



**Empire State
Development**

REQUEST FOR EXPRESSIONS OF INTEREST



THE FORMER WASSAIC DEVELOPMENTAL CENTER DUTCHESS COUNTY, NY

RFEI RELEASE DATE:	March 28, 2017
SITE TOUR DATE:	April 21, 2017
DEADLINE TO SUBMIT QUESTIONS:	May 1, 2017 at 5:00 PM
DEADLINE TO SUBMIT PROPOSALS:	May 31, 2017 at 12:00 PM

Table of Contents

I. INTRODUCTION	3
II. RFEI TIMELINE	3
III. SITE CONTEXT AND DESCRIPTION	4
IV. DEVELOPMENT OBJECTIVES	8
V. REQUIRED PROPOSAL CONTENTS.....	8
VI. REVIEW PROCESS.....	9
VII. DEVELOPER DUE DILIGENCE	9
VIII. PROPOSAL SUBMISSION INSTRUCTIONS.....	10
A. Proposal Submission	10
B. RFEI Inquiries	10
C. Site Visit	10
IX. GENERAL PROVISIONS	10
X. APPENDIX	11

I. INTRODUCTION

New York State Urban Development Corporation, d/b/a Empire State Development (“ESD”) is releasing this Request for Expressions of Interest (“RFEI”) to determine interest from qualified parties in the sale (“Disposition”) of the remaining portion of the former Wassaic Developmental Center, also known as the Wassaic campus of the Taconic Developmental Disabilities Services Office (“Taconic DDSO”).

The Taconic DDSO is owned by the People of the State of New York acting through the Dormitory Authority of the State of New York (“DASNY”) and operated by the New York State Office for People With Developmental Disabilities (“OPWDD”). A portion of the former campus was sold previously. The remaining site, which is the subject of this RFEI, consists of approximately 330 acres, predominantly developed with more than 50 buildings in varying condition (“Site”).

The goal of this RFEI is to solicit ideas that will advance public policy goals and maximize economic benefits to the State of New York (the “State”). ESD will use responses and recommendations generated by this RFEI to inform a planned Request for Proposals (“RFP”) process, through which an interest in the Site is expected to be conveyed. Each party that submits a response (“Response” or “Proposal”) to this RFEI is referred to herein as a “Respondent.”

II. RFEI TIMELINE

The following are significant dates under the RFEI Process:

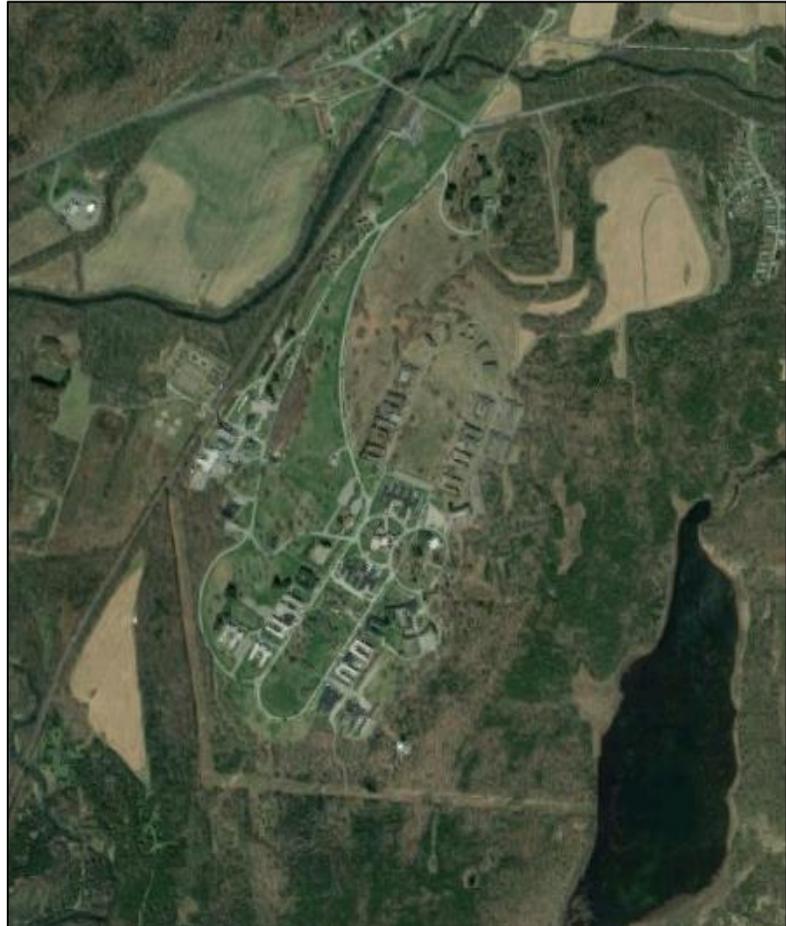
Event	Timeline
RFEI Release Date	March 28, 2017
Site Tour	April 21, 2017
Question Submittal Deadline	May 1, 2017 @ 5PM EST
Question Response Deadline	May 10, 2017
Proposal Due Date	May 31, 2017 @ 12PM EST

III. SITE CONTEXT AND DESCRIPTION

Surrounding Area

The Site is located in the hamlet of Wassaic, part of the Dutchess County town of Amenia. The Site is approximately 2.5 miles west of the New York-Connecticut border, and approximately two hours north of New York City, 1½ hours south of Albany and 45 minutes east of Poughkeepsie.

Wassaic was historically developed as a small railroad village, where the New York and Harlem Railroad company connected the area's many small dairy farms to the rest of the region. Today, the hamlet as well as the Town of Amenia remain rural communities, increasingly home to recreational and cultural activities that serve the New York metropolitan area. Examples include the scenic Harlem Valley Rail Trail and the Wassaic Project's artist-in-residence programs. The area also features growing creative and tech sectors.



The Harlem Valley, named for the New York and Harlem Railroad that served it, is known for its scenic and natural resources. The rural landscapes surrounding the Site feature farmland, streams and wetlands, and steep forested valleys and gorges. The majority of the Site's buildings are situated on top of a hill, and therefore offer views in most directions.

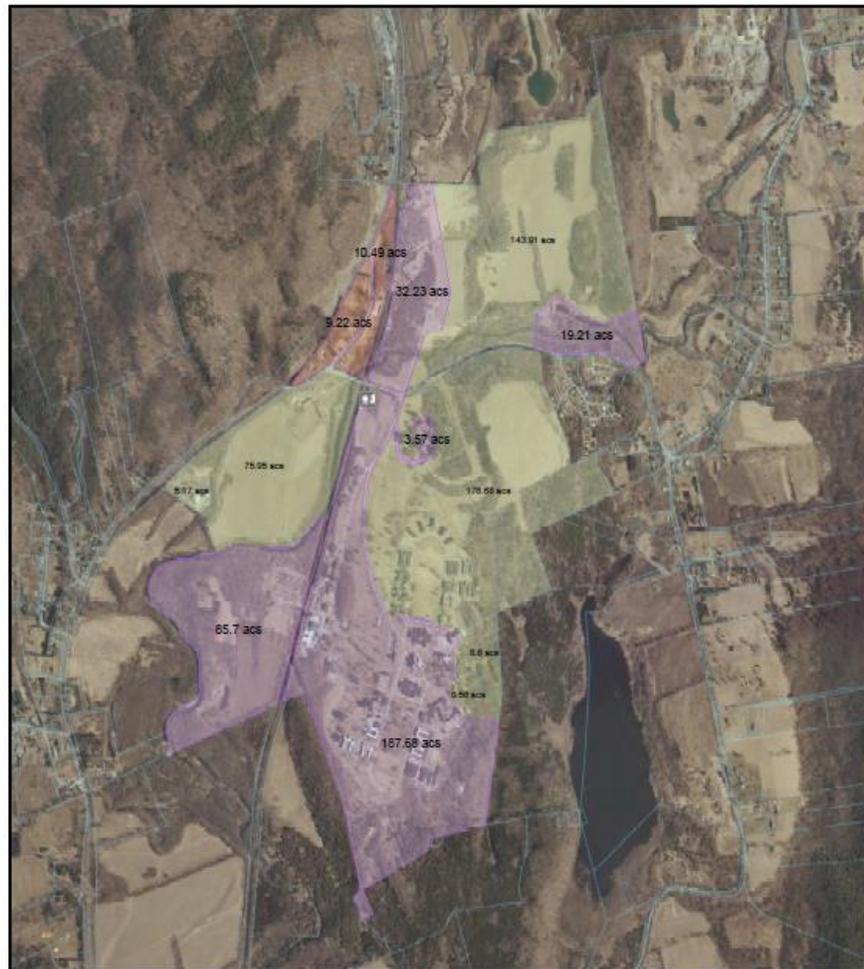
Site Description

Approximately 430 acres of property north of Taconic DDSO were sold around 2000, including built improvements as well as surface and subsurface infrastructure. As part of the State's ongoing initiative to support individuals with developmental disabilities within the community, the residential portion of the campus was closed in 2014. The campus is currently used for OPWDD administrative functions, occupying four buildings on the Site as well as the on-site power plant. Separate from the Site's 330 acres, OPWDD has additionally retained approximately 20 acres along Sinpatch Road long-term to support a number of community homes.

The Site that is the subject of this RFEI consists of approximately 330 acres, including nine acres of ground floor area (constituting approximately 740,000 built square feet) with buildings in varying condition. Please see **Appendix B** for a list of buildings on the Site.

Paved parking areas are available throughout the Site, generally attached to buildings. Located immediately beside a Metro-North train station, the Site may be well-positioned for a potential mixed-use, transit-oriented development.

The Site boundaries are denoted in purple in the figure below. A larger version of this map as well as other detailed images are available in **Appendix A**.



See **Appendix A** for a larger version of this image.

Transportation

The Site is served by the Tenmile River Metro-North station, the penultimate stop on the Metro-North’s Harlem Line, approximately two hours from Grand Central Terminal. Dutchess County “Route D” buses connect the Site and the Tenmile River Metro-North station with nearby Millbrook, Dover Plains, Pleasant Valley, and Poughkeepsie. Driving access to the Site is from Route 22. The Site is additionally located near Route 84, as well as the Route 22 commercial corridor between Pawling and Amenia.

Utilities

There is an electrical substation on-site, as well as on-site wells, water supply and a sewage treatment system. The wells and a pump house are indicated in the image below (see **Appendix A** for a larger version). These wells feed the pump house, which brings water to the campus, water tower and the sewage treatment plant. An on-site power plant supplies heat to the Site. Utilities not located on the Site, such as natural gas, would require design of an infrastructure system to bring them onto the Site.



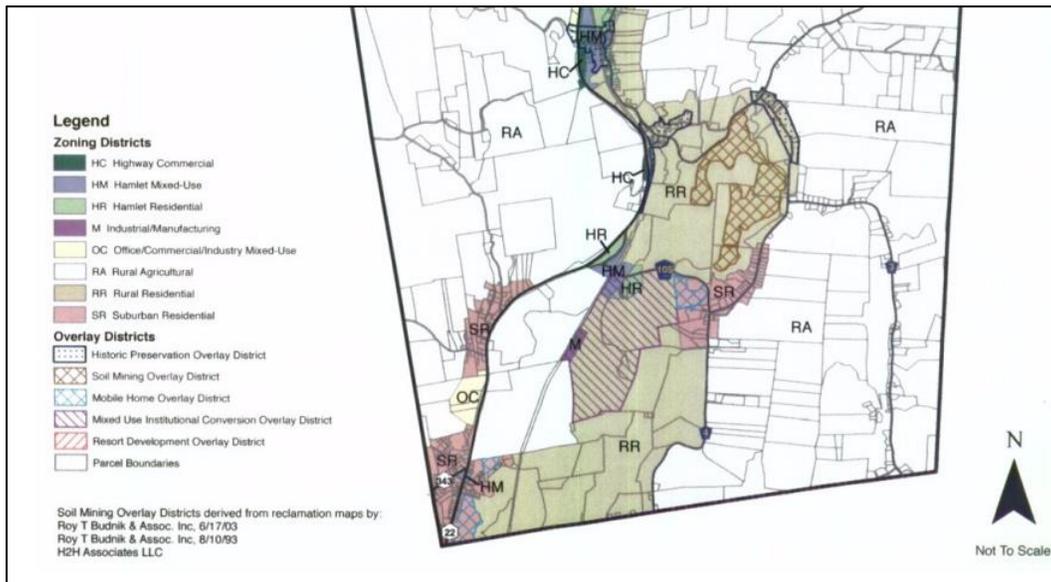
See **Appendix A** for a larger version of this image.

Environmental Conditions

The Wassaic Creek runs through the Site. An abandoned landfill is also located adjacent to the Site, and is in the process of being closed out per New York State Department of Environmental Conservation (DEC) requirements.

Zoning

The Site is zoned RA (Rural Agriculture) under the Town of Amenia Zoning Law, which allows for single family as-of-right development and multi-family development with a special permit. The Town of Amenia has additionally contemplated the re-zoning of the campus in support of potential development efforts at the Site, and as such has classified the Site under a Mixed-Use Institutional Conversion Overlay District. For more information, please review the Code of the Town of Amenia, available at: <http://ameniany.gov/departments/89-codes/98-code-enforcement.html>.



Source: Code of the Town of Amenia

Any proposed changes to zoning and other municipal laws and regulations should be specifically identified in the Proposal.

Ownership and Taxes

The Site is currently owned by the State and is exempt from property taxes. Under a purchase and private re-use of the Site, property taxes would be assessed by local municipalities, including Dutchess County, the Town of Amenia, and the Dover Union Free School District.

Historic Resources

The State Historic Preservation Office (“SHPO”) of the New York State Office of Parks, Recreation and Historic Preservation is currently evaluating the Site for potential eligibility for listing on the National Register of Historic Places. Additional information will be posted via addendum on ESD’s RFP website (<http://www.esd.ny.gov/CorporateInformation/RFPs.html>) at a later date. Respondents are encouraged to check back for updates and/or send a message to wassaicRFEI@esd.ny.gov to receive updates associated with this solicitation.

IV. DEVELOPMENT OBJECTIVES

Proposals should strive to address the following development objectives (“Development Objectives”):

- Maximize economic benefit to the State while minimizing the State’s economic and environmental risk;
- Enhance the Site as an economic engine for the Harlem Valley region and New York State;
- Enhance and complement the area’s existing resources and amenities;
- Capitalize on the proximity of mass transit located on the Site by creating new workforce housing opportunities and/or jobs for New Yorkers;
- Maximize incorporation of green building and sustainable design practices; and
- Feature meaningful participation of Minority Owned Business Enterprises, Women Owned Business Enterprises and Service-Disabled Veteran-Owned-Businesses, per Articles 15-A and 17-B of the New York State Executive Law.

V. REQUIRED PROPOSAL CONTENTS

Respondents to this RFEI must submit Proposals which include the following information:

A. Respondent Description

Contact information should include name, address, telephone number, and e-mail of the individual who will be authorized to act on behalf of the Respondent as the primary contact and who is available to answer questions or requests for additional information. Background information on Respondent’s organizational structure should include all members of the Respondent and the proposed development team, as well as the relevant experience of all principal members.

B. Project Description

The Proposal should include a detailed narrative describing all relevant aspects of the project and any plans/timing of phasing of the development. The description should address:

- The proposed use(s) and improvements on the Site, including a general description of how the project will connect to existing roadways and interact with the surrounding area.
- Type, bulk and size of each component of the development program (gross and net square footages). If a housing use is proposed, please detail the type of affordable and/or market rate housing.
- At least one concept sketch and/or rendering, on 8.5” x 11” paper, showing the overall site plan of the proposed project. Respondents are encouraged to submit additional sketches that include: axonometric drawings of the proposed developments, principal elevations and general building massings.
- Development timeline identifying the estimated length of time to reach key milestones.
- How this project will advance the Development Objectives set forth in this RFEI.
- A description of sustainable building practices that will be incorporated into the project during construction/renovation and operation of the improvements.
- A summary of anticipated construction and environmental challenges.

- Estimate of the economic impacts of the proposed project.

C. Financial Information

Respondent must describe the general approach to financing, including proposed purchase price. Project sources and uses should include an order of magnitude estimate of project cost, including anticipated demolition and/or renovation and construction costs.

D. Zoning Description

Any proposed changes to zoning and other municipal laws and regulations should be specifically identified in the Proposal.

Prior to any Disposition of the Site, the proposed project will be subject to requirements such as, but not limited to: (i) the New York State Environmental Quality Review Act and its implementing regulations (“SEQRA”); (ii) the New York State Coastal Zone Management Policies; (iii) New York State Finance Law; and (iv) all other applicable laws and regulations. Certain approvals are required prior to any Disposition of the Site, including by NYSDOT, the Office of the State Comptroller and the Attorney General’s Office.

E. Project Challenges

Respondent must communicate any potential challenges or risks ESD should be aware of in regard to the scope, procurement process, delivery method, term of contract, technical and financial feasibility, etc.

VI. REVIEW PROCESS

ESD reserves the right to conduct interviews with or pose questions in writing to Respondents in order to clarify the content of their proposals and to ensure a full and complete understanding of each proposal.

VII. DEVELOPER DUE DILIGENCE

Respondents should assume that the Site, including land, improvements, and any supporting building infrastructure, will be disposed of “AS IS” and “WHERE IS” without representation, warranty, or guaranty as to quantity, quality, title, character, condition, size, or kind, or that the same is in condition or fit to be used for the Respondent’s purpose.

ESD will post information regarding the RFEI on the ESD website (<http://www.esd.ny.gov/CorporateInformation/RFPs.html>). Respondents are encouraged to check back for updates. ESD makes no representation or warranty concerning the accuracy or utility of information posted or otherwise provided to the potential Respondents or to the Respondents. Prospective Respondents should notify ESD of their interest as soon as possible in order to ensure that they receive all updates associated with this solicitation by sending an email to wassaicRFEI@esd.ny.gov.

Respondents must rely solely on their own independent research and investigations for all matters, including, costs, title, survey, development, financing, construction, and remediation, and shall not rely on the information provided in connection with this RFEI.

VIII. PROPOSAL SUBMISSION INSTRUCTIONS

A. Proposal Submission

Five (5) hard copies and one (1) electronic copy in the form of a flash drive of the Proposal identified by “Wassaic RFEI” must be received by ESD by **May 31, 2017 at 12:00 PM** at the following address:

Empire State Development
633 Third Avenue, 35th Floor
New York, NY 10017
Attn: Hector Morel, ESD Procurement Unit
Re: Wassaic RFEI

ESD reserves the right, in its sole discretion, to withdraw or modify this RFEI and to reject any proposal as being non-responsive.

B. RFEI Inquiries

ESD will accept written questions via email from prospective Respondents no later than **May 1, 2017 at 5:00 PM**. Please submit questions to: wassaicRFEI@esd.ny.gov

Written questions must include the requestor’s name, e-mail address and the prospective Respondent represented. Responses to all timely and appropriate questions will be posted on ESD’s website on or about **May 10, 2017 at 5:00 PM** at: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

No contact related to this solicitation with ESD Board members, ESD staff or consultants, other than emails to the designated email account for the solicitation at wassaicRFEI@esd.ny.gov will be allowed by Respondents or employed representatives of Respondent team members during the procurement period of this RFEI. Any such contact by a Respondent will be grounds for disqualification.

C. Site Visit

An optional site visit is scheduled for **April 21, 2017**. Respondents are not required to attend and must RSVP to wassaicRFEI@esd.ny.gov on or before **April 19, 2017** if they wish to participate. When responding, please provide the name of the firm, and the name, title, telephone number and email address of all representatives who are attending. Due to security and logistics reasons, we ask that no more than five people per responding team attend the tour. ESD reserves the right to limit the number of visitors on such site visit and to require such procedures as necessary to ensure the safety and security of visitors.

ESD reserves the right to modify this RFEI schedule at its discretion. Notification of changes in connection with this RFEI will be made available to all interested parties by e-mail and via ESD’s website: <http://www.esd.ny.gov/CorporateInformation/RFPs.html>.

IX. GENERAL PROVISIONS

The issuance of this RFEI and the submission of a Proposal by any firm or the acceptance of such Proposal by ESD does not obligate ESD in any manner. ESD reserves the right to:

-
- i. amend, modify or withdraw this RFEI;
 - ii. revise any requirement of this RFEI;
 - iii. require supplemental statements or information from any responsible party;
 - iv. accept or reject any or all responses hereto;
 - v. extend the deadline for submission of responses hereto;
 - vi. negotiate potential contract terms with any Respondent;
 - vii. communicate with any Respondent to correct and/or clarify responses which do not conform to the instructions contained herein;
 - viii. cancel, or reissue in whole or in part, this RFEI, if ESD determines in its sole discretion that it is its best interest to do so; and
 - ix. extend the term of any agreement on terms consistent with this RFEI.

ESD may exercise the foregoing rights at any time without notice and without liability to any responding firm or any other party for its expenses incurred in preparation of responses hereto or otherwise. All costs associated with responding to this RFEI will be at the sole cost and expense of the responding party.

All information submitted in response to this RFEI, including accompanying documents, is subject to the Freedom of Information Law (FOIL) found in Article 6 of the N.Y. Public Officer Law. FOIL provides that certain records are exempt from disclosure, including those that contain (1) trade secrets, (2) information that, if disclosed, would cause substantial injury to the competitive position of your organization, or (3) critical infrastructure information. Please identify those portions of your Proposal and accompanying documents you believe fall under these exemptions by submitting your Proposal in both redacted and un-redacted form. Records may be redacted to protect only the portions of documents that fall within a FOIL exemption. An entire document may not be withheld if only a portion of the document is exempt from disclosure. Along with the redacted version, please provide a detailed justification for the portions of your Proposal that you believe fall into the exemptions discussed above. Blanket assertions that information is a trade secret, confidential, or proprietary are insufficient to justify withholding information under FOIL. The identified information will be reviewed and a determination will be made as to whether the information is exempt from disclosure under FOIL. The State's determination may be appealed pursuant to POL §89(5)(c). Please note that if you do not submit a redacted version, your Proposal may be released in un-redacted form if requested under FOIL.

ESD reserves the right, in its sole discretion, to retain and use all the materials and information, and the ideas and suggestions therein, submitted in response to this solicitation (collectively, the "Response Information") for any purpose. By submitting a Proposal, each Respondent waives any and all claims against ESD relating to ESD's retention or use of the Response Information.

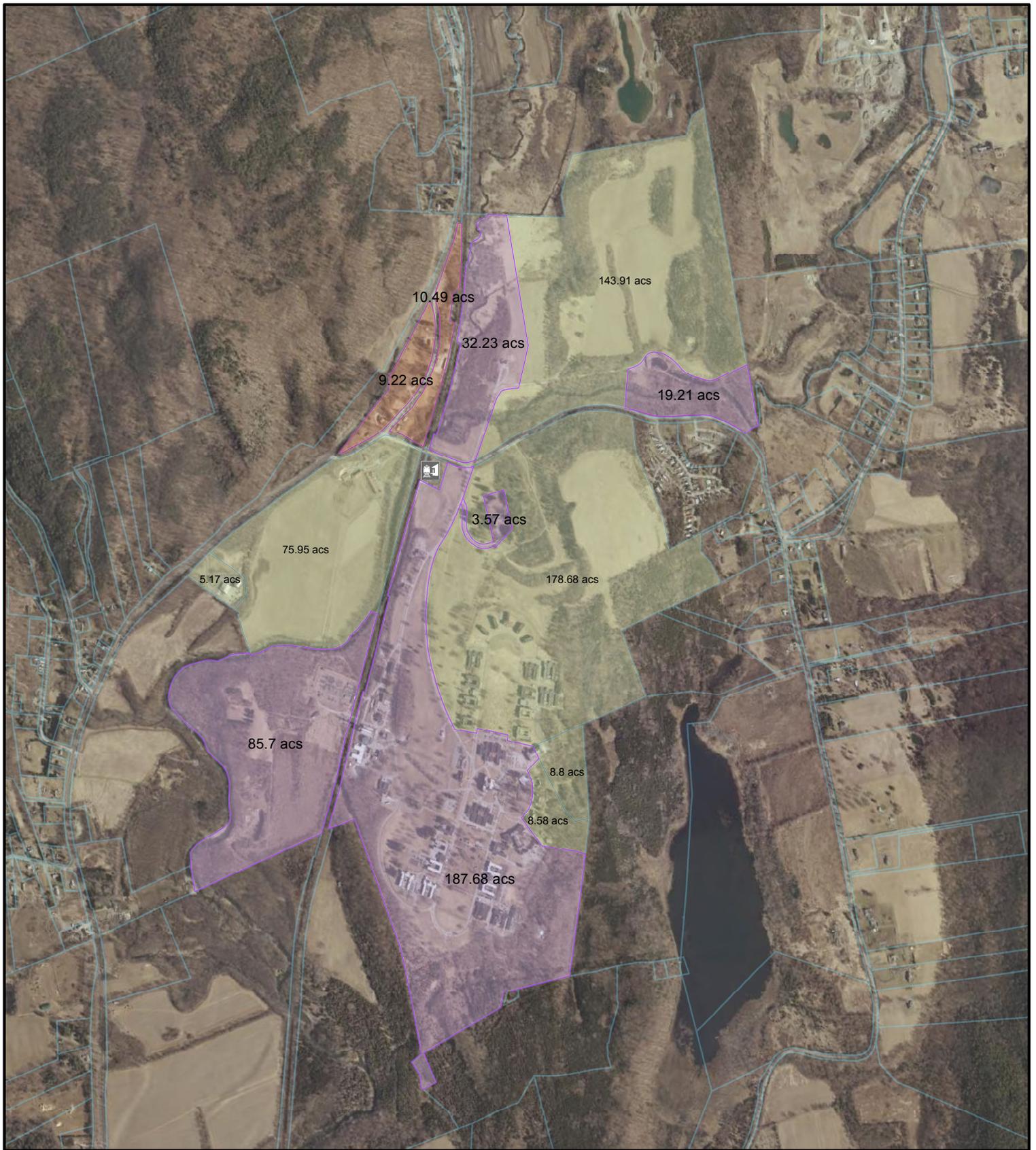
X. APPENDIX

Below is a list of appendices attached to and made a part of this RFEI:

Appendix A: Site Images

Appendix B: List of Buildings and Site Map

APPENDIX A
SITE IMAGES



Legend

- Lands to be retained by OPWDD
- OPWDD Surplus Lands
- Sold Lands
- Dutchess Co Tax Parcels
- M Metro North Station

Wassaic Developmental Center Wassaic, NY

0 500 1,000

 Feet
 1 inch = 1,444 feet



Coordinate System: Albers
 Central Meridian: 96°0'0"W
 1st Std Parallel: 20°0'0"N
 2nd Std Parallel: 60°0'0"N
 Latitude of Origin: 40°0'0"N
 Map Created: 2/16/2017



Wassaic Developmental Center Wassaic, NY

0 500 1,000
 Feet

1 inch = 1,444 feet



Coordinate System: Albers
 Central Meridian: 96°00'00"W
 1st Std Parallel: 20°00'00"N
 2nd Std Parallel: 60°00'00"N
 Latitude of Origin: 40°00'00"N

Map Created 2/04/2019

- Legend
- Buildings/Structures
 - OPWDD Surplus Lands
 - M Metro North Station



Wassaic Developmental Center Wassaic, NY

0 500 1,000
Feet

1 inch = 1,444 feet



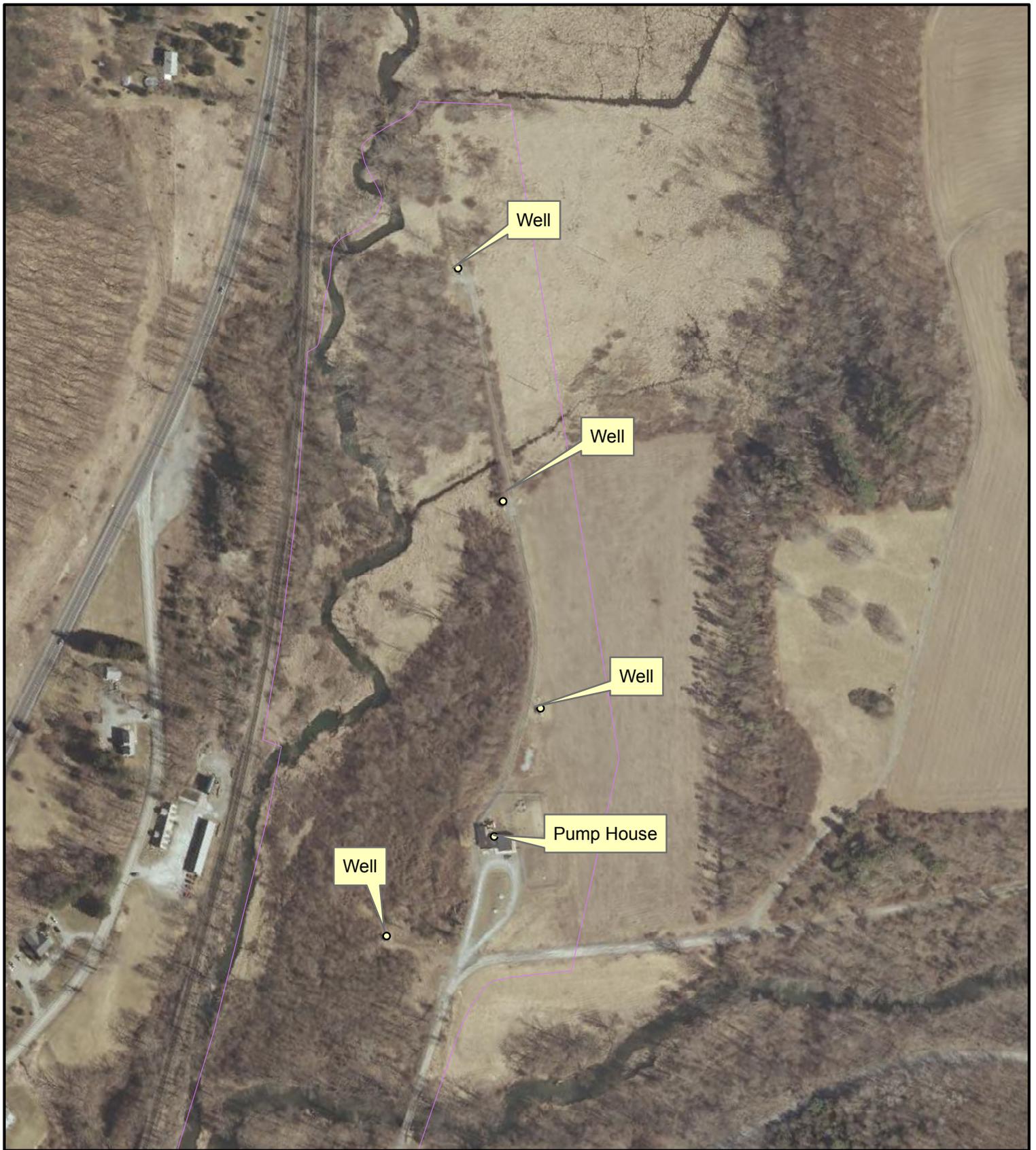
Coordinate System: Albers
Central Meridian: 96°00'00"W
1st Std Parallel: 20°00'00"N
2nd Std Parallel: 60°00'00"N
Latitude of Origin: 40°00'00"N

Map Created 2/04/2017 GIS

Legend

OPWDD Surplus Lands

Metro North Station



<p>Legend</p> <ul style="list-style-type: none"> ● Buildings/Structures ▭ OPWDD Surplus Lands ■ Metro North Station 	<h2 style="margin: 0;">Wassaic Developmental Center</h2> <h3 style="margin: 0;">Wassaic, NY</h3>	<p style="text-align: center;">0 100 200 Feet</p> <p style="text-align: center;">1 inch = 289 feet</p> <div style="text-align: right;"> <small>Coordinate System: Albers Central Meridian: 96°0'0"N 1st Std Parallel: 20°0'0"N 2nd Std Parallel: 60°0'0"N Latitude of Origin: 40°0'0"N Map Created: 3/17/2017</small> </div>
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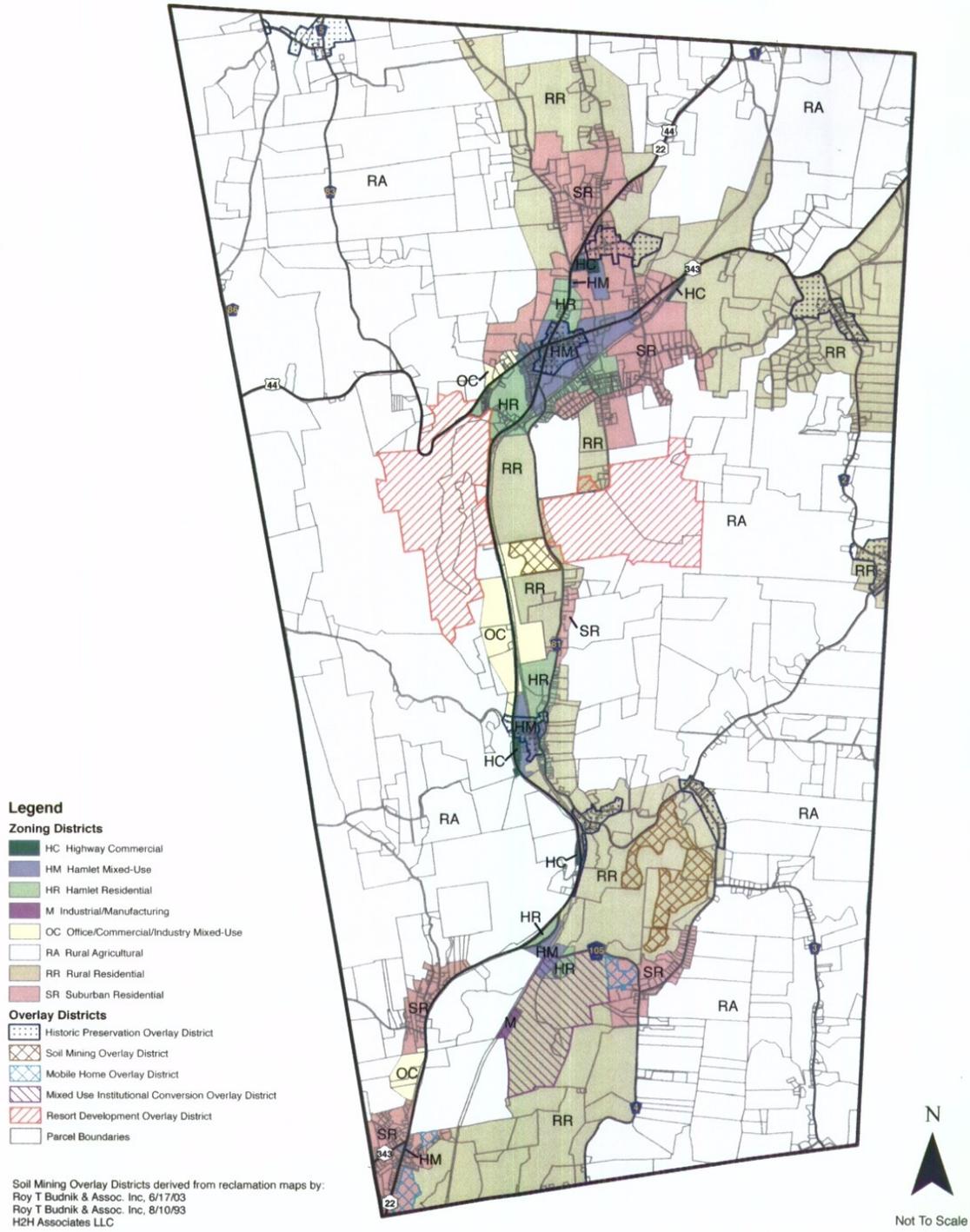
ZONING

121 Attachment 3

Town of Amenia

Land Use and Development Overlay Districts Zoning Map

Prepared By Dutchess County Department of Planning & Development
Adopted Date: July 19, 2007



APPENDIX B
LIST OF BUILDINGS

Building #	Building Name/Function	Sq. Ft.	Status as of 3/23/2017
1	Taconic Hall	38,710	in service
2	Amity Hall	34,867	closed
3	Barton Hall	34,867	closed, heated
4	Jacoby Hall	34,867	closed, heated
5	Ivy Hall	34,867	closed
6	Eisenhower Hall	22,377	closed
7	Franklin Hall	27,461	closed, heated
16	Work Control	12,535	in service
17	StoreHouse	21,376	closed, heated
18	Paint shop	7,462	in service
19	Garage & Safety	13,635	in service
20	Gordon Hall	7,170	closed
21	Valley View	18,744	closed, heated
22	Underhill	9,088	closed
23	Victory Hall	9,088	closed
24	Hudson Hall	34,867	closed, heated
25	Carver Hall	34,867	closed, heated
26	Power Plant	20,645	in service
28	Mall Building	38,710	closed, heated
39	Maintenance Shop	19,346	in service
40	Sewage treatment plant		in service
42	Greenhouse (large)	3,238	closed
44	Piggery	3,052	closed
45	Recycling Center	1,325	closed
46	Chicken house	4,708	closed
47	Power plant water tank		in service
48	Elevated water tower		in service
52	Greenhouse (small)	576	closed
55	Grant Hall	36,919	closed, heated
56	Dutchess Hall	29,700	closed, heated
57	Administration	13,171	closed, heated

58	Services Building	50,930	in service
59	Berkshire Hall	54,060	in service
60	Cedar Knolls	7,321	closed
61	Hilltop Hall	33,356	closed
77	Pump House	2,582	in service
78	Recreation Bldg	2945	closed
86	Chiller Plant	2,375	in service
102	Staff Garage (storage)	3349	storage, no utilities
107	WWTP annex	2,400	in service
108	Hudson/Jacoby Program Wing	5,127	closed
109	Barton/Carver Program Wing	5,127	closed
112	Catholic Chapel	2,222	closed
120	Bldg 77 Gen set		in service
204	well house #7	144	in service
205	well house #5	144	in service
205	well house #1	144	in service
207	well house #2	144	in service
208	Transformer yard		in service
209	Pipe shed	540	closed
211	WWTP Bar Screen Bldg	200	in service

Total SF 741,348

Wassaic Developmental Center Wassaic, NY



Num	Name	SqFt	Status	Yr Built	Num	Name	SqFt	Status	Yr Built
1	Taconic Hall	38710	in service	1930	48	Elevated water tower	0	in service	1930
2	Amity Hall	34867	closed	1928	52	Greenhouse (small)	576	closed	1930
3	Barton Hall	34867	closed, heated	1928	55	Grant Hall	36919	closed, heated	1933
4	Jacoby Hall	34867	closed, heated	1928	56	Dutchess Hall	29700	closed, heated	1933
5	Ivy Hall	34867	closed	1928	57	Administration	13171	closed, heated	1933
6	Eisenhower Hall	22377	closed	1928	58	Services Building	50930	in service	1933
7	Franklin Hall	27461	closed, heated	1928	59	Berkshire Hall	54060	in service	1933
16	Work Control	12535	in service	1930	60	Cedar Knolls	7321	closed	1930
17	Storehouse	21376	closed, heated	1927	61	Hilltop Hall	33356	closed	1930
18	Paint shop	7462	in service	1927	77	Pump House	0	in service	1930
19	Garage & Safety	13635	in service	1927	78	Recreation Bldg	0	in service	1930
20	Gordon Hall	7170	closed	1928	86	Chiller Plant	2375	in service	1930
21	Valley View	18744	closed, heated	1930	102	Staff Garage (storage)	0	in service	1950
22	Underhill	9088	closed	1928	107	WWTP annex	2400	in service	1950
23	Victory Hall	9088	closed	1928	108	Hudson/Jacoby Program Wing	5127	closed	1950
24	Hudson Hall	34867	closed, heated	1928	109	Barton/Carver Program Wing	5127	closed	1950
25	Carver Hall	34867	closed, heated	1928	112	Catholic Chapel	2222	closed	1950
26	Power Plant	20645	in service	1927	120	Generator Bldg	0	in service	1950
28	Mall Building	38710	closed, heated	1930	204	Well house #7	144	in service	1930
39	Maintenance Shop	19346	in service	1930	205	Well house #5	144	in service	1930
40	Sewage treatment plant	0	in service	1930	206	Well House #1	0	in service	1930
42	Greenhouse (large)	3238	closed	1930	207	Well house #2	144	in service	1930
44	Piggery	3052	closed	1930	208	Transformer yard	0	in service	1950
45	Recycling Center	1325	closed	1930	209	Pipe shed	540	closed	1950
46	Chicken house	4708	closed	1930	210	Bath House-Comm. Lea	0	in service	1950
47	Power plant water tank	0	in service	1930	211	WWTP Bar Screen Bldg	200	in service	1950

Buildings/Structures
 OPWDD Surplus Lands

0 500 1,000 Feet

0 0.125 0.25 Miles

1 inch = 1,479 feet

Coordinate System: Albers
 Central Meridian: 90°0'0"W
 1st Std Parallel: 20°0'0"N
 2nd Std Parallel: 60°0'0"N
 Latitude of Origin: 40°0'0"N
 Map Created: 3/20/17 GP