

Erie County Home Short Term Mothballing & Long Term Use Study

11580 Walden Avenue
Alden, New York

Erie County Home Abandonment Study

June 7, 2013



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Executive Summary

June 7, 2013

John C. Loffredo, PE, Commissioner DPW
95 Franklin Street
Room 1400
Buffalo, NY, 14202

Re: Erie County Home Study

Dear Commissioner Loffredo:

The following is the report for the Erie County Home responding to your directive to evaluate the reasonable options for Erie County to manage the property once ECMC vacates the facilities. It is based on information given to us by Erie County DPW the 3rd & 4th quarter of 2012 as well as field observations.

The Report is broken down into 4 parts:

- Executive Summary
- Background Information
- Findings
- Recommendations

Also included is an Appendix section which has additional information on the project as well as some overall vital information.

Short term recommendations on "mothballing" the facility have been previously sent to DPW in letter form in the first part of January 2013. The letter also appears in the Appendix of this report.

In addition to the NYS Fire Code (2010) & Property Maintenance Code (2010) there are numerous Standards which we believe must be met depending on what option is chosen. We get more in depth on the Code requirements later in the report but the primary consideration is to keep the buildings safe. Many of the Code as well as the Program (use) issues are addressed.

In the Fire Code Section FC 311.2.2, it states the requirements for fire alarms, sprinklers & stand pipes to be kept in operable condition. The Engineering Findings suggest a minimum temperature be kept to properly maintain these systems. We understand it is the intention of the Erie County to not provide heat in any of these building in the long term. We feel that Erie County may need to consider a variance procedure to abandon these systems. We feel that a variance should be granted based on two (2) major factors:

- 1) There is much precedence set in other abandoned buildings throughout the State for shutting off utilities & abandoning systems.
- 2) There will be an "Action Plan" in place for Short-Term demolition of the buildings (not included in this report). It's our understanding that it's not Erie County's long-term intent to keep these buildings abandoned.

These systems must be kept operational until such a Variance is granted. Therefore; heating the buildings to the minimum temperature as per the Engineering Findings to keep the systems operational until the Variance is granted will be required.

There are numerous environmental factors also to be considered. These are governed by the New York State Department of Labor as well as the Federal Environmental Protection Agency. Based on our observations, age of the various buildings, as well as past experiences of employees there needs to be a full environmental survey or updates to existing surveys concluded prior to demolition or renovation.

There are various programmatic issues which should also be addressed. The Program Analysis looks at these issues in depth.

The mechanical issues are addressed in the Engineering Report that does an in-depth analysis of the systems.

Although we have recognized numerous solutions that could occur such as:

1. Housing & office / institutional issues linked to Regional Agriculture
2. Environmentally friendly & Alternative Energy Uses
3. Single family housing or Multi-family (apartment/townhouse) Housing
4. Commercial
5. Industrial
6. Mixed use. (residential & commercial)
7. Consolidated County Storage & other County Functions
8. Holding Center or Correctional Facility Expansion

At our 1/14/13 meeting with Erie County we were charged with 2 major scenarios of which this report is based:

1. Sell off "As is" with incentive and sell unused portions of Site (majority of acreage)
2. Tear down abandoned buildings (including Nurses' Building) which can be done in phases and sell unused portions of the Site (majority of acreage)

In all solutions we recommend decommissioning the portion of Home Road which is west of the buildings and north of Walden Avenue (that runs through the site). Other title work is need for the easements as well as combing/splitting of parcels.

The site is a total of 152 acres. Approximately 20 acres is dedicated to other County functions and must remain. Approximately 50% of the land is controlled Wetland which limits development.

We recommend that perimeter security (fence) be installed immediately to avoid harm to buildings or persons until such time as specific action has been taken regarding the disposition of the campus.

Please let us know what the next steps will be and contact us if there are any questions. Again, thank you for the opportunity to provide the information.

Sincerely,



Matthew W. Meier, AIA
Partner Architect
HHL Architects

Background Information

Background Information

The Background information was gathered in the 4th quarter of 2012. Our Findings & Recommendations are based on the following:

- information provided to us by Erie County
- information provided to us by the EC Home & ECMC (owners/operators of the EC Home)
- field observations
- review of drawings
- review of Aerial photos
- review of Tax Maps
- review of Zoning Map
- review of Wetland and Flood Zone Maps
- review of the current Fire Code & Building Code

HHL assumes no liability for revisions to documents that may have occurred as a result of inaccuracies in the information provided.

Architectural Findings
Prepared by HHL Architects

Code Review
Program Analysis

Code Review

The following Code Analysis is based on when the facility is vacated the 1st quarter of 2013. The buildings, when abandoned, will fall under the current Fire Code of New York State (2010). In some instances they will fall under the current Property Maintenance Code of New York State (2010). Although some items are specific, there are many items which are interpretive to the group having jurisdiction. In this case, it would be the County. We have made recommendations for the County such as selling off of any portion of the property to a private owner therefore the jurisdiction would change and would most likely be the Town of Alden. Any alterations that the County would undertake will need to fall under the current Building Code of New York State (2010) and any other applicable new construction Codes (ie. Energy, etc.)

Section 311 of the Fire Code is specific to "Vacant Premises". It goes on to state applicability is "Temporarily unoccupied buildings, structures, premises or portions thereof, including tenant spaces, shall be safeguarded and maintained in accordance with this section."

All Fire Code Section 311 items must be addressed immediately when the buildings are vacated.

The following is the code analysis on various issues that will be affected:

FC 311.2.1 Requires exterior openings and interior openings accessible to unauthorized persons to be boarded, locked, blocked, or otherwise protected to prevent entry by unauthorized individuals. The Code is not specific on how this is accomplished. It leaves it up to the Code Enforcement Officer having jurisdiction. It leaves a wide array of options for "securing" the buildings. See Program Review for additional information. We believe a minimum of locking all windows that are not in use will be required.

FC 311.2.2 Required fire alarm, sprinklers, and standpipes shall be maintained in an operable condition unless exceptions apply. Fire alarm notifies the local (Millgrove) Fire Department. We suggest meeting with the local Fire Department before buildings are abandoned. Part of the meeting needs to include a contact person from the County because FC 110 requires the Fire Chief to notify the Code Enforcement Official of any fire (this would be no matter how small). Special attention has to be given if partial wet systems are left active that water is provided to them. If they are deactivated, notification must immediately take place.

Exception #2 may apply:

2. Where buildings will not be heated and fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply) provided the building has no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.

FC 901.7 When a system is out of service FC 901.7 requires immediate notification to the Fire Department. The Fire Code also requires signage at any system which is not in working order. Our interpretation is that this may affect systems as minor as Fire Suppression at Kitchen Hoods or isolated Sprinkler Systems.

As previously stated, we believe a minimum of a documented meeting is required.

FC 311.3 Requires removal of all combustibles. This may be a problem depending on what the Home staff takes with them or throws out. Upon our field observations there are a lot of combustible materials stored throughout the facility. Most of which is not in any particular order. We observed a lot of mattress storage and paper record storage which would fall under the classification as combustible. These should be cleared out prior to the facility being abandoned.

We believe a minimum of cleaning out the facility will be required. No additional items are to be brought to the facility for storage.

FC 311.4 Refers us to Section 2701.6 of the Code regarding hazardous materials on the site. Section 2701.6.3 regulates facility closure. We were told that the facility had an asbestos survey done previously; this should be updated meeting the requirements of 2701.6.3. By Fire Code Section 2701.6.3 this has to be done "30 days prior to facility closure." No additional hazardous materials can be stored. Upon our field observation, we did not observe any existing hazardous materials being stored. We did observe numerous suspect materials throughout the facility. Hazardous materials shall not be left to deteriorate.

FC 311.5 Requires placards on deteriorated buildings. The main buildings will be okay. The Nurse's Building, the former day care center and the garage are in question. There are several peripheral areas (shelter, comfort stations, and the garage) that this will apply to.

We believe immediately placing placards on deteriorated buildings will address this.

FC 308 Regulates open flames. Pilot lights at gas fired equipment (especially in the kitchen and possibly break rooms throughout the facility) are not allowed. Therefore all appliances will need to be turned off from their natural gas source. This may affect other equipment in the facility.

We believe turning off all pilot lights and shutting off all gas to appliances will meet this requirement.

FC 506 Requires key boxes. Currently the facility has keys inside the facility. They provide 24 hour access to them. There is no type of box on the outside of the building. When the facility is abandoned it will not have 24 hour access and will require an outside box.

We believe installing an exterior box immediately will address this.

There were certain rooms which we were denied key access. We were told they weren't on the keying system and had their own key. Either all doors should be set-up to be on the Grand Master System or locking mechanisms on doors that are not part of the keying system should be disabled and left in the unlocked position.

Program Analysis

The following Program Analysis is based on the vacating of the facility in the 1st quarter of 2013.

The following is the Program Analysis is based on various issues that will be affected. It contains descriptions as well as our Recommendations where applicable.

The items are:

Location

The site is located in Alden, NY at 15800 Walden Avenue. Alden is a rural community located east of the City of Buffalo on the County line. It is approximately 20 miles from the center of the City of Buffalo, NY.

The site is located on Walden Avenue across from the Erie County Correctional Facility (prison). It is bounded by Ellicott Creek, its tributaries, Walden Avenue and residential properties.

Access to the site is from Walden Avenue. There is no longer access from Genesee Street; there was at one time a bridge on Home Road that connected Walden Avenue to Genesee Street.

Site

The site is approximately 152 acres of which approximately 20 acres will remain in use for other County functions when the Home is abandoned (Yankee Building run by the Sheriff's Department for the Correctional Facility as well as the Alden Maintenance Facility). The future of these functions in their current locations is to be determined.

There are numerous Easements on the site that can be broken down into 3 categories:

- 1) Existing Easements which are documented.
- 2) Easements which are obvious but we couldn't find any information.
- 3) Existing items which there are currently no Easements which must have Easements dedicated if any portion of the site is sold off.

There may be other Easements or items which need Easements that come up after the publishing of this Report which we couldn't get any information on.

Easements are further elaborated on in this Program Analysis.

Geographic Constraints

The site as a whole is relatively flat. Some of the site is developed into buildings and Parking Lots and associated Driving Areas. Other parts of the site are wooded. There are cleared areas that look as if they were used for growing fields as well as abandoned playing fields.

The land is divided into 2 properties which are split by Home Road (at the East) and its remnants. At one time there was a bridge that connected both parts of Home Road and connected Walden Avenue with Genesee Street. Tributaries to Ellicott Creek run through the property.

To the North its boundaries are private residential properties and Ellicott Creek. To the East are private residential properties. To the South the boundaries are Walden Avenue. The view from the South looks onto the Erie County Correctional Facility (Prison). To the West a portion of the property goes to Zoeller Road, the remainder of the West boundary is private residential properties.

Securing the Facility

With the Code vague regarding what exactly needs to be done. We recommend the following:

Fencing around the abandoned portion of the facility.

There is an abundant number of windows. We feel boarding up a portion of them would be cost prohibitive. All newer windows have limiting devices limiting their opening. Some should be opened in the summer for ventilation. Some will need to be opened then to prevent built-up of excessive heat in the summer. All windows should be locked when not in use. Original windows in the basement do not have any type of limiting devices. These should never be opened.

Fire Alarm System

Maintain current Fire Alarm system in operational use. See Code requirements.

Wet Systems

If the option of not providing heat is taken, preventative measures must be taken. Systems (especially Plumbing and lines of the HVAC Systems) must be prepared for the shut-down. Systems must be drained. It is important to prevent standing water that could freeze in traps and lines. Antifreezing solutions should be added to fixtures so that trapped water in drain lines doesn't freeze.

Draining of plumbing lines must take place if heat is not provided.

Security System

We advise a temporary remotely monitored system of a series of shatter detectors & motion detectors pointed down corridors; this should be added to the existing security system of door alarms.

Boiler House/Service Building & West Building

Although we are looking at a number of long term options with the exception of the Boiler House/Service Building which distributes HVAC as well as other services (we are in the process of determining the extent that must be kept of the Service Building) & West Building (built in the 1970's) which is in relatively good condition. We cannot foresee at

this point reuse of the other buildings. We have determined they are beyond their useful life.

Heating of Facility

Heating of the facility is to be determination by the County.

If any portion of the facility is to be saved we recommend keeping the temperature in those buildings between 40-50 degrees Fahrenheit.

The only building which we see as having the potential for reuse is the West Building because of its age and condition. If the County foresees reuse of West Building as an option, measures should be taken to prevent deterioration.

Removal of Debris

Remove any debris that is left behind so as not to create a cluttered situation that might inhibit egress or fire fighting.

Zoning

Zoning is not an issue if the property is kept in County hands. If the property is developed privately, zoning will be a concern. The Southwest portion along Walden Avenue is zoned (C-2) commercial. The remainder of the site is zoned (R-C or Rural Commercial) which is currently residential including the portion that the existing buildings are on.

Agricultural Districts

Although the site is surrounded by Agricultural uses, currently the properties making up the Erie County Home Site are not in any type of established Agricultural Districts.

Easements

There are numerous Easements on the site that can be broken down into 3 categories:

- 1) Existing Easements which are documented.
- 2) Easements which are obvious which we couldn't find any information.
- 3) Existing items which there are currently no Easements which must have Easements dedicated if any portion of the site is sold off.

There may be other Easements or items which need Easements that come up after the publishing of this Report which we couldn't get any information on.

There is a major gas line (Tennessee Transmission) line that runs North to South through the Western part of the property. After extensive research, we were unable to obtain information on it but we were verbally told the easement was granted based on expectant usage when the major function was a Nursing Home which determined the price of natural gas. Our concern is that will change dramatically upon the abandonment of the facility.

There is a Reserve Gas Line easement that comes from Broadway Avenue. It runs under the railroad tracks behind the Correctional Facility cutting across its site and running

across the street to the site of the Erie County Home grounds. When it crosses Walden Avenue and follows Home Road slightly to the East, makes a bend and goes to the Boiler Plant Area. It looks to be the main service to the Boiler Plant.

Consideration on location of the line and easement must be given if any of the buildings are torn down or in the case of any site demo.

There is a major Lift station in the Southwest corner of the site which belongs to the Erie County Sewer Department. There is no formal Easement granted for it as well as associated sewers. We were told no formal easement was granted when it was put in because all ownership was Erie County. Selling off a portion of the land will require that formal easements be put in place giving enough room for equipment and servicing.

In addition to the easement, regular power comes from a switch at the Erie County Home and emergency power comes from a generator outside the West Building at the Erie County Home. If either is altered there is potential for the Lift Station being without power.

There is a 15' easement to National Fuel Gas on the north side of Walden Avenue.

There is possibility of additional easements which were not discovered at the time of publishing this report.

Roadway Information

Home Road to the east end of the site is a dedicated Erie County road. It is abandoned on the Erie County Home property beyond the parking lot of the Erie County Home. It services several residential properties beyond the Ellicott Creek tributary from Genesee Street.

The other access at the West end services various buildings and must remain.

The property is split into 2 parcels at the R.O.W. at Home Road. The road may have to be un-dedicated as a County road if the portions of the parcels are sold off.

Leases

We were not able to obtain information on leases that might be affecting the site. Our concern is that some areas of the site looked cleared out and possibly used for farm fields. It is a practice to lease out land for growing purposes.

Security

Currently ECMC provides security through a private firm; this will cease to happen when the facility is abandoned and given back to the County. We recommend providing increase in observation and help with minimize risk of intrusion.

Partial Capacities

There are numerous tanks for various functions throughout the facility. ECMC has paid to have tanks filled. They may want payment for partial capacity of tanks when the facility is abandoned.

Flood Plains & Wetlands

Areas along Ellicott Creek and its tributaries are within FEMA Flood Plains. All Flood Plain areas fall within federally dedicated Wetlands. Much of the land was dedicated as Federal Wetlands; there was no addition to New York State DEC dedicated Wetlands.

The areas dedicated as wetlands will control development.

Environmental Findings

Environmental Findings

There are numerous environmental factors to be considered which are governed by the New York State Department of Labor, New York State Department of Environmental Conservation as well as the Federal Environmental Protection Agency. Working around some of the hazardous materials is regulated by the Federal Occupational Health and Safety Association (OSHA) or when using in-house forces, the Public Employees Safety & Health Division (PESH).

Based on our observations, age of the various buildings, as well as past experiences of employees, there may be a presence of hazardous materials throughout the buildings. In most instances, all hazardous materials must be removed prior to demolition or renovation if the remaining contents are to be considered non-contaminated. Some hazardous materials such as asbestos can be easily quantified. Others, like soil contamination, cannot easily be quantified until the area is excavated. Some contaminants like asbestos have strict regulations regarding removal and disposals. Others like lead paint do not.

The major environmental concerns are asbestos and lead. Although asbestos and lead can be assumed based on the age of structures, remediation must be done before demolition or renovations can occur.

The evidence of mold in our observations in the main building was at shower units and areas with "wet" fixtures. Additional areas include ceilings that show signs of water damage from leaking pipes, mechanical equipment, or the roof. These have potential for mold growth. There were no other contaminants observed on our walk-through.

The facility needs an updated environmental assessment. Any section of buildings constructed before 1980 (which is all of them) that are to be renovated or demolished needs the assessment; there needs to be a full environmental survey done and an asbestos survey prior to the demolition of any pre-1980 buildings, according to applicable laws.

We were told there is a total 8 Fuel Storage Tanks on the Site. Our Engineering Report calls out 11. We have located 6 with a possibility of 2 more. They are as follows:

- 2,000 gal. Diesel Underground Tank at East Side of Maintenance Building
- 6,000 gal. Gas Underground Tank at East Side of Maintenance Building (plans provided call out 4,000 gal.)
- 3-15,000 gal. No.6 oil emptied and decommissioned for Boilers 3 Tanks at West Side of Boiler House (in one Survey calls out filler caps in this vicinity)

The Engineering Report also call out:

- 1,000 gal. above ground diesel fuel storage tank supplies emergency generator #2 in Boiler House.
- 2,000 gal. above ground diesel fuel storage tank supplies emergency generator #3 located north of West Building.
- 2-550 gallon above ground fuel storage tanks supply emergency generator #4 located north of Nurses' Building.
- 500 gal. above ground diesel fuel storage tank supplies emergency generator #5 located north of North Building.

1,000 gallon underground diesel fuel storage tank supplies emergency generator #6 located north of East Building.

There are concerns about water contamination. There is a lack of backflow preventers through the site for the various domestic water systems. Our concerns are 2 fold.

The 1st is the possibility of contamination during demolition. Although precautions can be taken, of particular concern is contamination of water supply lines. Although measures can be taken there are so many lines and lines that have potential to be undocumented. Part of the concern is in demolition in structures like the Water Tower. It is part of the water supply system. When it is demolished it is covered in a lead based paint.

The 2nd of our concerns is that of stagnation with lack of use. The majority of the buildings will be abandoned. Therefore; they will not have any usage. Our concern is that with the abundance of plumbing lines there may remote lines that could contaminate the supply system with stagnation.

Although some of our concerns are eliminated with the use of Backflow Preventers some of the buildings that will be demolished like the Nurses Building and Day Care Center have already been abandoned and may not have them.

The Nurse's Building has been abandoned for several years. All utilities are shut off. Therefore; no sumps at the lower level are operational. We were told the Basement level was flooded. There was roof leaking for a while. Water infiltration is a major cause of mold. We presume there is mold throughout the building.

There are several peripheral buildings that have been subjected to the weather or have had wet functions in the past. We presume there is a mold presence.

We are concerned with the potential of contaminated soil. These would be primarily at the former Sewage Treatment Plant, abandoned septic systems, and at fuel oil storage tanks.

There is an abandoned Sewage Treatment Plant located in the Eastern portion of the Site. It has been abandoned for a number of years. It appears on some of the old surveys and Ariel photos remnants of old treatment areas utilizing the ground are apparent. There may be contaminated soil associated with it and there is possibility of leaching beyond the limit lines. The extents will not be known until the area is excavated.

There are remnants of old wet areas through the site. They may have had abandoned septic systems associated with them. Contents of tanks should be emptied. Leaching Fields may be contaminated.

The abandoned Sewage Treatment Plant Building was used at one time as an old Lab. It has been abandoned for a number of years. This has the potential for contamination depending what was left behind.

Areas along Ellicott Creek and it's tributaries are in FEMA Flood Plains. Areas within the Flood Plains are also within federally regulated Wetlands. There were no additional New York State DEC Wetlands. The Wetlands take up approximately 50% of the site.



Based on the age of the buildings and structures (pre 1980) there is a high likelihood of the presence of lead paint. All buildings/structures are subject to this.

The most prevalent structure covered in paint which is rusted and flaking is the large Water Tower. It is presumed to be all lead based.

Depending on what is left there is potential for other contaminants from other materials which are left behind when the facility is abandoned. These items include items which could be left in the Morgue, Labs, or the Boiler House as well as other areas.

There is the possibility of medically related small tanks being left on site. Of particular concern are small abandoned oxygen tanks. These would be an accelerant to a fire. There is also the possibility of maintenance related tanks also being left on site.

There are a number of systems that will be abandoned throughout the facility. All systems should be emptied upon abandonment and permanently decommissioned. Numerous systems were observed in West Building.

MEP Findings
Prepared by M/E Engineering

HVAC Review

Boiler House Equipment

The existing Boiler House provides high pressure steam service (100 psig) out to the various Campus Buildings through a network of underground pipe tunnels. These tunnels include distribution to the Correctional Facility on the south side of Walden Avenue. This steam system is utilized for space heating, ventilation services and domestic water heating throughout the Campus. The Boiler House also serves as the source for chilled water services distributed for air conditioning needs within Campus Buildings.

Existing Boiler House equipment includes the following:

- 1) Two (2) 1966 vintage steam boilers at 381 boiler HP each.
- 2) Two (2) 1972 vintage steam boilers at 610 boiler HP each.
- 3) Two (2) 1997 vintage centrifugal chillers at 500 ton capacity each.
- 4) Two (2) 1997 vintage cooling towers.
- 5) Miscellaneous support equipment for boiler feed services, condensate pumps, HVAC circulation pumps and JCI pneumatic/DDC central systems.

Although the equipment is in good operational condition, most of this equipment is operating beyond its projected useful life. No salvage value exists for the reuse of this equipment at alternative sites. Furthermore, it was noted that the existing Annex Building and the Correctional Facility currently have renovation projects scheduled to provide dedicated boiler service to each of these buildings.

Administration Building, Service Building, North Building, South Building and West Building

Each building is served by a dedicated Machine Room to provide hot water heating services out to each building. The Machine Rooms are provided with one (1) steam to hot water heat exchanger, a steam PRV station (to convert the 100 psig steam service to low pressure), a pair of hot water heating pumps and pneumatic control systems. All equipment is operational but is functioning beyond its expected useful life.

Ventilation air is provided to hallways via a single rooftop air handling unit in each building. Exhaust ventilation services are provided through a series of fans for Toilet Rooms, Janitor's Closets and Kitchen/Cafeteria spaces.

Offices and Patient Rooms are served by hot water radiation for space heating and fan coil/terminal units with chilled water for air conditioned spaces. Energy Management Control systems (DDC) are provided for the newer chilled water systems.

Nurses Home

This building is connected to the original steam system from the Boiler House but was decommissioned years ago. Currently, this building has no heat, no ventilation, no power and no active plumbing systems (the Basement area was flooded out as a result of the inactive sump pump station).

Annex (Yankee) Building

This building is connected to the original steam system from the Boiler House. A current renovation project will be adding a dedicated hot water boiler and HVAC system upgrades throughout this building. An existing rooftop air handling unit (no air conditioning services) will be refurbished during this project.

Maintenance Garage and Addition

This building is not connected to the original steam system from the Boiler House. Space heating and ventilation services are provided through a combination of gas-fired radiant tube heaters, electric heaters, PTAC units and general exhaust ventilation services.

Hollywood Garage

This building has decommissioned steam heating equipment, deactivated gas unit heaters and no power services. This building is currently used for cold storage.

Old Sewage Treatment Plant

This building was decommissioned years ago and currently has no heat, no ventilation services, no power and no operating plumbing systems.

Old Superintendent's Residence

This building was decommissioned years ago and currently has no heat, no ventilation services, no power and no operating plumbing systems.

Conclusions

The following descriptions are based on the understanding that the Owner intends to decommission and eventually raze all structures on the site with the exception of the Maintenance Garage and Annex (Yankee) Building. Therefore, the work items described are those that would be necessary to allow the continued use of those two (2) buildings.

The existing steam heating system and distribution equipment for the Campus Buildings needs to remain in service until completion of the following items:

- 1) The commissioning of dedicated boiler plants for the Annex (Yankee) Building and the Correctional Facility.
- 2) The installation of a dedicated water service to support the Maintenance Garage and Annex (Yankee) Building.
- 3) The full decommissioning of the fire protection and fire alarm services in the respective Campus Buildings.

Plumbing Review

Domestic Cold and Hot Water Systems

Domestic water is supplied to the site by an 8 inch water main fed from an Erie County Water Authority (ECWA) main located near the railroad tracks on the south side of Walden Avenue. The 8 inch main enters the site at the east end near Home Road, runs to the north side of the campus before it turns west. No backflow prevention devices exist on this service.

At the center of the grounds, the main splits to fill the 500,000 gallon water storage tank and to supply water to the West Building, Maintenance Garage, Annex (Yankee) Building and the abandoned Nurses' Home. The water storage tank supplies water to the North, South and East Buildings as well as the Boiler House, Service and Administration Buildings.

Each building has one (1) steam-to-water heat exchanger which generates domestic hot water except the East Building, which has two (2).

A gas-fired domestic water heater will be provided in the Annex (Yankee) Building so it can be disconnected from the central steam system.

Reduced pressure zone backflow preventers exist in the Boiler House on the water make-up connections to the boiler and cooling tower systems.

The water service also supplies the "T" Building at the Correctional Facility located south of Walden Avenue.

Fire Suppression Systems

A separate water service installed in 1988 and connected to the 20 inch ECWA main in Walden Avenue supplies water to the facility fire hydrant loop within the current property lines of the Erie County Home. Fire hydrants are located around the entire site. No backflow prevention devices exist on this service. The fire pump that originally supplied water to the fire suppression systems was decommissioned when the fire service was installed.

A standpipe system exists in the North, South, East and West Buildings with hose valves located in the main corridors.

The buildings are partially protected by automatic sprinkler systems. Sprinklers exist in the storage and soiled holding rooms in the Basement and in the entire Chapel. The sprinkler protection is divided into thirteen (13) zones. The sprinkler systems are supplied by the fire hydrant loop.

Fire department connections are located around the campus to allow the fire department to augment the water supply to the fire suppression systems.

Sanitary Sewer System

The sanitary sewer for the entire site flows by gravity to the sewage lift station located at the northeast corner of Walden Avenue and Zoeller Road. The only exceptions are the West Building and the Annex (Yankee) Building which are served by sewage lift systems.

Storm Drainage System

All of the site storm drainage, including storm water from the roofs of the buildings, is pumped to Ellicott Creek, which is east of the site. Therefore, electrical service to each of these pumping systems must be maintained to prevent flooding. There are a total of eight (8) storm water pumping systems on campus.

- 1) There are three (3) sump pits that are interconnected. The first is located just north of the east end of North Building. This pumps water south to a second pit located between North Building and the Service Building. This second pumping system discharges to the third pit located just southeast of South Building. The third pit pumps storm water east to an Ellicott Creek tributary.
- 2) The fourth sump pit is located southeast of the Administration Building. This station pumps to the force main from the first three systems described above.
- 3) The fifth sump pit is located in the southeast courtyard of East Building. This also pumps into the force main from the first three pits.
- 4) The sixth sump pit is located north of West Building and south of North Building. This discharges directly to an Ellicott Creek tributary.
- 5) The seventh sump pit is located in a grassed area north of the north end of East Building. This also pumps directly to an Ellicott Creek tributary.
- 6) The eighth sump pump is located in the Annex Building.

One (1) elevator sump pump exists in each of the North, South and West Buildings. Two (2) elevator sump pumps exist in East Building.

All of these pumps remain operational. Otherwise, flooding will occur.

Natural Gas

A National Fuel Gas meter setting is located north of the Boiler House. The service supplies gas to both the Erie County Home Campus and a main that connects to the Alden Reserve Gas natural gas distribution system through a "three-lock system" which includes a lock controlled by National Fuel Gas, a lock controlled by Alden Reserve Gas and a lock controlled by the Erie County Home. In order to operate the main shut-off valve, a representative from each company must be present with the key that operates their lock.

Separate, independent natural gas services currently supply the Annex (Yankee) Building and the Maintenance Garage.

Medical Gases

A bulk oxygen system which supplies forty (40) beds in West Building exists north of the Nurses' Home.

A medical air compressor serves the on-site dental clinic.

The medical vacuum pumps are no longer operational.

Fuel Tanks

Three (3) 15,000 gallon underground tanks, previously stored No. 6 fuel oil for the boilers have been emptied and decommissioned.

A 1,000 gallon aboveground diesel fuel storage tank supplies emergency generator #2 in the Boiler House.

A 2,000 gallon aboveground diesel fuel storage tank supplies emergency generator #3 located north of West Building.

Two (2) 550 gallon aboveground diesel fuel storage tanks supply emergency generator #4 located north of the Nurses' Home.

A 500 gallon aboveground diesel fuel storage tank supplies emergency generator #5 located north of North Building.

A 1,000 gallon underground diesel fuel storage tank supplies emergency generator #6 located North of East Building.

Vehicle Fueling

A 2,000 gallon underground diesel fuel storage tank and a 6,000 gallon gasoline storage tank serve fuel dispensers located adjacent to the Maintenance Garage. The tanks are equipped with leak detection and alarm systems.

Conclusions

The following descriptions are based on the understanding that the Owner intends to decommission and eventually raze all structures on the site with the exception of the Maintenance Garage and Annex (Yankee) Building. Therefore, the work items described are those that would be necessary to allow the continued use of those two (2) buildings.

1) **Domestic Cold and Hot Water Systems**

New water service(s) would have to be provided to supply the Maintenance Garage and Annex (Yankee) Building, allowing the 8 inch water main fed from an Erie County Water Authority (ECWA) main located near the railroad tracks on the south side of Walden Avenue, which supplies the entire site, to be decommissioned. The water supply to these buildings will have to be designed in accordance with the requirements of the Erie County Water Authority and the New York State Health Department's Cross Connection Control Manual.

2) **Fire Suppression Systems**

The facility fire service would have to remain in service if the fire hydrants on the campus are to remain active.

The temperature in the buildings will have to be maintained at or above 40 degrees F if the standpipe and sprinkler systems are to remain active until the buildings are razed. The Fire Code of New York State permits the deactivation of automatic sprinkler systems when the premises have been cleared of all combustible materials and debris and, in the opinion of the code enforcement official, the type of construction, fire separation distance and security of the premises do not create a fire hazard. However, the standpipe system would have to remain in service until the buildings are razed, as a dry standpipe system, provided the buildings have no contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons.

3) **Sanitary Sewer System**

The sewage lift station located at the northeast corner of Walden Avenue and Zoeller Road serves the Maintenance Building, so it must remain active unless the solution chosen includes redesign of the sanitary sewer for that building.

4) **Storm Drainage System**

All of the sump pumps on the campus must remain operational until the buildings are razed. Otherwise, flooding will occur within the buildings similar to the Nurses' Home.

5) **Natural Gas**

The gas service will have to remain operational if heat is to be provided in the buildings.

Since separate, independent natural gas services supply the Annex (Yankee) Building and the Maintenance Garage, if the other buildings are not to be heated, the service can be decommissioned, provided this is acceptable to Alden Reserve Gas.



6) **Medical Gases**

The bulk oxygen system can be decommissioned. The oxygen supplier would have to be notified so they can remove their equipment.

7) **Fuel Tanks**

The fuel tank(s) for any boilers and emergency generators that will remain in service must remain.

The fuel tank(s) for any boilers and emergency generators that will not remain in service should be removed in accordance with the requirements of the New York State Department of Environmental Conservation.

8) **Vehicle Fuelling**

The underground diesel fuel storage tank, gasoline storage tank and fuel dispensers and all appurtenances will remain in service to support the operations of the Maintenance Garage.

Electrical Review

Electrical Service

A NYSEG 4800 volt aerial primary electrical service enters the site off of Walden Ave, near Home Road. Utility metering for the site is located on a utility pole prior to distribution to buildings located on the grounds.

The NYSEG 4800 volt aerial service had served a Superintendent Residence and former Sewage Treatment Building via pole mounted transformers. The service continues and transitions to an underground service to feed the remaining campus via primary switch gear located in a dedicated Electrical Switchgear Building. Within the Electrical Switchgear Building, power is further distributed underground throughout the site via a County owned primary switchgear lineup, manufactured by Square D, Power-Zone. The switchgear is estimated to be approximately 35-40 years old, are reported to be in good working order. However, the equipment is approaching the end of its useful life expectancy. The switchgear contains five (5) primary fused switches and provides distribution as follows:

- 1) Switch S1 (400E fuses) - Feeds Transformer T1 (1500kVA) at northwest corner of Boiler Room. Loads include Switchgear in Old Chiller Room, West Building, Dietary, Boiler Room and Generator No's. 2 and 3.
- 2) Switch S2 (200E fuses) - Feeds Transformer T2 (500kVA) at west corner of Generator House No. 4. Loads include Annex (Yankee) Building, Maintenance Center, Nurse's Home, Zoeller Lift Station and Generator No. 4.
- 3) Switch S3 (200E fuses) - Feeds Transformer T3 (750kVA) at Generator House No. 5. Loads include North Building, South Building, Administration Building and Generator No. 5.
- 4) Switch S4 (125E fuses) - Feeds Transformer T4 (1000kVA) at North Side of East Building. Loads include Switchgear in East Building, No. 6 Generator, East and West Roof Top Units and Switchgear in East Building.
- 5) Switch S5 (125E fuses) - Feeds Transformer T5 at Northeast corner of Chiller Room. Loads include Chillers, Library Mechanical Unit, and East Building.

Each of the campuses exterior county owned, oil-filled pad mounted transformers are approximately 35-40 years old. The transformers are approaching the end of their useful life expectancy.

Emergency Power Generation

There are currently five (5) active diesel generators on site. At the time this report was prepared, all are reported to be functioning properly.

- 1) Generator No. 1 - No longer in use/on site. Formally a fire pump.

- 2) Generator No. 2 - 300kW set, and is located in the Boiler House. This generator serves the Boiler Room and Basement of Service Building. The generator has exceeded its expected useful life.
- 3) Generator No. 3 - 450kW set, located outdoors, north of the West Building. This generator serves the entire West Building. The generator is approximately 8-10 years old and is reported to be in good working order.
- 4) Generator No. 4 - 250kW set, located in its own building, just north of the Nurses Home. This generator serves the Annex (Yankee) Building, Maintenance Garage, Sewage Lift Station at Zoller Road and the former Nurses Home. The generator has exceeded its expected useful life.
- 5) Generator No. 5 - 500kW set, located outdoors north of the North Building. This generator serves the North, South and Administration Buildings. The generator has exceeded its expected useful life.
- 6) Generator No. 6 - 500kW set, located in its own building, north of the East Building. This generator serves the East Building. The generator has exceeded its expected useful life.

Site Lighting

Site lighting consists of a mix of cobra head, "shoebox" and flood light type luminaires on a mix of wood and steel poles. A tall mast luminaire provides lighting for the rear parking lot. Much of the site lighting for the campus appears to be fed from a 480 Volt panel in the Electrical Switchgear Building, which in turn is presumed to be fed from the Boiler House. All site lighting throughout the campus, in general, has reached the end of its useful life.

Communication Systems

Copper telephone, fiber optic and CATV cabling enters the campus site from Walden Avenue, via an underground tunnel. All telecommunication services serving the campus appear to be routed to a Main Telecommunication Room located in the Basement of the Administration Building. From this room copper telephone, fiber optic and CATV cabling is routed throughout the main building complex (Boiler House, Service Building, East Building, Administration Building, South Building, North Building, and West Building), as well as to the Annex (Yankee) Building, and Maintenance Garage.

There are no reported functioning communication systems installed in the Nurses Home, Hollywood Garage, Old Sewage Treatment Building or the Old Superintendent Residence.

Fire Alarm Systems

A Simplex model 4100U addressable fire alarm control panel is located in the Boiler House. This panel provides fire alarm coverage for the North Building, South Building, East Building, West Building, Boiler House, Service Building and Administration Building. The panel appears to have been recently installed and is in working order.

Stand-alone fire alarm systems have been reported to be installed in the Yankee Building and the Maintenance Garage, both are in working order. It is presumed that these panels utilize the copper telephone cabling routed between the Maintenance Garage, Annex (Yankee) Building and Main Telecommunication Room located in the Administration Building to dial out.

There are no functioning fire alarm systems installed in the Nurses Home, Hollywood Garage, Old Sewage Treatment Building or the Old Superintendent Residence.

Security/CCTV Systems

The main building complex, including the North Building, South Building, East Building, West Building, Boiler House, Service Building and Administration Building has limited security detection and CCTV surveillance installed.

The Annex (Yankee) Building has its own independent security and CCTV system installed and is not tied to the campus system. The exact extent and features of the system are not known at this time.

Conclusions

The following descriptions are based on the understanding that the Owner intends to decommission and eventually raze all structures on the site with the exception of the Maintenance Garage and Annex (Yankee) Building. Therefore, the work items described are those that would be necessary to allow the continued use of those two (2) buildings.

1) Electrical Service/Power

Existing primary electrical service will need to be maintained, including the Electrical Switchgear Building to keep primary switch S2 energized to maintain electrical service to active buildings and structures; Annex (Yankee) Building, Maintenance Center, Zoeller Lift Station and Emergency Generator No. 4. Initial conversations with the utility, they have indicated that a minimum of 25kW demand is required to actively maintain service of a primary electrical service. The electrical distribution to these buildings and structures will need to be reengineered depending on the solution chosen. Consideration may be given to providing a new electrical service(s) to those building(s) and structures that are going to remain active.

Power needs to be maintained to all sump pump locations throughout campus to prevent flooding of buildings and or site until the building(s) are razed. Temporary power may be distributed to these selected locations. Otherwise, flooding will occur within the buildings similar to the Nurses' Home.

2) Emergency Power Generation

Emergency power will need to be maintained to active buildings; Maintenance Garage, Annex (Yankee) Building and Zoeller Lift Station. Emergency power is not required to buildings that are not operational. Consideration may be given to provide emergency power to the sump

pump locations throughout the site to prevent flooding if utility power is lost.

3) Site Lighting

In general all site lighting has reached the end of its useful life. Depending on the solution chosen, lighting circuits may need to be reworked to accommodate site and or building reconfiguration. Consideration should be given to upgrade/replace any of the site lighting for the portions of the campus that remain operational.

4) Communication Systems

Power must be maintained to any communication system(s) that are to remain active.

New telephone, CATV and internet (data) services would need to be provided to maintain operations at the Maintenance Garage, and Annex (Yankee) Building if the Main Buildings are razed.

5) Fire Alarm Systems

For the fire alarm system to remain functional, power and a building temperature of 40 degrees F. must be maintained in the Main Campus.

The Maintenance Garage and Annex (Yankee) Building currently have dedicated fire alarm systems. Communication cabling needs to be maintained to the system dialers for these systems to remain operational.

6) Security/CCTV Systems

For these systems to remain operational, power will need to be maintained to the buildings.

The system at the Maintenance Garage would need to be redesigned to allow for its independence from the remainder of the campus. It appears that an outside communications cable needs to be provided to the Annex (Yankee) Building to transmit any alarms off campus.

Real Estate Findings

Prepared by Militello Real Estate

Market Overview

Potential Reuse of the Erie County Home
Prepared by JR Militello Realty, Inc.
1/24/2013

General Comments:

This real estate market analysis was conducted by J.R. Militello Realty, Inc. ("Militello Realty") for inclusion in reports and presentations prepared by Hamilton Houston Lownie Architects ("HHL") as part of a larger study on the future disposition of the Erie County Home ("ECH"). The information is intended to be used internally by the team's planning, architectural and engineering members to analyze alternative development plans for the site. Militello Realty is available to assist the team throughout the planning process with respect to evaluating site constraints, infrastructure requirements and the implementation of the preferred redevelopment plan.

The purpose of the analysis was to develop an opinion on the probability of a sale or title transfer of the property to private interests. Along with a proposed transfer, estimates on the financial return to the County, probable terms of such a transfer and the time frames needed to successfully close the transaction were developed.

It is important to note that Militello Realty has no interest in acquiring the property and the fee for this assignment was not contingent upon reporting a specific set of values nor were we given any direction to arrive at a predetermined disposition outcome.

Our market investigations assumed that the County was motivated to sell the property. With the exception of the environmental liability to the County as the seller, we also assumed that the buildings and grounds would be sold in an "as is" condition, i.e., that the County would not be obligated to make repairs or capital improvements as a contingency in a contract for a sale to private interests.

It is our firm opinion that prior to the sale of the existing structures, the County at its expense, would be required by any buyer to fully remediate all environmental contamination in both the buildings and in the surrounding grounds.

We further assumed that any sale or title transfer by the County would be for the entire 152 acre site. The subdivision and sale of smaller land

parcels by the County would not be well received in the market place unless the County or another public entity had committed to both developing the necessary infrastructure (roads, utility services etc.) to support the parcels **and** has a plan in place to either fully renovate or demolish the ECH buildings at public expense.

A sale, donation or transfer of the property to a public or a not-for-profit entity for its own use was not investigated by Militello Realty. This was based on the assumption that any consideration paid for the property, or funding needed for subsequent redevelopment, would be contingent on the receipt of significant public financing and subject to an extensive public approval process. Discussion on the probability of and benefits resulting from this type of disposition is best left for discussion in the political arena.

Valuation

In formulating our opinions on the probable market response to an offering of the property for sale, Militello Realty conducted the following investigations and analysis:

- Researched and collected data related to market conditions and market activity
- Conducted a physical inspection of the existing buildings and grounds
- Investigated surrounding land uses
- Reviewed information provided by the County
- Reviewed the zoning of the property and its impact on value
- Conducted a cursory review of environmental constraints
- Identified comparable and competitive property sales and applied the direct sales comparison approach to value
- Performed a reconciliation and conclusion of final estimated market value
- Investigated highest and best use of the property

The first step in determining value is to understand the use(s) for which the property could be redeveloped. Although there are numerous subsets in each use category (retail, office, industrial and residential) to consider, we chose to look at very generic profiles of each use type to benchmark against demand information. In each case we looked at both the potential for the use to take place in renovated existing structures or as new construction on serviced and properly zoned land.

Reuse of Existing Structures

For the existing buildings it became clear early on in our evaluation that it would not be practical nor cost effective to convert them for use as office, retail or light industrial space (research and development use). The physical configuration and functional layout of the space, together with the condition of the buildings' mechanical systems, were two primary reference points used in determining suitability for future use.

As an example, consider a reuse of the buildings for conventional office tenants. In today's market in order to support an investment of this scale (540,000 sq.ft.), probable tenants would be back office operations and call centers. These tenants are seeking large, contiguous blocks of space, in an open landscaped layout, with private offices and conference rooms along the perimeter of that open space. The ECH buildings have long and narrow footprints with oversized central service corridors which inhibit the division of the space into this format.

Even if tenants were attracted to the space, the inefficient layout, with an extensive amount of square footage dedicated to circulation (corridors, hallways) and public areas is a serious problem. Very little of this common space generates lease revenue yet it still requires capital investment and services (utilities, maintenance and taxes).

Extensive work would, therefore, be required to modify the buildings for multi-tenant office use. We assume it would be necessary to completely gut the interior of the buildings to remove the existing residential suites and rework the interior demising walls and public areas. Multiple new entry points would need to be added and the exterior façade of the buildings altered to change the institutional character of the buildings. All of the mechanical systems require replacement to meet current efficiency expectations and/or code requirements. Due to the scale (540,000 sq.ft.) of building renovation, it would be very expensive to maintain and carry the property during an extended lease-up period.

The configuration of the existing buildings could possibly make them suitable for reuse as conventional residential rental units. However, the same issues of scale and condition of the asset discussed above would apply to retrofitting for residential rental use. The majority of the existing improvements would need to be replaced or upgraded in order to attract a conventional market and the institutional character of the buildings would also need to be altered. All of the existing residential suites would require gutting and reconfiguration to create conventional, leasable units in the range of 600 to 1,200 sq.ft. Assuming conversion of the facility to

one and two bedroom apartments, the complex could contain approximately 600 units.

Marketability of Land

In looking at the potential for future land development, we took into consideration the need for infrastructure investment and the carrying costs of such an investment prior to resale. The 152 acre site does have some infrastructure in place along its Walden Avenue frontage but it is not sufficient to support development of the larger site. Costs associated with basic infrastructure improvements (roads, drainage facilities, public utilities) might be upwards of \$60,000 per marketable acre based on similar, recent projects.¹

The current zoning of the property is R-C, which, on the Alden Zoning Map, is defined as "Residential Commercial". In the Town's Comprehensive Plan, however, the zoning of the property is defined as "Restricted Commercial".² The Town Clerk, Ralph Witt, recently indicated that in his view the property is zoned "Residential Commercial" which he defines as residential with some limited, small commercial (e.g., home occupations) allowed. The R-C zoning allows for all residential development from single family to apartments. The Comprehensive Plan, which was prepared in 2009, states that the large areas of undeveloped land on the Erie County Home property "offer the potential for increased light industrial development, consistent with existing uses [in other parts of the Town] ...and the vision for this area". The Comprehensive Plan further states that, in the event that the State and County correctional facilities and the Erie County Home "should cease to operate and the land is sold, large scale residential development could occur under the existing zoning. This is an area of the Town where light industrial growth is desired and the zoning should reflect and allow for these types of uses."³

Notwithstanding the recommendations of the Alden Comprehensive Plan, the potential need for a rezoning of portions of the site for commercial use may discourage the interest of some buyers; however we did not consider this a major limitation in the marketing of the site. We believe that a buyer could be successful in a rezoning for office or industrial use. Though current zoning may not prove to be much of an impediment for future site

¹ Infrastructure for a recently completed shovel-ready commercial/industrial park in the City of Tonawanda cost \$2.7 million for approximately 40 acres of saleable land

² On Map 5 – Existing Zoning in the Town of Alden Comprehensive Plan, the property is defined as "Restored Commercial" whereas in the narrative of the Comprehensive Plan, Section 4, page 3, it is stated that the Erie County Home lands are zoned "Restricted Commercial (R-C)"

³ Town of Alden Comprehensive Plan, Section 4 – Findings and Recommendations, page 3.

development, the impact of site characteristics and location of the site **are** seen as major impediments to attracting investors to the property.

From our observations and a review of aerial photography, 25% of the ECH site appears to be impacted by an existing stream and related restricted wetlands. Making allocations for roadways and other infrastructure, we assumed 35% of the parcel would be unavailable for new home sites. Therefore the resulting 98.8 acres is estimated to yield 55 +/- improved, 1.8 acre lots.

Locational Factors

The ECH property is not attractive relative to other regional assets, the highway system and population centers. The Town of Alden in the County of Erie is a third ring suburb of the City of Buffalo and is located nearly 20 miles from downtown Buffalo. The nearest interchange with an interstate highway (I-90) is 8.7 miles from the ECH site. The region as a whole and Erie County in particular are declining in population although some population shifts resulted in modest growth for some of the second ring suburbs in proximity to the Town of Alden between 2000 and 2010. These communities (e.g., Clarence and Lancaster), however, still have large tracts of vacant land available for additional growth making any near term significant new development in the fringes less likely. Population growth in Alden and neighboring Newstead during the same period (between 2000 and 2010) was minimal and, despite the presence in Alden of a few

Population Change 2000 - 2010				
	2000 Census	2010 Census	Change	% change
Erie County	950,265	919,040	-31,225	-3.29%
Alden	10,470	10,865	395	3.77%
Amherst	116,510	122,366	5,856	5.03%
Clarence	26,123	30,673	4,550	17.42%
Lancaster	39,019	41,604	2,585	6.62%
Newstead	8,404	8,594	190	2.26%

industrial operations and the State and County correctional facilities (opposite the ECH site on Walden), the general character of the Town is rural with large tracts of land remaining in agricultural use. The negative influence of the County's prison facility across the street will be a consideration for prospective developers and there are environmental constraints on the site such as wetlands and a stream traversing portions of the property which could further discourage developers.

Regional Economic Considerations

Although the Erie County economy did not experience the degree of economic downturn that swept other parts of the U.S. beginning in 2007, neither has the County experienced substantial economic growth in terms of jobs or income during the past decade. Despite slightly lower unemployment rates than that of the U.S. and New York State, overall job growth in the County has been minimal or negative in recent years. Though some sectors are experiencing limited growth (e.g. educational and health sectors), manufacturing employment, among other sectors, continues to decline.

Real Estate Demand

Using an extensive in-house database, Militello Realty maintains profiles of both the supply and demand for office and industrial real estate in Erie County. When measuring "demand" in our statistics we account for only the end users of space and not speculative investment in property. The financial stability of real estate depends on its continued productive use by tenants/or end users. The information collected both tracks the actual volume of closed user-based real estate transactions and profiles (names of companies and description of space requirements) the requirements of those actively searching for land and buildings in Erie County.

Demand for office or industrial real estate is generated by two main types of buyers. These are:

- A) End Users; the entity that is the final user or occupant of the space or
- B) Developers; who put the project together for lease and/or re-sale to the end user.

Existing buildings

Our research indicates that the annual volume of office transactions (which also accounts for the R&D component of industrial use) in Erie County averaged 1.29 million sq.ft. There is an inventory of 50.9 million sq.ft. of finished office space, with a vacancy of 18.9% (9.6 million sq.ft) now competing for this relatively limited overall demand. Historically 81.2% of this demand takes place in the two submarkets of Buffalo and Amherst. Therefore there is a very, very low base of prospective end users who would be likely to consider relocation to Alden and the ECH site.

Without considering the addition of 540,000 sq.ft. of new space from a redevelopment of ECH, it would take **7.43 years to absorb this current 9.6 million sq.ft. inventory of vacant space.**

As office space, we estimate an initial cost of \$25 million to improve the building shell and core mechanical systems prior to any additional investment for tenant finishes. In addition, before the property is leased, we estimate that a developer would pay approximately \$2.5 million annually in financing costs and another \$1.5 million in operating expenses to carry the property.

In today's market the rent structure for the typical office tenant is \$12,000 to \$15,00/sq.ft. Considering current rates of absorption and the location of the property, we project a lease up of a renovated ECH of not more than 15,000 sq.ft. annually. Even if a developer is successful in capturing this level of demand, the developer would lose \$17 million during the first 5 years of investment.

To a large degree the same basic cost structure and economics required for conversion to office development would apply to reuse of the facility for market rate, rental housing. Roughly this cost is estimated at \$40,000/unit or our considered

Vacant Rental Housing by Community	
2010	

 \$24 million. In opinion the economics do not lend themselves to multifamily residential conversion. As noted earlier, the scale of the property (540,000 sf or 600 units), its location and the size of the investment needed to upgrade the structures cannot be supported by the market. As shown in the two following tables, there are some 659 renter occupied housing units in Alden (2010 data) and approximately 30 unoccupied rental units on average in Alden. The addition of 600 units on the subject property would nearly double the total amount of rental housing currently in Alden. Town and county-wide supply and demand statistics do not indicate a sufficient market to warrant an investment for conversion of the ECH buildings to market rate, rental housing.

	Total # of Vacant Rental Units	Vacancy Rate - rental housing
County of Erie	12,596	8.5
Town of Alden	30	4.9
Town of Amherst	906	6.1
City of Buffalo	7,511	10.1
Town of Clarence	146	7.8

Town of Elma	17	3.2
Town of Lancaster	731	5.7
Town of Marilla	95	1.9
Town of Newstead	38	4.7
Source: Profile of General Population and Housing Characteristics: 2010 , U.S. Census		

Land

- **Residential**

Development of a cleared and remediated ECH site for residential use is supportable. However, it should be noted that the construction of new housing stock of all types in Erie County has been relatively slow during the past decade. As indicated in the table below (using census data), it is estimated that only 4.6% of all housing units in the County as a whole were constructed from 2000 to 2010. On a percentage basis, the Town of Alden had a slower rate of new construction than the adjacent towns to the west and north and, in absolute numbers, only approximately 155 new housing units were constructed in the Town of Alden during the last ten years. Only 9 new single family homes were constructed in Alden in each of the last two years (2011 and 2012) and there are no pending applications for building permits for new home construction as yet in 2013. By comparison, the Town of Lancaster had 115 new builds in 2011 and 120 new single family homes built in 2012 (with expectations of similar levels of new construction in 2013). Given the relatively low level of overall

demand for new housing in the County, the extent of vacant, serviced land in towns to the west (closer to the urban core) and trends in Alden and neighboring communities in recent years, absorption for new residential construction on the 152 acre ECH site could take 6 to 10 years.

Assuming a potential infrastructure investment of \$5.9 million (98 acres @ \$60,000/acre), this slow absorption or sell-out schedule for improved lots adds additional carrying costs and investment risk to a developer. This works to reduce the potential base of buyers that could be attracted

New Construction 2000 - 2010									
	Total Occupied Housing Units	% Constructed 2000 or later	# of Occupied Housing Units Constructed 2000 or later	Total Owner Occupied Units	% of Total Constructed 2000 or later	# Owner Occupied Units 2000 or later	Total Renter Occupied Units	% of Total Constructed 2000 or later	# of Renter Occupied Units Constructed 2000 or later
County of Erie	378,080	4.6	17,392	250,238	4.7	11,761	127,842	4.5	5,75
Town of Alden	3,612	4.3	155	2,953	5.0	148	659	0.9	
Town of Amherst	48,246	6.7	3,232	34,987	4.6	1,609	13,259	12.3	1,631
Town of Clarence	10,662	18.3	1,951	9,142	17.6	1,609	1,520	22.6	344
Town of Lancaster	15,628	9.9	1,547	12,159	10.3	1,252	3,469	8.6	290
Town of Newstead	3,393	10.9	370	2,707	11.6	314	686	7.9	5

Source: 2006 - 2010 Community Survey, Physical Characteristics for Occupied Housing Units (census.gov)

to the site.

- **Office and Industrial**

There are already 1,824 acres of available and serviced land in Erie County properly zoned for both office and industrial use. Only an estimated 80 acres annually are absorbed for office and/or industrial development (see Attachment 1 – inventory of available acreage in office/industrial parks by community). **At the current demand level it would take 23 years to absorb the existing inventory of land already**

available and serviced by roads and utilities. For this reason development of the subject site for either office or industrial uses is improbable. As evidence of this, the Eastport Commerce Center in Lancaster, located 3.4 miles west of the ECH property, has not sold any of its 128 acres since it opened in 2001.

Conclusions:

Based on the location of the subject ECH property, the relatively stagnant state of the regional economy, Militello Realty's involvement with other properties in Alden and our extensive experience with development, leasing and sales of property throughout Western New York, we offer the following opinions:

- **Private/non-publicly funded buyers** as End Users having space requirements matching the existing ECH buildings **do not exist in this market place today.** The various buildings totaling 540,000 sq.ft. are unsuitable for reuse as retail, office or light industrial space. Any conversion for these uses could not be cost justified.
- Although multifamily residential use is possible within the physical format of the existing buildings, the scale of the investment would be overwhelming relative to the demand for this space. A buyer would be forced to mothball and maintain a large portion of the existing facility for at least a 10 year period. The **maintenance and financing costs to carry the vacant space would significantly undermine** the buyer's investment.
- There is a very low probability that a Developer would attempt to purchase the property with the remediated buildings in place. His/her intent would be to subdivide, develop and/or sell off the property over an extended period of time. In our opinion if such a buyer materialized, the **probable sale price to this buyer would be in the range of \$400,000 to \$600,000.** It would likely take a 24 month marketing period to identify and bring such a buyer to contract.

As noted earlier, a Developer would likely require that the County, at its expense, complete a full environmental remediation of the buildings and the site prior to the closing of a sale. Furthermore, an extended due diligence period (estimated at 18 months) would be required for a potential buyer to test his/her market assumptions and quantify the extent of financial risk before closing on a sale. During this 3 year marketing and negotiating period the County would need to continue to maintain the property.



HHL Architects

Subsequent to a demolition of the existing buildings and full remediation of the site it is probable that **a Developer would acquire the unimproved land for \$350,000.** A marketing period of at least 12 months would be required to identify and bring such a buyer to contract, with closing following an additional due diligence period of approximately 90 days.

ATTACHMENT 1

Industrial/Office Parks - with Shovel-Ready Sites Erie County*				
Town/City	# of Public Industrial Parks	# of Private Industrial Parks	Total Acres in Park	Acres Available
Amherst	3	7	2,021	515
Buffalo	4	0	358	52
Cheektowaga	0	8	1,133	266
Clarence	0	2	281	11
Grand Island	0	1	28	7
Hamburg			405	53
Lackawanna	1	1	1,346	168
Lancaster	1	3	596	159
Orchard Park	0	4	871	259
Tonawanda	1	4	575	40
West Seneca			728	294
		Totals:	8,342	1,824

* Does not include industrial parks in the planning stages
(e.g., North Youngmann Commerce Center, Tonawanda or Gateway Commerce
Center, Grand Island
Source: J.R.Militello Realty, Inc., January 2013

Recommendation 1
Selling Site "As is"

Recommendations Option #1

Selling off portions of the site "as is". Demolition would be the responsibility of the new owner. Provide incentive for tear down buildings/structures & incentive for reuse of site by new owner in a dedicated time frame with reverter clause if work is not done. Site to revert back to the County if not developed within dedicated time frame. All remediation is the responsibility of buyer. Provide necessary Easements as well as doing site legal work. Also, working with Sewer Department so that Lift Station has necessary power/emergency power.

Pros

- Additional income to County with sale of land

Cons

- Doesn't address any other County Space needs

Costs

\$ 5,455,000 Purchase Incentive

\$ 5,455,000 Total

Note: Legal Work for Easements, roadwork, etc. will add to soft costs.

Recommendation 2
Selling Site with buildings demolished

Recommendations Option #2

Demolition of all abandoned buildings & structures in phases (including Nurse's Building as well as West Building & Water Tower); demolish utilities on the site; provide necessary Easements as well as site legal work; work with Sewer Department so that Lift Station has necessary power/emergency power; sell off portions of the site.

Pros

- Additional income to County with sale of land
- Having land "shovel ready" is hoped to entice development
- Limits liability of dealing with abandoned buildings

Cons

- Doesn't address any other County Space needs
- Demolition being done in phases could be lengthy

Costs

\$ 5,455,000 Demolitions (provide breakdown)

Main Buildings:

\$	1,660,000	East Building
\$	650,000	North Building
\$	280,000	South Building
\$	1,130,000	West Building
\$	145,000	Service Building & Boiler House

Peripheral Buildings:

\$	350,000	Nurses' Building
\$	50,000	Water Tower
\$	30,000	Shelters and Comfort Stations
\$	60,000	Hollywood Garage
\$	75,000	Former Superintendent/Daycare
\$	25,000	Former Sewage Treatment Bldg/Lab

Sitework:

\$	1,000,000	Sitework (allowance)
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Total : \$ 5,455,000

Costs based on the following assumptions:

- All estimate figures based on Fiscal Year 2013 \$ (FY2013\$). Escalation should be added at 3.5% per year beyond 2013.
- Cost represents hard costs (construction) only. All soft costs to be determined by the County.



- Demolition figured as knocking Basement Walls down 2' below grade. Basements backfilled with 75% crushed building debris, 25% compacted fill.
- Demolition to be done in phases over several years. Savings could be realized if entire complex is demolished at one time.
- Hazardous material removal & abatement not figure in costs. This could significantly increase costs.

Appendix 1

Previous Letter of Short Term “Mothballing” Solutions

June 7, 2013

John Loffredo, PE, Commissioner
Erie County DPW
95 Franklin St.
Rm. 1400
Buffalo, NY 14202

Re: Erie County Home Short Term "Mothballing" Solutions

Dear Commissioner Loffredo:

Enclosed please find the immediate issues which must be addressed when the Erie County Home in Alden is abandoned by ECMC in February 2013 and given back to the County.

Section 311 of the Fire Code governs buildings when they are abandoned. The following is the requirements of the Fire Code as well as other Code requirements and Program Analysis items that will be affected short term upon abandonment:

- FC 311.2.1 - Requires buildings to be secured. The minimum is that all windows shall be locked. The term "secure" lends itself to a lot of interpretation. It has been mentioned enclosing the facility with a fence as an option. This falls within the interpretation of secure. In addition to whatever is done we recommend additional policing of the area. Consideration needs to take place for exiting at the Boiler House which will remain open on a temporary basis.
- FC 311.2.2 - Required fire alarms to be fully operational so the fire alarm system must be kept active. The current system notifies the monitored alarm system which is monitored. Therefore; a monitoring contract must be entered into day one of things being taken over. Another issue is that the phone service is currently ECMC's and will be deactivated. Therefore; provisions will have to be made to have the County's phone system hooked up. We also suggest a meeting with the Millgrove Fire Department, who responds to any fire, covering all changes that will take place. Part of the meeting needs to be that a contact person from the County is assigned because FC 110 requires the Fire Chief to notify the Code Enforcement Official of any fire (this would be no matter how small).
- FC 311.3 - Requires removal of all combustibles. Although ECMC claims they will do a clean up of the facility we recommend going through afterward and making sure all combustible items are removed. No additional items should be stored at the facility. There is also additional information in one of the Program Analysis lines.
- FC 311.4 - Requires notification of all hazardous materials on site a minimum of 30 days prior to facility closure. Past studies should be updated. No additional hazardous materials can be stored.

- FC 311.5 - Requires Placards on deteriorated buildings. This is to warn fire service of the danger of deteriorated buildings. The Main Buildings of the Erie County Home will be okay. The Nurse's Building is in question. There are several peripheral buildings (Shelters and the Garage) this will be applicable to.
- FC 308 - Does not allow for any type of open flame. Pilot lights at gas fires must be turned off. Therefore; all appliances will need to be turned off from their natural gas source. This may affect other equipment in the facility.
- FC 506 - Requires key boxes. Currently the facility has keys inside the facility. They provide 24 hour access to them. This will not be the case. When the facility is abandoned it will not have 24 hour access and will require an outside box. Also, of concern, is that there are certain rooms we were denied key access. We were told they weren't on the keying system and had their own key. Either all doors should be keyed open the Grand Master System or locking mechanisms on doors that are not part of the keying system be disabled and left in the unlocked position.
- FC 901.7 – Requires immediate notification of the Fire Department of any out of order systems. The Fire Code also requires signage at any system which is not in working order. Our interpretation is that this may affect systems as minor as Fire Suppression at Kitchen Hoods or isolated Sprinkler Systems. As previously stated, we believe a minimum of a documented meeting with the local Fire Department is required. In interpretation of FC 311.2.2 special attention has to be given if partial systems are left active that water is provided to them. We are also concerned of freezing of these remote systems. If they are deactivated, notification must immediately take place.
- Program Analysis – If the option of not providing heat is taken preventative measures must be taken. Systems (especially Plumbing and lines of the HVAC Systems) must be prepared for the shut-down. Systems must be drained. Antifreezing solutions should be added to fixtures so that trapped water in drain lines doesn't freeze.
- Program Analysis – We advise a temporary remotely monitored system of a series of shatter detectors & motion detectors pointed down corridors. This should be added to the existing security system of door alarms. Therefore, a monitoring contract must be entered into. In addition to the shatter alarms & motion detectors we recommend putting in water detectors at the Basement Level at sumps to detect water build up due to sump malfunction as well as natural gas detectors to detect build up of natural gas. These should be concentrated near natural gas sources.
- Program Analysis – Although we are looking at a number of long term options with the exception of the Boiler House/Service Building (we are in the process of determining the extent of the Service Building) which distribute HVAC services & West Building (built in the 1970's) which is in relatively good condition we cannot foresee at this point reuse of the other buildings. We have determined they are beyond their useful life.



- Program Analysis – Removal of debris – Remove any debris that is left behind so as not to create a cluttered situation that might inhibit egress or fire fighting.
- Program Analysis – In researching the Easement for the Tennessee Transmission line we were told that the Easement was tied to the price of natural gas which in turn was tied to the usage. The usage will be a lot less with the facility vacated. Therefore, the price of gas will have to be negotiated. We have not received anything regarding the Easement. There may be items regarding the Easement which need to be accomplished.
- Program Analysis – Electrical needs to be maintained to sump pumps around the facility so basements of buildings are not flooded. We don't currently have our full engineering analysis but we have been told that several peripheral buildings that are in use are fed electricity from the HEC Home. In addition we have been told the major Lift Station at the corner of Walden Avenue at Zoeller Road is fed from the Erie County Home. We have been told emergency power is fed from an emergency generator for West Building.
- There are numerous fuel tanks on the site. Compliance with their regulations needs to be adhered to.

Again, thank you for the opportunity to provide the information.

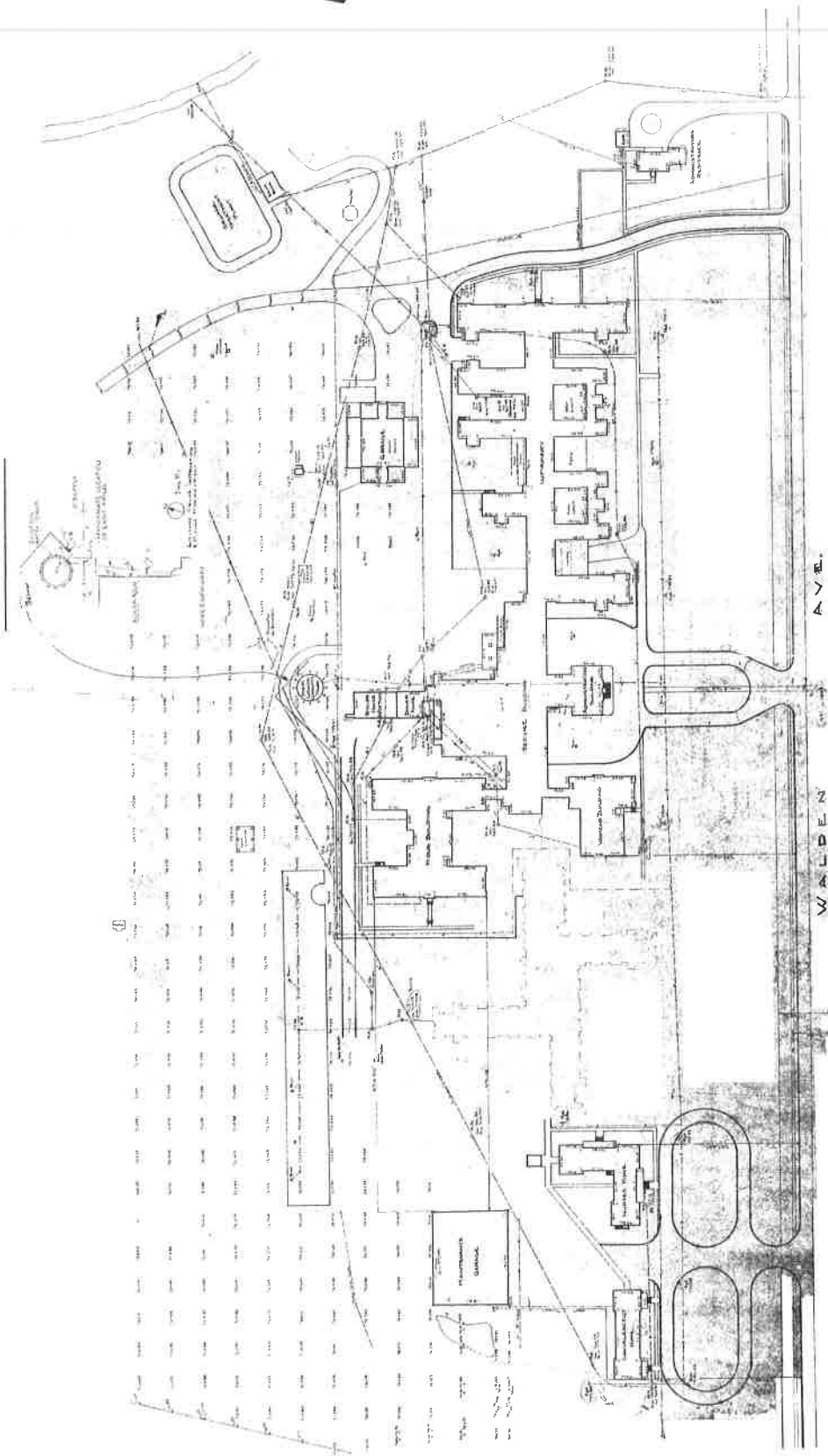
Sincerely,

Matthew W. Meier, AIA
Partner
HHL Architects

cc. J. Hearn RA
File [121812 Short Term Recommendations]

Appendix 2
Site Plans and Aerials

INFORMATION FROM 1972 SURVEY: FOR REFERENCE ONLY



1972 SURVEY
1972 SURVEY
1972 SURVEY

PROJECT NO.
1238

A1

DRAWING TITLE:

1970s SITEPLAN

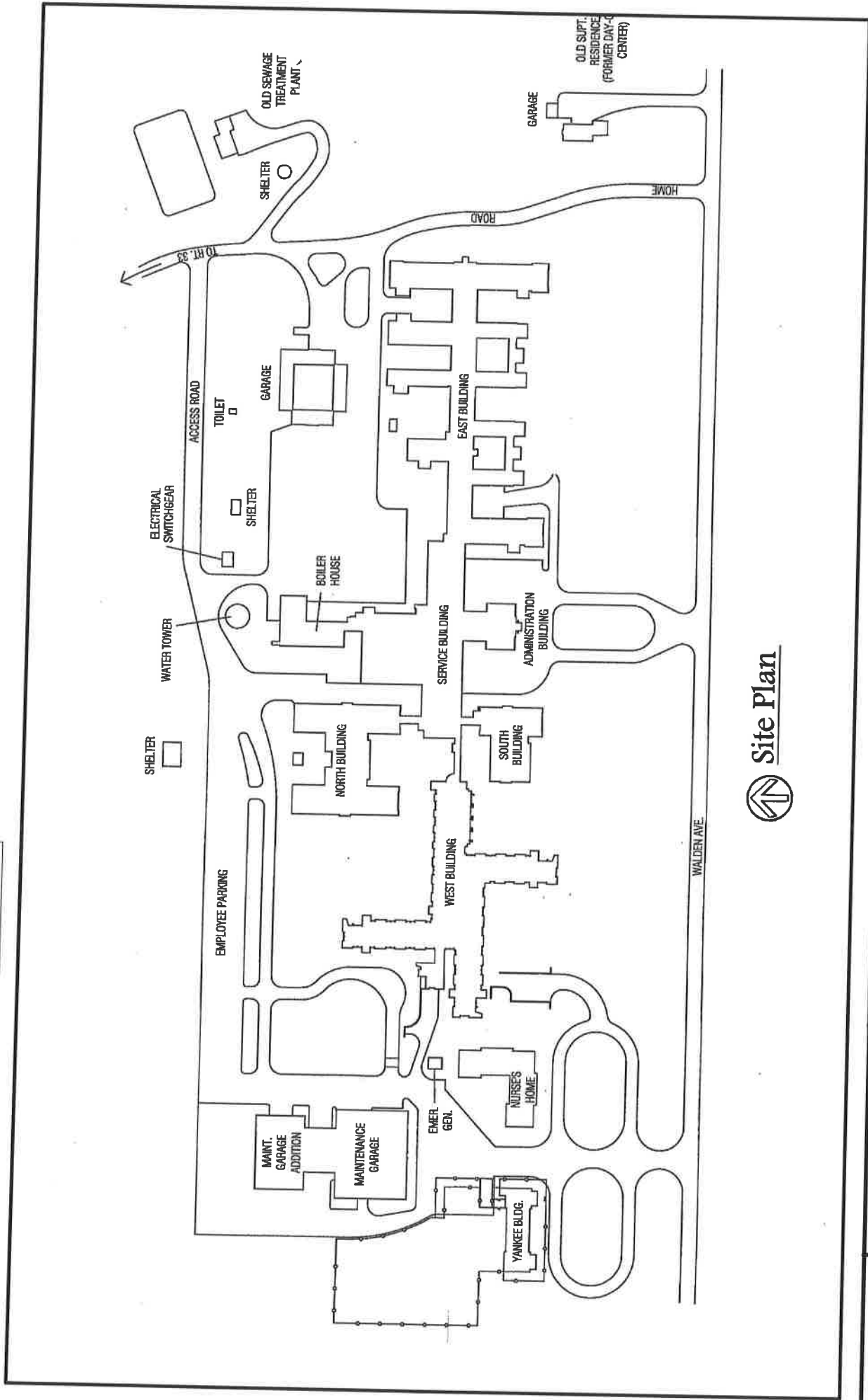
DATE: 15 Feb. 2013

SCALE: N.T.S.



HHL Architects
172 Alton Street, Suite 200, New York, NY 10011
716.865.0743 | 716.865.2414
HHLARCHITECTS.COM

ERIE COUNTY SITE PLAN FOR BUILDING LOCATION REFERENCE



 Site Plan

 HHL Architects 172 Main Street, Buffalo, New York 14201 716.855.0743 ■ F: 716.855.5414 HHLArchitects.com	DRAWING TITLE: Current Erie County Site Plan	PROJECT NO. 1238
	DATE: 15 Feb. 2013	SCALE: N.T.S.

INFO FROM 1982 TALLAMY, VAN KUREN, GERTIS & THEIMAN SURVEY WITH PROPERTY LINES



DRAWING TITLE:

SITE PLAN WITH PROPERTY LINES

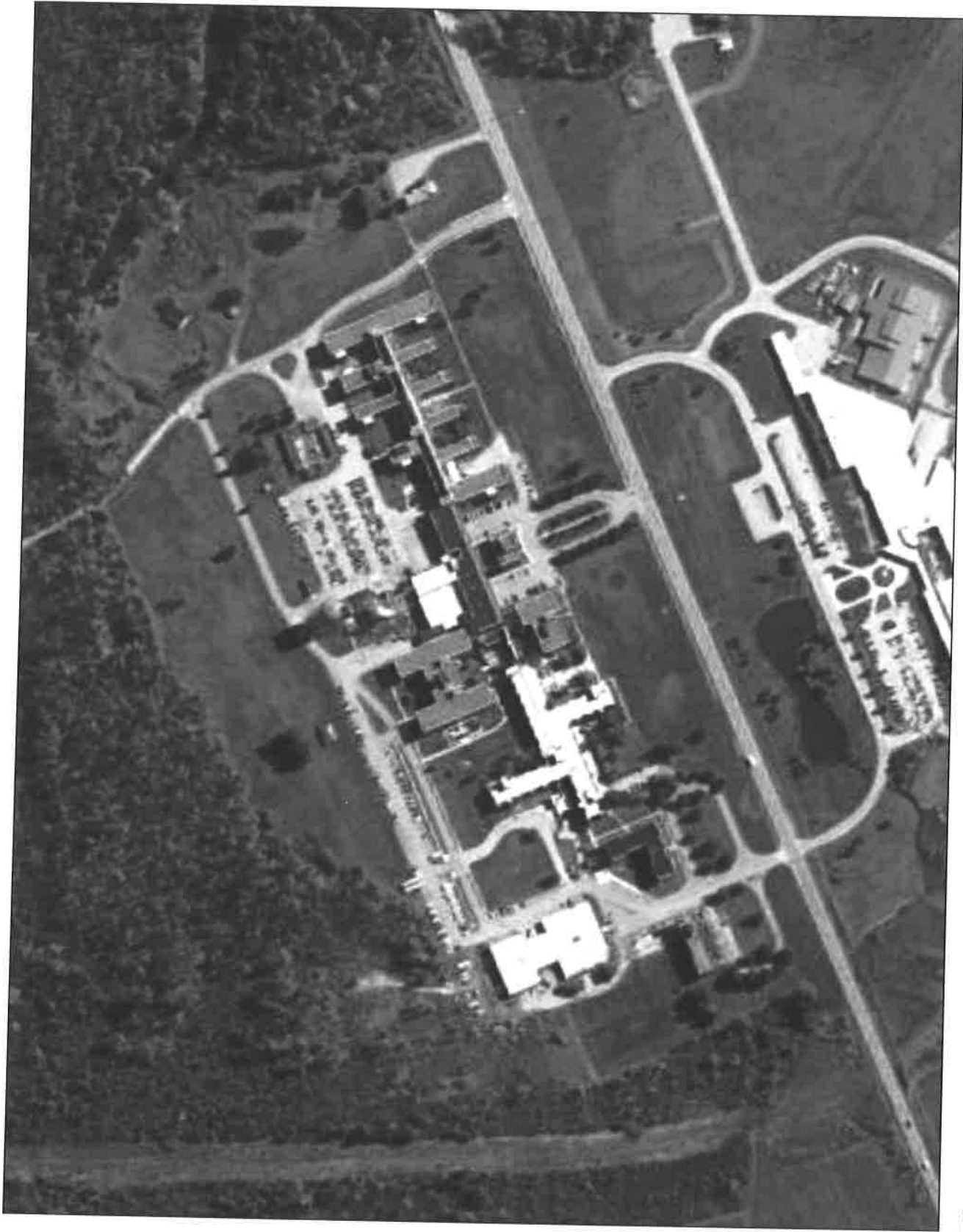
PROJECT NO.

1238

A3

DATE: 03-01-13 | SCALE: N.T.S.





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HHLARCHITECTS.COM

DRAWING TITLE:
PARTIAL AERIAL PHOTO

DATE: 15 Feb. 2013

SCALE: N.T.S.

PROJECT NO.
1238

A5



PROJECT NO.
1238

A6

DRAWING TITLE:
AERIAL PHOTO WITH PARCELS

DATE: 15 Feb. 2013 SCALE: N.T.S.



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hhlarchitects.com





PROJECT NO.
1238

A7

DRAWING TITLE:
AERIAL PHOTO WITH FLOOD PLAIN

DATE: 15 Feb. 2013

SCALE: N.T.S.



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PROJECT NO.
1238

A8

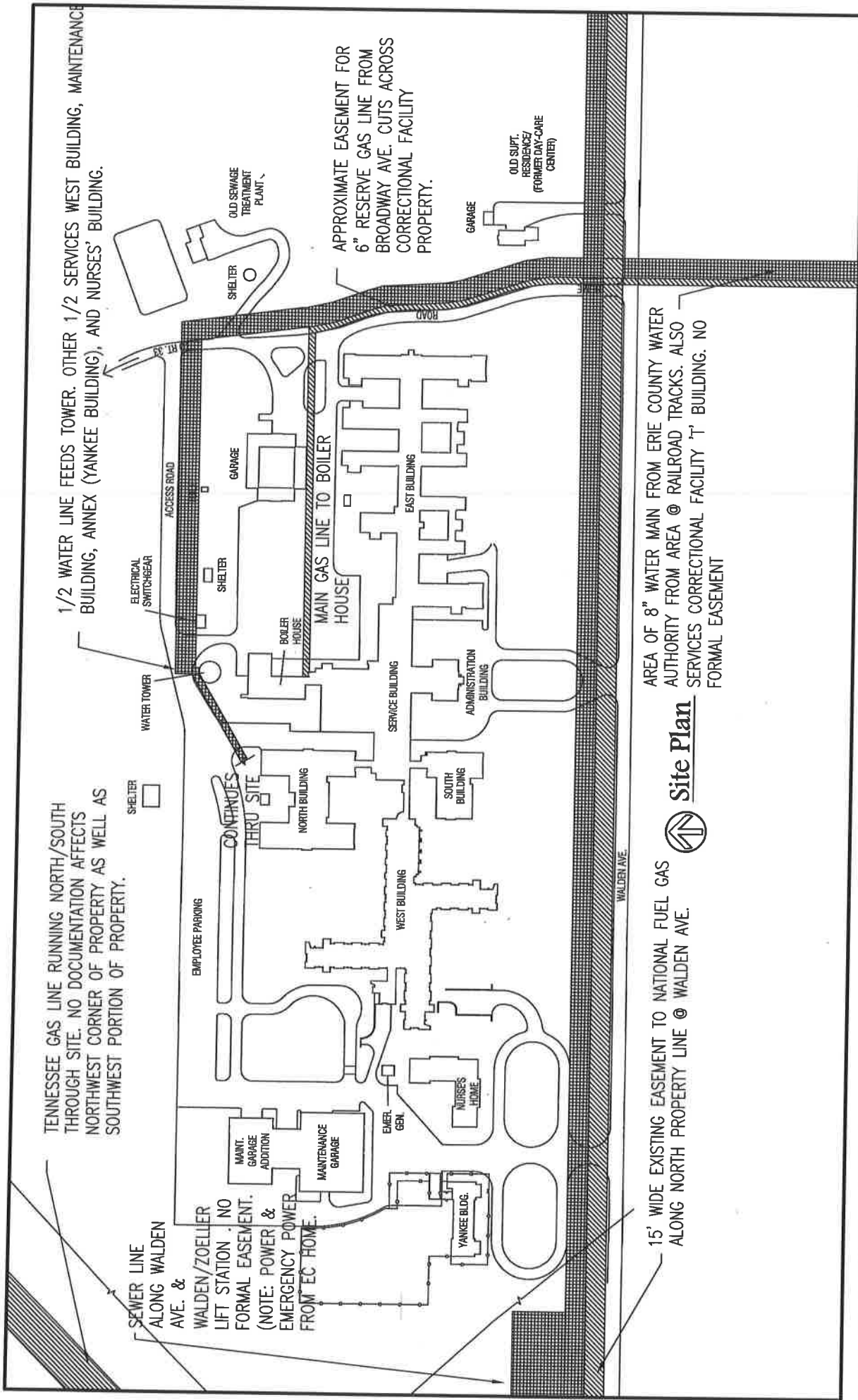
DRAWING TITLE:
AERIAL PHOTO WITH WETLAND INFO

DATE: 15 Feb. 2013 SCALE:



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HHLArchitects.com

ERIE COUNTY SITE PLAN FOR EASEMENT INFORMATION



TENNESSEE GAS LINE RUNNING NORTH/SOUTH THROUGH SITE. NO DOCUMENTATION AFFECTS NORTHWEST CORNER OF PROPERTY AS WELL AS SOUTHWEST PORTION OF PROPERTY.

1/2 WATER LINE FEEDS TOWER. OTHER 1/2 SERVICES WEST BUILDING, MAINTENANCE BUILDING, ANNEX (YANKEE BUILDING), AND NURSES' BUILDING.

APPROXIMATE EASEMENT FOR 6" RESERVE GAS LINE FROM BROADWAY AVE. CUTS ACROSS CORRECTIONAL FACILITY PROPERTY.

15' WIDE EXISTING EASEMENT TO NATIONAL FUEL GAS ALONG NORTH PROPERTY LINE @ WALDEN AVE.

AREA OF 8" WATER MAIN FROM ERIE COUNTY WATER AUTHORITY FROM AREA @ RAILROAD TRACKS. ALSO SERVICES CORRECTIONAL FACILITY 'T' BUILDING. NO FORMAL EASEMENT



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	DATE: 15 Feb. 2013			SCALE: N.T.S.

Appendix 3
Area Analysis by Building

EXISTING SPACE UTILIZATION BY BUILDING W/O COURT FUNCTIONS & ECC

BLDG.	No. Floors.	GROSS AREA		Cost of Lease in 2013 FY\$	Lease Reimbursement	Functions	Utilized	Space Available	Remarks
		Owned	Leased						
Rath	16+		516,714 w Parking	n/a	possible	County Clerk Auto	underutilized	yes	
					possible	Social Services			
					possible	Mental Health			
						Personnel			
						Purchasing			
						Comptroller			
						Emergency Services			
						Environment & Planning			
						Senior Services			
						Public Works			
						Information & Support Services			
						County Executive Support			
120/134 W. Eagle	4+	79,310 s.f. w/o Boiler Area & Parking in Bsmt. may ch. w/ add. info		n/a	possible	Sheriff Board of Elections DPW	underutilized	yes	buildings act as one 4th fl 1/2 empty need Basement Plan need 5th fl Plan 134 W. Eagle
110 Franklin St.	4+	21,001 s.f. w/o Basement		n/a	n/a	Empty	underutilized	yes	Basement <7' cannot be used 4th Fl. Attic limited use because of floor *Must Confirm
608 William St. (Health Facility)	2 + Base	xx,xxx s.f.		n/a	possible	*TB Clinic			
1500 Broadway Health Clinic (Former & Future Health Clinic)	2 + Base	xx,xxx s.f.		n/a	possible	future & former health clinic	underutilized	yes	
3080 William St	1		xx,xxx s.f. (warehouse)* office area	x	0%	Record Storage Surplus	underutilized	yes	Storage Facility
478 Main St (Hens & Kelly's)	x		115,909 s.f.	x	63%	Social Services			need to confirm
290 Main St. (Swan Tower) (w/Access Center)	x		51,309 s.f.	x	74%	Social Services		no	
43 Court St. ? (Convention Towers)	2 Floors Leased		31,040 s.f.	x	92%	Social Services			MAY NOT BE ANY LONGER-VERIFY
2495 Main St. (Tri-Main)	x		47,030 s.f.	x	possible	Board of Elections			storage of voting machines did space get reduced w/new scanners
2122 George Urban Blvd (Depew) (in plaza)	1		xx,xxx s.f.	x	possible	County Clerk Auto			
Northtown Auto Bureau Sheridan Dr. (in Northtown Plaza)	1		xx,xxx s.f.	x	possible	County Clerk Auto			
85 Manitou (Depew)	x		3,458 s.f.	x	possible	Health			In Depew Town Hall
District Offices (various locations)	varies		varies	x	0%	Legislative District Offices		no	locations vary
ECMC Building 3 Medical Examiner (Toxicology & Morgue)	varies		xx,xxx s.f.	n/a	possible				
ECMC Building 17 Pub. Health Labs (Pink Palace)	1		xx,xxx s.f.	n/a	possible	Health	underutilized	yes	
Erie County Home (Alden)-East Blg.	varies		174,957 s.f.	n/a	n/a	will be abandoned	underutilized	yes	bidg. go back to Cnty when N. H. is occup. will be empty when County takes over
Erie County Home (Alden)-South Blg.	2+		29,673 s.f.	n/a	n/a	will be abandoned	underutilized	yes	bidg. go back to Cnty when N. H. is occup. will be empty when County takes over
Erie County Home (Alden)-West Blg.	2+		118,838 s.f.	n/a	n/a	will be abandoned	underutilized	yes	bidg. go back to Cnty when N. H. is occup. will be empty when County takes over
Erie County Home (Alden)-North Blg. (in plaza)	2+		68,491 s.f.	n/a	n/a	will be abandoned	underutilized	yes	bidg. go back to Cnty when N. H. is occup. will be empty when County takes over
Erie County Home (Alden)-Service & Administration Building	varies		120,610 s.f.	n/a	n/a	will be abandoned	underutilized	yes	
Erie County Home (Alden)-Boiler House	1 (over sized)		7,176 s.f.	n/a	n/a	will be abandoned		no	bidg. go back to Cnty when N. H. is occup. will be empty when County takes over
Erie County Home (Alden)-AC Equipment Building	1		1,695 s.f.	n/a	n/a	will be abandoned		no	bidg. go back to Cnty when N. H. is occup. will be empty when County takes over
Erie County Home (Alden)-Nurses Building	3+		38,679 s.f.	n/a	n/a	Empty	underutilized	yes	
Erie County Home (Alden)-Annex	3+		23,976 s.f.	n/a	n/a	Sheriff-Detention	utilized	no	Used for detention
Erie County Home (Alden)-Maintenance Buiding	1		30,710 s.f.	n/a	n/a	DPW	utilized	no	
Erie County Home (Alden)-Hollywood Garage	1		7,272 s.f.	n/a	n/a	DPW	underutilized	yes	Part of Home Site poor condition
Erie County Home (Alden)-Abandoned Sewage Treatment Lab	1		1,111 s.f. w/o garage	n/a	n/a	Empty	abandoned	yes	Need to confirm
Erie County Home (Alden)-Abandoned Super. Res./Daycare	2+		7,481 s.f.	n/a	n/a	Empty			Need to confirm
Holding Center Downtown- 10 & 40 Delaware	6		xxx,xxx s.f.	n/a	possible	Sheriff-Detention	utilized	no	Jail we'll get area upon getting 4th fl 40 Del, plans
Correctional Facility Alden-Walden Ave.	2		xxx,xxx s.f.	n/a	possible	Sheriff-Detention	utilized	no	Correctional Facility we'll determine
Youth Detention East Ferry St.	2		xxx,xxx s.f.	n/a	possible	Youth Services	utilized	no	



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DRAWING TITLE:
OVERALL AERIAL PHOTO

DATE: 2/15/13 SCALE: AS SHOWN

PROJECT NO. 1238

A4