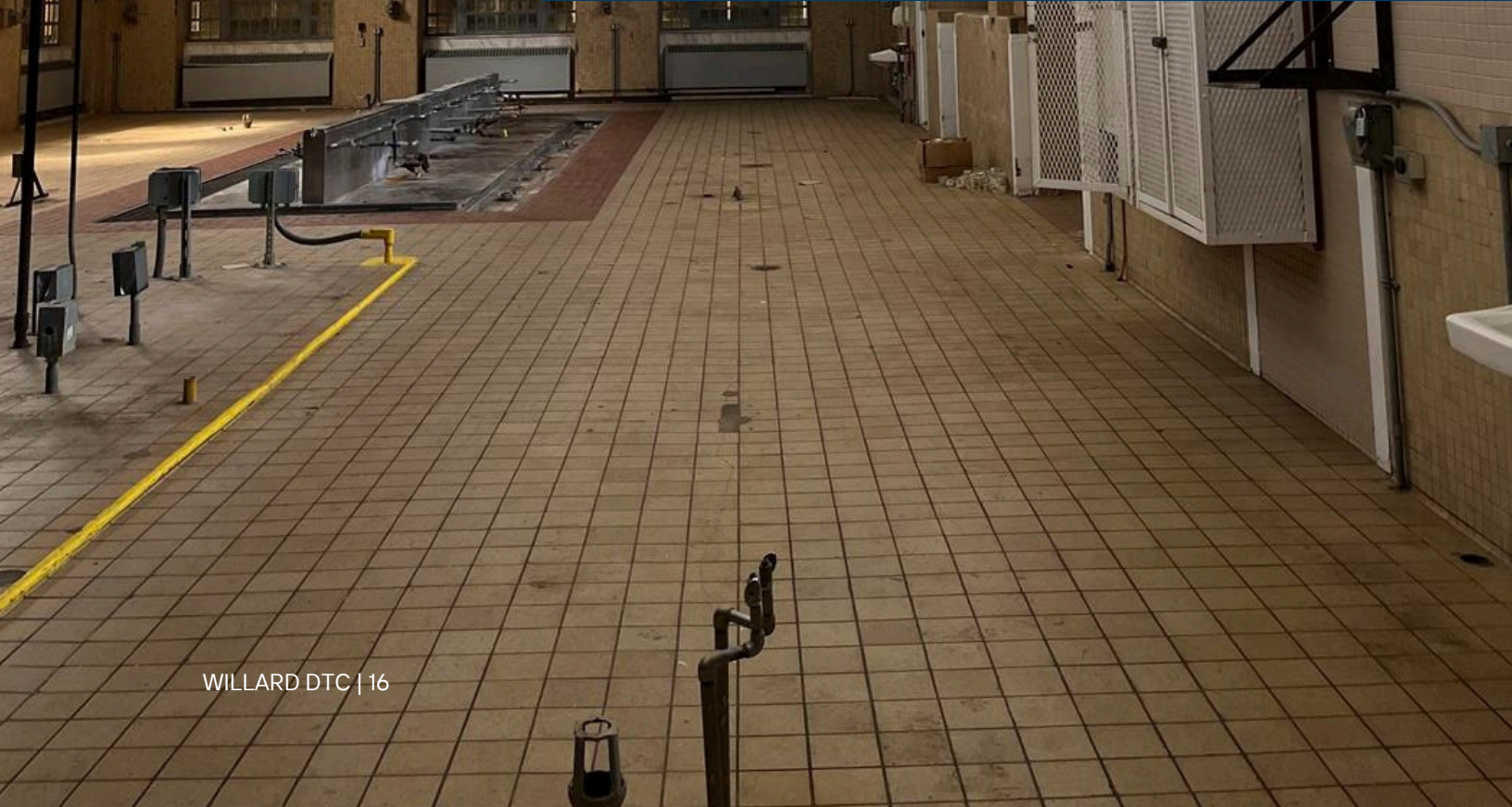


Environmental Conditions

In 2022, HRP completed a Phase 1 Environmental Site Assessment (ESA), a limited Phase 2 ESA, and a supplemental limited Phase 2 ESA at the Willard DTC. Identified contamination was limited to two isolated areas near Building #84 grounds, in character area 4. The observed impacts are at a depth of 12-15 feet below the ground surface and are not considered a barrier to site development as outlined in this plan. HRP does not recommend further investigation.

There is an area near the power plant, Building #51 in character area 5, where coal ash disposal is suspected to have occurred. Test pitting was not completed in this area due to the large number of underground utilities. If ground disturbance were to occur in the area of the power plant, proper disposal of any coal ash that is encountered will be required.

While there is not substantial identified site contamination, the historic buildings do likely contain hazardous building materials. To date, a comprehensive assessment of the campus as a whole has not been conducted, but some testing and abatement has been done in conjunction with projects completed by the State over the years.



The Market

Demographics

The population of Seneca County declined from 35,251 in 2010 to 33,268 in 2022, a decrease of 1,983 or 5.6%. Both the County and the Finger Lakes Region are projected to decline in population by over 1% in the next 5 years.[1] However, from 2022 to 2027, median household income in Seneca County is expected to increase from \$61,329 to \$71,605, a change of \$10,276 or 16.8%. Similarly, the Finger Lakes Region's median household income is expected to increase 18.4% during that time from \$66,306 to \$78,490.

Seneca County has a net commuting outflow, with most commuters leaving Seneca County to work in Ontario County and Tompkins County. The largest industry in Seneca County is the Government sector, which accounts for 23.5% of the total jobs in the County. The second-largest industry in Seneca County is Manufacturing (17.5%), followed by Retail Trade (15.9%) and

[1] The Finger Lakes Region is made up of nine counties: Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, and Yates.

Housing Real Estate

In Seneca County, where the median sale price of homes is \$151,209, homeownership is comparatively more affordable than in other areas in the Finger Lakes Region. An annual household income of at least \$73,160 is required to purchase a median-priced home without experiencing cost-burden, about \$8,000 less than the income needed in the Finger Lakes Region. Area Median Income (AMI) in Seneca County is \$84,700, but only 41.7% of residents have household incomes above \$75,000. This suggests that less than 45% of residents have a household income sufficient to support the purchase of a median-priced home.

Seneca County is also relatively affordable for renters compared to the Finger Lakes Region as a whole, making it an attractive location for individuals and families. For renting a home, a household income of \$33,120 per year is required to afford the median rent, which is \$4,720 less than the required income compared to the Finger Lakes Region. Over 28% of households in Seneca County have household income below \$35,000 annually, indicating that about a quarter of households may be struggling to find affordable housing options.

Despite Seneca County's relative affordability, there is likely still a sizeable portion of the population that is cost-burdened or struggling to access housing. There is a need for additional housing that is affordable in the 60-120% AMI range, particularly rental housing. The recent Seneca County Housing Needs Assessment[1] also points to a growing affordability gap for lower income households. For reference, the average annual wage for a restaurant worker is \$32,300 and for a worker in the Travel Accommodation industry is \$39,730. These are both below 60% of AMI on their own.

[1] <https://www.co.seneca.ny.us/seneca-county-housing-needs-assessment/>

The Market

Office Real Estate

The County's office real estate market has more volatile fundamentals than other property types, largely due to its very low inventory. Despite some level of rent growth year-over-year, vacancy rates have fluctuated between below 1% and nearly 18%. The office vacancy rate in the first quarter of 2023 was estimated at 10.0%, up sharply from the prior period's vacancy rate of 1.4%, and is projected to increase through 2028. There have been no significant positive net deliveries in recent years. Pricing remains modest and has grown over the last decade.

Industrial Real Estate

Seneca County's industrial real estate market is showing evidence to suggest there is unmet demand for additional industrial space. The vacancy rate in the first quarter of 2023 was 1.1%.[1]. Rent growth has been strong, albeit from a low base. Since there have been no recent industrial net deliveries, these indicators suggest strengthening demand for industrial space in the County.

[1]MRB Group interviewed Frank Palumbo about this data point. Frank noted that his team had determined that the 1.5mm sf of space was no longer usable and removed it from the property's listing.

Retail Real Estate

CoStar reports overall retail vacancy rates at 2.0%, a modest decline from the fourth quarter of 2022, with 2.7 million sf of inventory captured in the CoStar data. Most deliveries of retail space in this market are small (below 20,000 square feet), and low vacancy is partially a result of almost no increase in overall inventory in the past decade. Though several absorptions helped keep vacancy rates low, they were small retail spaces. Rent growth has also been slightly stronger recently, but pricing remains weak and is forecasted to flatten by 2025.

Hospitality Real Estate

Seneca County's hospitality real estate market has shown improving fundamentals recently. According to CoStar, there are 573 rooms in Seneca County. The 12-month occupancy rate of 56.1% is up 8.1% from quarter four in 2022 and is higher than the 10-year average of 51.79%. The 12-month Average Daily Rate (ADR) is currently estimated at \$138, which is 13.1% higher than the prior 12-month period and higher than the 10-year average of \$114.96. This means that hotels have been able to increase the occupancy rate while also charging more per room per night compared to the 10-year average. The 12-month Revenue Per Available Room (RevPAR) is \$77, greater than the 10-year average of \$59.78.

The Submission

Requirements

Respondents are encouraged to provide only concise and relevant information about the purchasing entity and its approach to redeveloping the Site. The following information must be included to be qualified for consideration.

1. Letter of Interest

- Provide an overview of the entity's interest and suitability to develop the Site.
- Legal identity of the entity submitting the non-binding offer.
- List of key development team members and the proposed structure under which a development might be completed.
- Identification of any additional due diligence materials required by the Purchaser to submit a binding proposal to Seneca County.
- A description of any assumptions that the Purchaser has with respect to the Seller's involvement before, during, and after development.
- Exceptions, limitations, or concerns regarding liability transfer and indemnification.
- Purchase price and terms/conditions.

2. Redevelopment Approach and Concept

- Provide a narrative description of the overall development vision, development program (density, square footage, land uses), targeted development area(s), and the Respondent's reliance on or understanding of key market indices in support of its vision. Explain how the vision is consistent or supports the goals of the Highest and Best Use Study. If applicable, include a description of how the project will be phased.
- Describe financial impact/benefits to the community.
- Describe the anticipated due diligence process and entitlement process, including a list of anticipated permits, approvals, and clearances.

3. Anticipated Financial Plan and Commitment

- Provide a financial plan for the redevelopment concept you are proposing, including both the timing and amounts of funding the Respondent commits to as part of its response. As noted in the selection criteria section, this is a critical element of consideration for the County, so please be as precise as possible, especially as it relates to your anticipated funding commitment to immediate due diligence and pre-development costs.
- Provide an outline of the potential terms of the Land Development Agreement (LDA).
- Outline local, state, or federal incentives expected by the Respondent in support of the proposed building program.

4. Financial Capacity

- Describe financial capacity including internal funding capability and success at securing outside sources of funding, if applicable.
- Identify on-going relationships with banks, financial investors, or other sources that may be beneficial to securing financing for this project.
- Documentation substantiating financial capacity.

THE SUBMISSION

5. Timeline for Implementation

- Provide a proposed timeline/project completion date broken into three phases: site negotiations, entitlement period, and construction.

6. Development Experience (does not count towards page limitation).

- Provide resumes of key development team members, highlighting relevant experiences and accomplishments.
- Provide at least three projects implemented by the development team or key members of the team; include size, location, dates of involvement, final cost, and reference.

Terms and Conditions

The RFP and any related material are not and should not be considered legally binding agreements. All documentation and materials submitted shall become the property of Seneca County, without restriction and shall not impose any legal obligations on Seneca County nor constitute an enforceable agreement of any kind. Any transaction and redevelopment project shall be subject to the applicable laws of the State of New York, requirements of the Municipal Code of the Towns of Romulus and Ovid, and any conditions attached thereto by the Town Councils or their representatives. The County shall not be liable for any costs associated with the preparation, transmittal, or presentation of any submissions in response to this RFP.

Any submission made in response to this solicitation is subject to the Freedom of Information Law (FOIL). The Respondent should clearly define and identify any information within the submission that is proprietary in nature by marking such section/page as "CONFIDENTIAL". Note that a submission cannot be protected in its entirety, but any specific information or sections that would constitute an unwarranted invasion of personal privacy, contain trade secrets, or would cause substantial injury to the competitive position of a commercial enterprise may be protected from public review.

Delivery Method

All submissions shall be sent by email in two PDF files, one containing the submission requirements outlined at sections one through five above, and the other containing section six, to:

Tracy Verrier, MRB Group
tracy.verrier@mrbgroup.com

If submission files are too large to submit via email, the Respondent may contact Tracy Verrier for an upload link.

Proposal Timeline

RFP Release: July 15, 2024

Site Tour: August 15, 2024 at 10am, RSVP Required

RFP Informational Meeting: August 26, 2024 at 10am, via Zoom

RFP Questions due no later than: September 20, 2024 @ 5pm

Responses to submitted questions posted no later than: October 7, 2024

Submissions Due: October 15, 2024 at 5pm

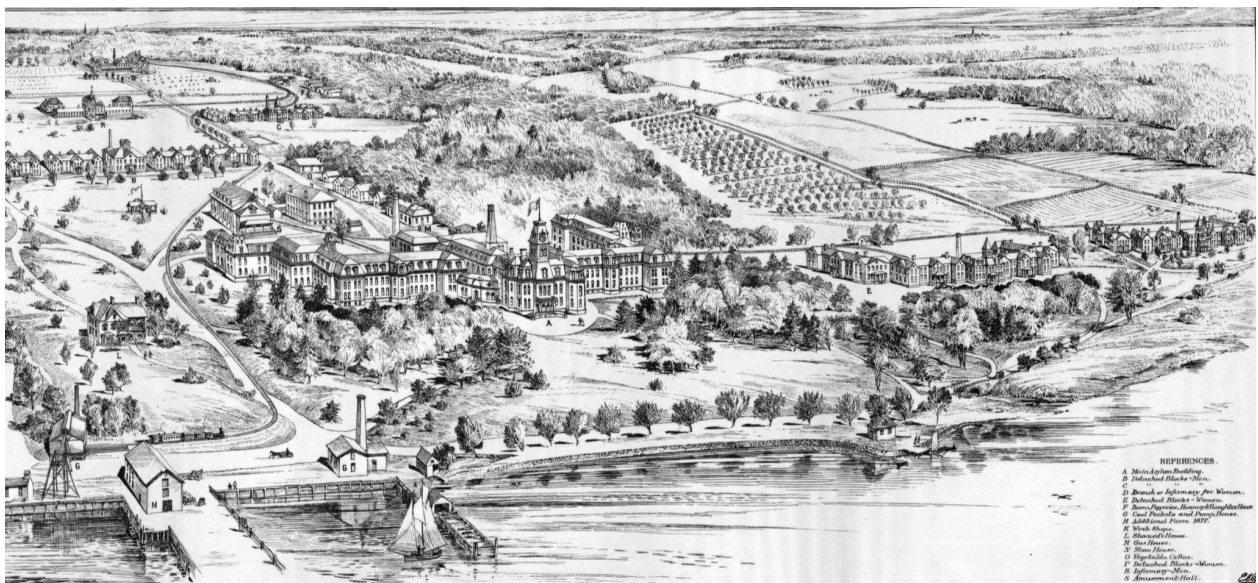
Selection Criteria and Proposal Review Process

A committee selected by Seneca County will review each Proposal and evaluate the response based upon the following criteria, listed in order of importance:

- Respondent's proposed commitment of funding (both timing and amounts)
- Respondent's demonstrated ability to successfully complete a development of this scale and complexity
- Experience with similar projects
- Financial strength and creditworthiness
- Overall economic and community benefits of the proposed redevelopment project
- Compatibility with community's preferred development uses as described in the Highest and Best Use Study.
- Anticipated economic and fiscal impacts of proposed redevelopment project.
- Proposed structure of transaction, financial terms, implementation schedule, and expected local government contribution beyond the allocated ARPA funds described above.

Short-listed Respondents will be selected based on the above criteria and may be invited to interview in advance of a final selection. Presentations may include alternate proposals, discussions, and suggestions. Any preliminary selection for award will be subject to approval by the County's Board of Supervisors, as well as such other approvals, hearings, and referendums, as required by applicable State statutes and the County's charter.

In its sole discretion and without limitation, the County reserves the right to cancel, amend, or extend this RFP; revise any requirement of this RFP; require supplemental statements or information from any Respondent; reject any or all proposals submitted in response to this RFP; negotiate potential contract terms with any or multiple Respondent(s); and communicate with any Respondent to correct or clarify submissions. The County may exercise any of the foregoing rights without notice or liability to any Respondents.



Available Documents

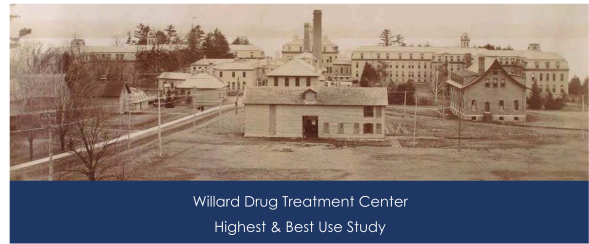
The following documents are available at <https://www.co.seneca.ny.us/willard>.

- Highest and Best Use Study (Nov 2023)
- Context and Parcel Maps
- History of the Willard Site
- NYS Prison Redevelopment Commission Report – Willard DTC Profile
- Report on Native American Sites on the grounds of the former Willard DTC
- SPDES permit for WWTP
- List of additional reports and drawings that are available

The documents below are available upon request.

Requests can be made by email to tracy.verrier@mrbgroupp.com and should include the names and contact information of all individuals accessing the documents.

- Hazardous Materials Survey
- NYS DOCCS Blue Book – Existing Floor Plan Layouts and Building Photos
- Phase 1 ESA
- Limited Phase 2 ESA



Willard Drug Treatment Center
Highest & Best Use Study



2022

Unlocking Opportunity:

The Report of the New York State
Prison Redevelopment Commission



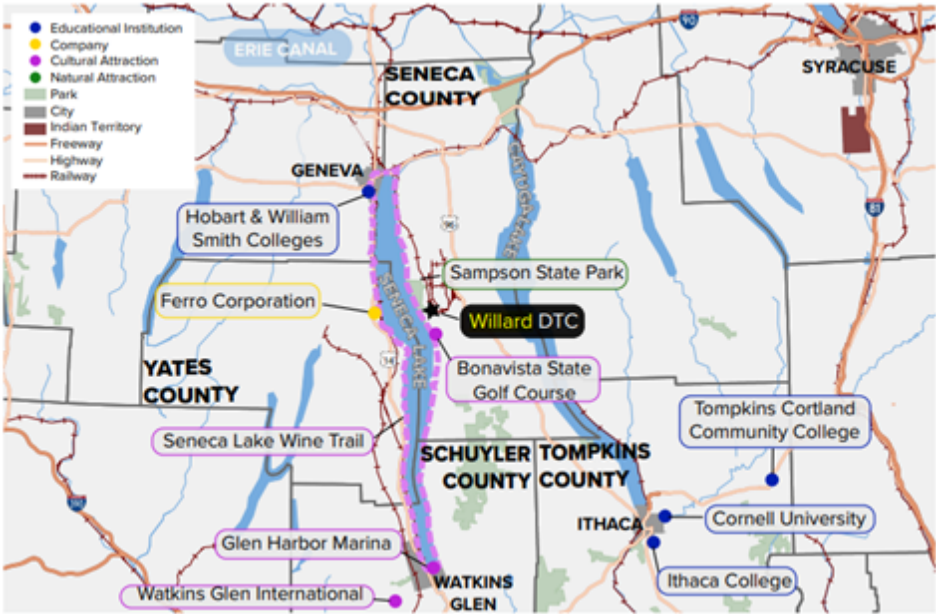
LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT

Willard Drug Treatment Campus
7116 County Route 132
Willard, New York 14588

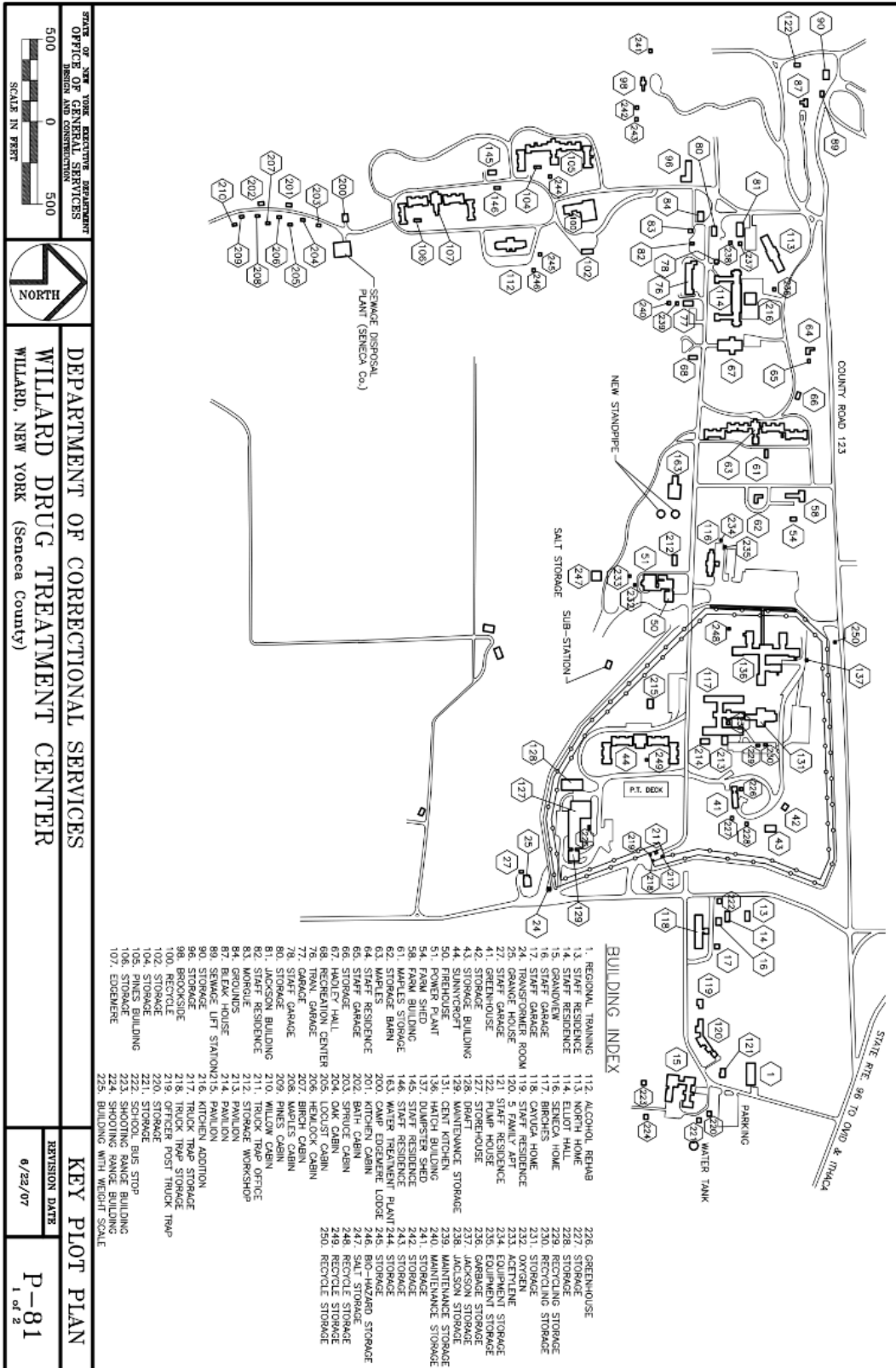
Prepared For:
Keith Rupert, P.E.
Supervisor – Technical Services
New York State Department of Corrections and Community Supervision
The Harriman State Campus
1220 Washington Avenue
Albany, New York 12226

Prepared By:
HDR

Context and Parcel Maps



Facility Map and Structure List



Building Conditions

Building Type	No. Buildings	Total SF	Avg. SF
Incarcerated Individual Housing	3	325,000	108,000
Staff Housing	25	181,000	7,000
Commons	13	226,000	17,000
Maintenance	7	48,000	7,000
Storage	50	141,000	3,000
Grounds	5	5,000	900
Other	4	5,000	1,000
TOTAL	107	930,000	9,000

During the Site’s tenure as a drug treatment center under NYS DOCCs, some buildings went un- or under-used. This has resulted in varying building conditions across the campus. As part of the Highest and Best Use Study, MRB Group categorized all buildings on the Site according to condition, shown below.

- “REHAB”: Buildings identified as prioritized candidates for redevelopment fall in this category.
- “SECONDARY”: Buildings that could be redeveloped if an appropriate use or logical occupancy is identified. Building relocation and/or partial or full demolition are possibilities if a use/demand is not identified.
- “DEMO”: Buildings identified for demolition fall in this group and are limited to those buildings that have already been “condemned” by the local jurisdiction due to safety concerns of actively failing and damaged structures

Building Conditions

#	Existing Building	Area	Date(s) of Construction	Date Vacant (if known)	Status	Evaluation Description
105	Pines Building	1	1876		DEMO	Condemned for structural failures; Historic significance - consider integration/interpretation
107	Edgemere	1	1880	1985	DEMO	Condemned for structural failures; Historic significance - consider integration/interpretation
63	Maples	4	1873	1995	DEMO	Condemned for structural failures; Historic significance - consider rebuilding tower
96	Storage (Suitcase Bldg.)	3	1896		REHAB	Historic significance, high reuse potential, good condition
98	Brookside	3	1889		REHAB	Historic significance, poor condition, remediation of black mold required
241	Brookside Boathouse/Storage	3	1950		REHAB	Historic value
64	Staff Residence/Chief Engineer's	4	1820s		REHAB	Historic significance, good condition; potential use by Town Historical Society
67	Hadley Hall	4	1892		REHAB	Historic significance, high reuse potential, fair-to-good condition
68	Recreation Center	4	1874		REHAB	Good condition, high reuse potential
78	Staff Garage	4	1900		REHAB	Fair condition, potential use as support building
80	Storage	4	1875		REHAB	Open /variety of spaces, fair condition
81	Jackson Building	4	1883		REHAB	Historic significance, high reuse potential
113	North Home	4	1929	1980	REHAB	Historic significance, vacant for length of time (no elevator)
114	Elliot Hall	4	1928	2023	REHAB	Historic significance, high reuse potential, good condition (elevator)
50	Firehouse	5	1894		REHAB	High reuse potential, good condition
51	Power Plant	5	1894		REHAB	No change in use
116	Seneca Home	5	1933	2022	REHAB	Fair-to-good condition (no elevator)
25	Grange House	6	1845		REHAB	Private residence; Historic significance with little change over time
44	Sunnycroft	6	1878	2022	REHAB	Historic significance as remaining intact Kirkbride plan building, good condition
117	Birches	6	1934	2022	REHAB	Good condition, high reuse potential, elevator
127	Storage House	6	1956	2023	REHAB	Good condition, high reuse potential, elevator, coolers
15	Grandview	7	1858; 1886	Occupied	REHAB	Historic significance, high reuse potential, currently in use
119	Staff Residence	7	1933		REHAB	Good condition, high reuse potential as residential occupancy
120	5 Family Apartment	7	1933		REHAB	Good condition, high reuse potential as residential occupancy
121	Staff Residence	7	1933		REHAB	Good condition, high reuse potential as residential occupancy
100	Recycle	1	1896		SECONDARY	High reuse potential for historic portion of building
102	Storage	1	N/A		SECONDARY	--
104	Storage	1	1950		SECONDARY	Residential-grade construction
106	Storage	1	1950		SECONDARY	Residential-grade construction
145	Staff Residence	1	1945		SECONDARY	Residential-grade construction
146	Staff Residence	1	1952		SECONDARY	Residential-grade construction
200	Camp Edgemere Lodge	1	1988		SECONDARY	Good condition, high reuse potential
201	Kitchen Cabin	1	1988		SECONDARY	--
202	Bath Cabin	1	1988		SECONDARY	--
203	Spruce Cabin	1	1988		SECONDARY	--
204	Oak Cabin	1	1988		SECONDARY	--
205	Locust Cabin	1	1988		SECONDARY	--
206	Hemlock Cabin	1	1988		SECONDARY	--
207	Birch Cabin	1	1988		SECONDARY	--
208	Maples Cabin	1	1988		SECONDARY	--
209	Pines Cabin	1	1988		SECONDARY	--
210	Willow Cabin	1	1988		SECONDARY	--
244	Storage	1	2001		SECONDARY	Potential to disassemble / move / relocate
245	Storage	1	1991		SECONDARY	Potential to disassemble / move / relocate
246	Bio-hazard storage	1	1991		SECONDARY	Potential to disassemble / move / relocate
89	Sewage Lift Station	3	1936		--	No change in use
90	Storage	3	2001		SECONDARY	Fair-to-poor condition, masonry, roofing repairs
122	Pump House	3	1956		SECONDARY	No change in use
242	Storage	3	1991		SECONDARY	Potential to disassemble / move / relocate
243	Storage	3	2001		SECONDARY	Potential to disassemble / move / relocate
61	Maples Storage	4	1930		SECONDARY	Fair condition; requires upkeep
65	Staff Garage	4	1930		SECONDARY	Garage associated with Chief Engineer's Office
76	Tran. Garage	4	1936		SECONDARY	Fair condition, potential use as support building
77	Garage	4	1936		SECONDARY	Poor condition
82	Staff Residence	4	1890		SECONDARY	Residential-grade construction
83	Morgue	4	1885		SECONDARY	Historic significance for association with Willard, poor condition
84	Grounds / Gas House	4	1869		SECONDARY	Historic significance for association with Willard, poor condition
236	Garbage Storage	4			SECONDARY	Potential to disassemble / move / relocate
237	Jackson Storage	4	2001		SECONDARY	Potential to disassemble / move / relocate
238	Jackson Storage	4	1991		SECONDARY	Potential to disassemble / move / relocate
239	Maintenance Storage	4	2001		SECONDARY	Potential to disassemble / move / relocate
240	Maintenance Storage	4	1991		SECONDARY	Potential to disassemble / move / relocate
52	Salt Shed	5	1930		SECONDARY	Poor condition; requires masonry, roofing
53	Farm Shed	5	1930		SECONDARY	--
58	Farm Building	5	1940		SECONDARY	Fair condition; requires upkeep
62	Storage Barn	5	1873		SECONDARY	Agriculture Support
163	Water Treatment Plant	5	1991		SECONDARY	No change in use

Building Conditions

#	Existing Building	Area	Date(s) of Construction	Date Vacant (if known)	Status	Evaluation Description
212	Storage Workshop	5	2002		SECONDARY	Potential to disassemble / move / relocate
232	Oxygen	5	1989		SECONDARY	Potential to disassemble / move / relocate
233	Acetylene	5	1989		SECONDARY	Potential to disassemble / move / relocate
234	Equipment Storage Shed	5	1998		SECONDARY	Potential to disassemble / move / relocate
235	Equipment Storage Shed	5	1991		SECONDARY	Potential to disassemble / move / relocate
247	Salt Storage	5	2007		SECONDARY	No change in use
250	Recycling Storage	5	2007		SECONDARY	Potential to disassemble / move / relocate
24	Transformer Room	6	1900	In Use	SECONDARY	No change in use
27	Staff Garage	6	1920		SECONDARY	Garage associated with Grange Home
128	Draft	6	1985		SECONDARY	Good condition, high reuse potential
129	Maintenance Storage	6	1988		SECONDARY	Good condition, high reuse potential
131	Central Kitchen	6	1949		SECONDARY	Specialized building space usage, institutional kitchen, elevator
136	Hatch Building	6	1956		SECONDARY	Good condition, institutionalized build-out, elevator
137	Dumpster Shed	6	1984		SECONDARY	Potential to disassemble / move / relocate
213	Pavilion	6	2002		SECONDARY	Potential to disassemble / move / relocate
214	Pavilion	6	2002		SECONDARY	Potential to disassemble / move / relocate
215	Pavilion	6	2002		SECONDARY	Potential to disassemble / move / relocate
225	Building with weight scale	6	1952		SECONDARY	Poor condition
229	Recycling Storage	6	1991		SECONDARY	Potential to disassemble / move / relocate
230	Recycling Storage	6	1991		SECONDARY	Potential to disassemble / move / relocate
231	Storage Shed	6	1991		SECONDARY	Potential to disassemble / move / relocate
248	Recycling Storage	6	2007		SECONDARY	Potential to disassemble / move / relocate
249	Recycling Storage	6	2007		SECONDARY	Potential to disassemble / move / relocate
1	Regional Training Building	7	1971	1921	SECONDARY	Boiler explosion makes reuse options an unknown
13	Staff Residence	7	1960		SECONDARY	Residential-grade, poor condition; requires repair prior to renting/selling
14	Staff Residence	7	1960		SECONDARY	Residential-grade, poor condition; requires repair prior to renting/selling
16	Staff Garage	7	1958		SECONDARY	Poor condition; requires repair prior to renting/selling
17	Staff Garage	7	1958		SECONDARY	Failing condition; not worth shoring/repairing
41	Greenhouse	7	1996		SECONDARY	Potential to disassemble / move / relocate
42	Storage	7	1950		SECONDARY	Failing siding, roofing
43	Storage Building	7	1968		SECONDARY	Potential to disassemble / move / relocate
118	Cayuga Home	7	1937	2022	SECONDARY	Fair condition
211	Truck Trap Office	7	1995		SECONDARY	Potential to disassemble / move / relocate
217	Truck Trap Storage	7	2001		SECONDARY	Potential to disassemble / move / relocate
218	Truck Trap Storage	7	1996		SECONDARY	Potential to disassemble / move / relocate
219	Officer Post Truck Trap	7	1995		SECONDARY	Potential to disassemble / move / relocate
220	Storage	7	2001		SECONDARY	Potential to disassemble / move / relocate
221	Storage	7	1991		SECONDARY	Potential to disassemble / move / relocate
222	School Bus Stop	7	1975		SECONDARY	Potential to disassemble / move / relocate
223	Shooting Range Storage	7	2004		SECONDARY	Potential to disassemble / move / relocate
224	Shooting Range Storage	7	2001		SECONDARY	Potential to disassemble / move / relocate
226	Greenhouse	7	2002		SECONDARY	Potential to disassemble / move / relocate
227	Storage	7	1995		SECONDARY	Potential to disassemble / move / relocate
228	Storage	7	1995		SECONDARY	Potential to disassemble / move / relocate