

Seneca County Industrial Development Agency

REQUEST FOR PROPOSALS

Sale of Hillside Campus on the Former Seneca Army Depot

The Seneca County Industrial Development Agency is seeking a qualified buyer for the approximate 172 acre parcel at 4887 State Route 96A, Romulus, NY 14541.

BACKGROUND:

This parcel, recently known as Hillside Varick Campus, is located on the northwestern edge of the former Seneca Army Depot. This site was deeded to the Seneca County Industrial Development Agency (SCIDA) from Department of Army in 2000 and was immediately leased to KidsPeace National Centers of New York. In 2004, Hillside Children's Center assumed the lease from KidsPeace National Centers. Hillside Children's Center was a school which provided comprehensive health, education, and human services for children whose challenges threatened their ability to realize their full potential. The Varick Campus was one of Hillside's locations providing these services. Due to operational necessity, Hillside made a decision to vacate the Campus, and children and staff were moved out of the Varick Campus in September 2019 into other Hillside facilities.

This site consists of fifteen (15) buildings, several large paved parking lots, paved access roads, a pool, and large landscaped lawns. The buildings, which were mostly constructed by the US Army during the 50's and 70's, consist of residence halls, cafeterias, theatre, warehouses, classrooms, offices, and a gymnasium/recreational center (see Exhibit A for site drawing). Electric and gas on the site is supplied by New York State Electric and Gas Corporation (NYSEG); public water is supplied by Seneca County Water District No. 1; and sewer is

provided by Seneca County Sewer District No. 2; however, Seneca County is in the process of de-commissioning the Wastewater Treatment Plant.

In November 2019, the Seneca County Industrial Development Agency commissioned Fisher Associates to complete an assessment of the Campus and provide recommendations for decommissioning the Campus. The primary focus of the assessment was to prevent deterioration of all site, building, mechanical, electrical, and plumbing features, while the site remains dormant. A copy of the Fisher Report is attached as Exhibit B.

BID PROCESS:

Any party interested in submitting a bid to purchase this parcel should respond by a letter of transmittal not exceeding three (3) pages, which summarizes key points of the proposal submission. Information should also include the bid price, the legal name and address of the party, as well as a brief summary of the party's size and structure of the organization, the number of full-time employees and the number of years the party has been in the business of conducting similar services. Additionally, response should include a detailed description of the intended use of this property, a descriptions of the jobs to be created, the estimated investment intended to be made on the property, such as infrastructure, buildings, and other improvements, and any other information that may be of value to the SCIDA in evaluating the feasibility and economic impact of the intended use. If applicable, also submit a summary description of your background and experience with respect to the intended use. The bid must include the bid price and signature of an officer of the purchaser. In addition, bid package must include proof of available funds in an amount equal to at least the bid price. Acceptable proof of available funds may include bank statements, proof of available credit lines, brokerage accounts, and other documentation evidencing access to liquid assets in the amount sufficient to cover the bid price.

BASIS OF AWARD:

Award will be based on receipt of a responsive proposal from a responsible proposer that best meets the terms, conditions, and requirements of this RFP and that best meets the needs of the SCIDA and Seneca County. The SCIDA reserves the sole and exclusive right to determine if the proposal meets its requirements for transfer of the property. The Seneca County Industrial Development Agency

also reserves the sole and exclusive right to award to the Proposer whose proposal best meets the terms, conditions, and specifications of the RFP and/or whose proposal is considered the best to serve the Seneca County community. The SCIDA reserves the right to seek additional information and/or clarification from any proposer, the right to negotiate with any proposer submitting a response, and the right to reject any or all responses with or without cause.

EVALUATION PROCESS:

The SCIDA Governance Committee will review the proposals. It will be the responsibility of the Governance Committee to evaluate all properly prepared and submitted proposals and make a recommendation to the SCIDA Board of Directors. The SCIDA reserves the right to conduct personal interviews or require presentations to the Governance Committee or the Board prior to the award of this proposal. The SCIDA will employ a structured, competitive evaluation process focusing on the capabilities and experience of each party as well as the overall best use for Seneca County and the community.

EVALUATION CRITERIA:

Proposals will be evaluated based on qualifications and experience, overall completeness, clarity, quality of proposal and conformance to RFP Requirements (determination of responsiveness), and extent to which the requirements listed in all sections of this RFP are met or exceeded.

PROPERTY INSPECTION:

Proposers have a limited opportunity prior to submitting a bid to conduct a windshield tour of the property. This tour will be conducted on **June 25, 2020** at **4 pm**. Proposers must register for this tour prior to **June 23, 2020** by emailing k.kline@senecacountyida.org. Detailed property information concerning infrastructure, site and buildings is contained in Exhibit B. Proposers will be notified of the location start point when they register for the windshield tour.

TERMS AND CONDITIONS:

This RFP is subject to the attached Terms and Conditions (Exhibit C), which shall control in the event of any conflict between the RFP and the terms and conditions. All submissions in response to this RFP must include a copy of the Terms and Conditions signed by the party submitting the response.

SUBMISSION OF PROPOSALS:

Responses to this solicitation must be submitted as noted below on or before **July 17, 2020 at 3 PM**. Please include one (1) original and four (4) copies of your proposal.

Seneca County IDA
ATTN: Executive Director
One DiPronio Drive
Waterloo, NY 13165

Should you have any questions regarding this Request for Proposal, you may contact Patricia Jones, Deputy Director, at p.jones@senecacountyida.org.

Exhibit A – Site Drawing

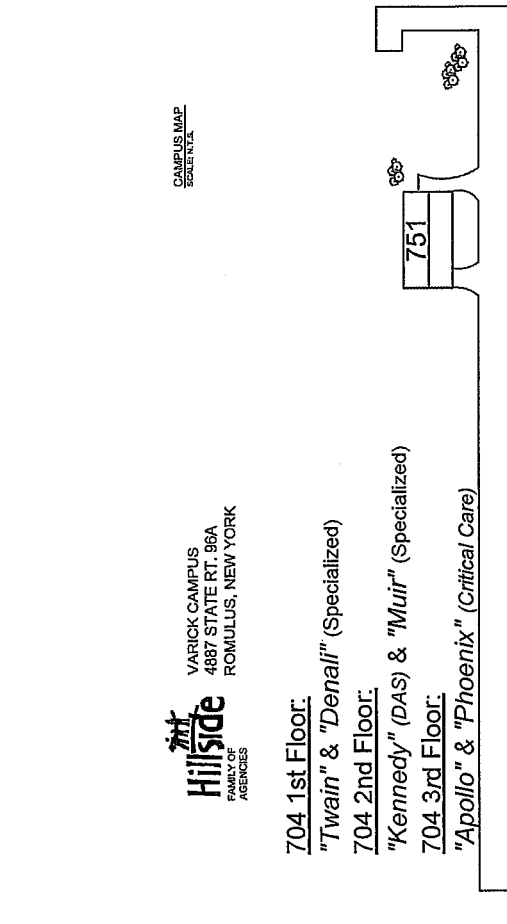
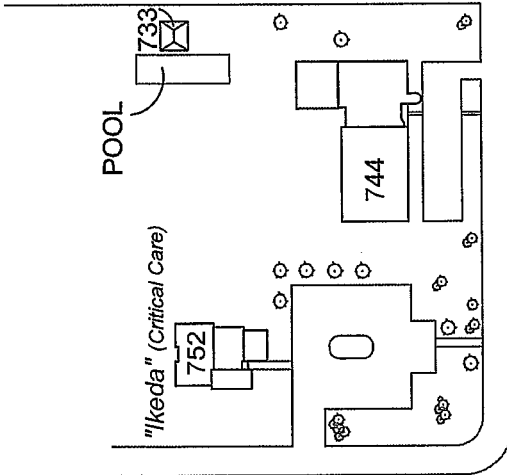
Hillside
FAMILY CARE
AGENCIES

VARICK CAMPUS
4887 STATE RT. 96A
ROMULUS, NEW YORK

704 1st Floor:
"Twain" & "Denali" (Specialized)

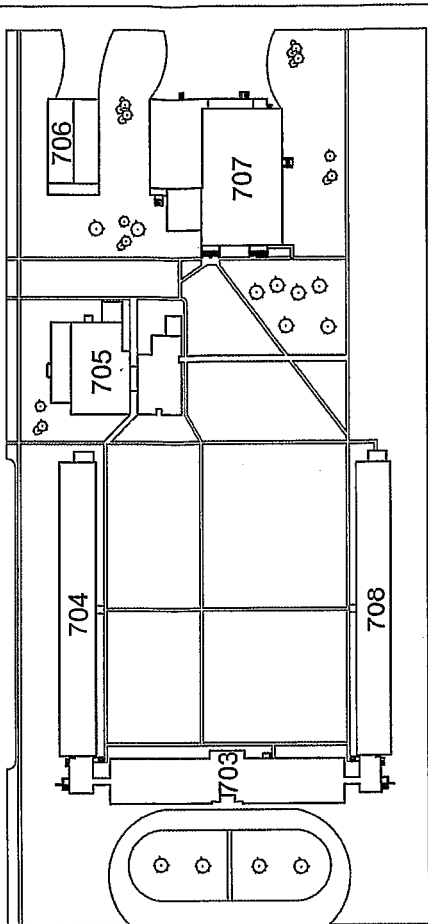
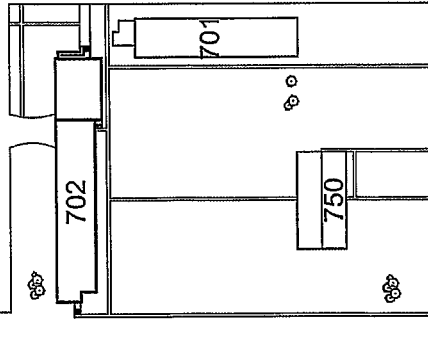
704 2nd Floor:
"Kennedy" (DAS) & "Muir" (Specialized)

704 3rd Floor:
"Apollo" & "Phoenix" (Critical Care)



702 1st Floor:
"O'Keefe" & "Rockwell" (Diagnostic)

702 2nd Floor:
"Hopper" (Diagnostic) & "King" (DAS)



Varick Campus Buildings

- 701 Langston Hughes Hall School Building
- 702 E. C. Stanton Residence
- 703 Finger Lakes Center Residence
- 704 Wilderness Center Residence
- 705 Vocational Education Building
- 706 Auditorium
- 707 Medical Clinic / Food Service / Cafeteria / Warehouse
- 710 Administration Building
- 744 Gymnasium and Recreation Center
- 751 Facilities Management Building
- 752 Critical Care Residence

703 1st Floor:
"Disney" & "Ruth" (DAS)

703 2nd Floor:
"Athena" & "Betty Williams" (DAS)

703 3rd Floor:
"Roosevelt" & "Armstrong" (DASTP)

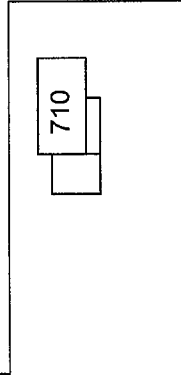


Exhibit B – Fisher Report

<https://www.dropbox.com/s/putf9nmixwn36qy/Exhibit%20B.Fisher%20Report.Hillside%20Varick%20De%20comissioning%20sm.pdf?dl=0>

Exhibit C – Terms and Conditions

TERMS AND CONDITIONS

The Seneca County Industrial Development Agency (the "Agency") has made available certain materials and information regarding the property that is the subject of this Request for Proposals (the "Property"), and may make additional materials and/or information available in the future (collectively, all such materials and information is referred to as the "Property Information"). The Property Information is provided by the Agency as a courtesy only, and the Agency makes no representation, express or implied, as to the truth, accuracy, completeness or legitimacy of any of the Property Information. Moreover, the Agency makes no representation, express or implied, regarding the physical condition, environmental condition, title, compliance with applicable laws and regulations, status of impending or contemplated municipal actions, or any other matter whatsoever with respect to the Property. In deciding to submit a bid and, if such bid is selected, to execute a contract to purchase the Property (a "Contract"), all parties shall be relying solely and exclusively on their own diligence and investigations with respect to the Property, which diligence and investigations shall not include any statement made by the Agency, any member of the Agency's board or staff, or any agent, employee, attorney or representative of the Agency (collectively, the "Agency Parties"). To the extent any statement, written or oral, of any Agency Party purports to make any representation or warranty with respect to any matter pertaining to the Property, with the sole exception of written representations and warranties in the Contract and any document executed by the Agency in connection with the closing of the sale of the Property pursuant to the Contract, if any, said statement is not to be relied on by any party in any fashion.

No Agency Party makes any representation or warranty as to the manner in which the bid or sale process for the Property will be managed. The Agency may select successful bidders in its sole and absolute discretion. Delivery of the Request for Proposals is not an offer to sell. No obligation to sell shall be binding on the Agency unless and until a Contract is signed and delivered by the Agency. The Agency may rescind any acceptance of a bid prior to the execution and delivery of a Contract, for any or no reason, including, but not limited to the receipt of a subsequent bid or offer to purchase that was received pursuant to the terms of this Request for Proposals or otherwise.

The Agency reserves the right to amend the terms of this Request for Proposals at any time, in its sole and absolute discretion. Any amendment shall be effective upon written notice to any party that has submitted a response to this Request for Proposals, or upon posting to the Agency's website.

The Agency shall have the right to disclose all or any part of all materials submitted in connection with this Request for Proposals ("Bidder Materials") to public inspection based on the Agency's determination of what disclosure will serve the public interest. All parts of any Bidder Materials are potentially subject to disclosure under the New York State Freedom of Information Law (New York Public Officers Law, Article 6). Should any party submitting Bidder Materials wish to request exemption from public access to all or parts of the Bidder Materials submitted, such party must, at the time of submission, specifically identify the

information for which exemption is requested and explain in detail why public access to the information would be harmful to the party.

The undersigned acknowledges and accepts the above Terms and Conditions.

Name of Party: _____

Signature: _____

Printed Name:

Title: