Cazenovia College Redevelopment Study

Completed 2025

Prepared by:

MRB Group

EDR a better environment

Prepared for:

Village of Cazenovia, NY

Cazenovia Area Community Development Association

Contents

Introduction & Summary of Findings

In 2023, the Village of Cazenovia (the Village) and the Cazenovia Area Community Development Association (CACDA) engaged MRB Group and EDR to support a Redevelopment Study for the former Cazenovia College campus. The purpose of the Redevelopment Study was to determine the potential for reuse of the existing buildings and infrastructure, and to identify the most viable opportunities for the site's redevelopment.

The Cazenovia College campus is located adjacent to the Village's downtown business district. The campus operated as an educational institution for nearly 200 years, starting as a Methodist Seminary in 1824. Over that timeframe, the site and buildings went through various periods of growth and transition, transforming into a secondary school and then institution of higher education. With the closing of Cazenovia College in 2023, the campus is in the midst of another transformation. Upon the announcement of this closure, the community took a proactive approach to preparing for redevelopment of the campus, although it would certainly not be an easy or quick process. Shortly after the closure, portions of the campus were leased by the New York State Police as a training academy. This use has helped to slow any deterioration of the buildings, deter vandalism and trespassing that is common with vacant buildings, and maintain the integrity of the campus.

Ultimately, this Redevelopment Study focused on the current condition of the campus, including buildings and infrastructure; market analyses to inform viable reuse scenarios; and planning for future redevelopment.

Overview of Findings

Campus Condition

Buildings: During the course of developing this plan, an MRB Group architect and structural engineer conducted visual inspections of sixteen buildings and subconsultant Jade Stone conducted reviews of mechanical, electrical, and plumbing (MEP) equipment for fourteen buildings. The building conditions reports are included as Appendix C. Based on these visual assessments, it was found that the campus buildings are in generally good condition but will require some updating and repairs due to their age. Some of the most common needs include:

- Floor plates – rusting and corrosion was identified on many building floor structures. In most cases it was not significant enough to cause immediate concern, but should be further investigated and repaired if needed.
- Asbestos – possible asbestos containing materials were identified to varying degrees and mostly in non-friable forms, but no testing was completed so the presence of asbestos is not confirmed.

- Roofing – Most of the buildings have roofs that have exceeded or are approaching their anticipated useful life, although many are still in decent condition and functioning well. A few buildings have roofs that are structured in such a way that encourages ice dams, which can be a safety hazard and contribute to water damage. These should be addressed as immediately as possible.
- HVAC – All of the buildings have functional systems in various condition, but many have exceeded or are approaching their anticipated useful life and need full or partial replacement.
- Electrical – Most buildings assessed revealed some form of code violations related to the electrical system that should be addressed, and many of the electrical distribution panels require maintenance.
- Masonry – Most buildings are beginning to show wear from the elements and should undergo some level of repointing or masonry repair to ensure the long-term health of the buildings. Some buildings also require exterior work to address conditions contributing to deterioration, such as vegetation or excess water exposure.
- Exterior woodwork – much of the exterior woodwork is in good condition, but starting to show wear and should be repainted to protect it or replaced – ideally in-kind.
- Windows – many buildings have single pane, double hung windows. For the most part, these windows are functional and in decent condition, but are not energy efficient.
- Accessibility updates – in the case of a change of use or substantial renovation, most buildings will require updates to accessibility features like railings, door handles, bathroom fixtures/layouts, etc. While the buildings all have some accessibility features and would have been compliant at the time of most recent renovation or construction, they do not meet modern accessibility guidelines.
- Interior design updates – some of the buildings have dated interiors and may need cosmetic updates and refreshing to address normal signs of wear and tear.

Additional concerns or issues were found in individual buildings, which can be reviewed in the building condition reports in Appendix C. Again, these assessments were carried out in a preliminary, visual fashion. As such, the findings reported are intended to be a guide for future developers regarding the types of concerns that exist and repairs or upgrades that are needed. These findings are not comprehensive in nature and any developer should conduct additional due diligence and investigation to ensure a thorough understanding of building conditions.

Historic Review: The historic buildings of the former Cazenovia College are eligible for historic designation and efforts on a Historic District Nomination for the main campus are currently underway. The period of significance spans from 1824 with the establishment of the original seminary to sometime in the 1960s. While most buildings have undergone some form of internal renovations that have altered aspects of their historic character, many still have substantial historic character and value. Depending on redevelopment plans, many buildings could be considered for financing assistance via federal and state historic resources tax credits.

Infrastructure: The Campus already has installed water, sewer, stormwater, and electrical service in most areas, as well as natural gas service. Given past utility use, it is expected that the infrastructure should be able to support redevelopment of the campus for commercial and residential uses.

Water is provided by the Village of Cazenovia and wastewater treatment and sewer are provided by the Town of Cazenovia via a series of Village owned sewer lines servicing the campus. The existing water and wastewater facilities are in good condition. It is unlikely that any wholesale replacements or significant upgrades will be needed in the foreseeable development of the site, although there are a few buildings that might need to have metering separated.

Electric and natural gas (where available) is provided by National Grid. This infrastructure is also expected to be in overall good condition, except for the main switchgear which is quite old. However, electrical service to all of the brick buildings on the main campus is combined on one meter and will likely need to be separated if there are going to be multiple tenants, owners, or developers.

Community Input

Insights regarding the community's desires for the campus can be gathered from multiple sources, including past community planning efforts and engagement sessions that were held after the announcement of the college's closure. A review of local plans shows that residents are proud of the area's history and character, but also understand the importance of growth and development to sustaining the community. The plans call for expanded, more diverse housing options, connectivity and walkability, and the creation of a vibrant economic center that serves the surrounding rural region. At public meetings in 2023 related to the college closure, most of the community's suggestions for campus redevelopment involved a mixed-use concept with multiple uses, including commercial, retail, residential, community, cultural, medical, and/or educational uses.

Market Analyses

There is strong support for a range of commercial and housing uses on the campus based on current and projected employment data, real estate statistics, community input, and interviews.

Tourism/Quality of Life Commercial: Data suggests that the campus could support traveler accommodations, restaurants, entertainment, and arts and cultural facilities. Regional industry projections show significant job growth in these businesses over the next decade. Further, these types of uses match gaps in the Village as indicated by the community in existing surveys and past engagement conducted by the Cazenovia Area Community Development Association.

Healthcare & Social Assistance: The campus is well-suited to transition into the Healthcare and Social Assistance industry, another that is projected to grow regionally over the next decade. In particular, the campus has ample space suitable for offices of employment services – such as recruiting and placement services- and individual, youth, and family services - such as nonresidential supports for the elderly and disabled, community action services agencies, marriage counseling services, and multi-faceted youth centers. Further, past community

engagement has indicated that Cazenovia would be a good location for healthcare as it is centrally located to serve a broader rural area. The campus buildings are most viable for offices of physicians and dentist (as opposed to higher level medical centers and hospitals), but even still there could be some constraints with the existing space given modern building standards for medical facilities.

Housing: Both single- and multi-family housing are needed to meet current and anticipated future demand in the Village and surrounding area.

Data shows unmet demand for multi-family rental housing given consistent positive absorption of new units and consistent rent growth. Two types of rental units in particular would be beneficial to the community: 1) units targeted to middle-income workers would help to reduce cost burden and provide more options to the largest segment of the area's workforce, including young professionals, and 2) units targeted to higher earning households could serve as a landing spot for residents and those seeking to downsize. The latter offers the added benefit of putting single-family homes on the market. Preliminary architectural assessment indicates that the dorm buildings on campus could be converted to apartment buildings, helping to relieve market pressure.

Meanwhile, the single-family housing market in the Village and County has been tightening in recent years, as evidenced by low stock and increasing prices. A number of campus buildings, such as the President's House, Alumni House, Constable Hall and at least four other parcels, were originally built as single-family homes and could be returned to this use to expand the housing supply in the market. The potential for construction of new single-family homes is more limited given the current campus layout, however not impossible if certain areas, like the athletic field, were made available for new development.

Data also indicates that additional senior housing would be supported in the market. The three existing facilities in the Village that cater primarily to the senior market are completely full, and there are no senior housing facilities that offer supportive or medical assistance. Senior housing, especially units with supportive services, are likely to be occupied quickly and fill a gap for the Village and surrounding rural area.

While the campus is not well suited for industrial uses, it is worth noting that the Village of Cazenovia is located within the NY SMART I-Corridor Tech Hub, a major investment area for semiconductors. The future potential in this area is not fully captured in current and past data, but regional focus on and investment in advancing the industry is likely to create new opportunities for communities across Upstate New York. The campus would be well suited for supporting activities, like research or training, if planned in connection with regional partners leading these initiatives.

Reuse Recommendations

Taken together, the market analyses, building conditions, and public input all point toward a multi-purpose reuse of the Cazenovia College campus, with the most viable uses being:

- Housing

    - Middle market rental units targeted to young professionals and the area's workforce
    - High end rental units targeted to new regional workers (e.g. Micron management), high earners leaving the Syracuse market, and adults looking to downsize
    - Return of some campus buildings to their original single-family use, such as the President's House, Constable Hall, and Alumni House
    - Senior housing, particularly units with medical or supportive services.
- Retail that supports tourism and quality of life
    - Restaurant and/or bar
    - Entertainment businesses
    - Arts and cultural facilities
    - Traveler accommodations
    - Specialty food stores
- Office uses
    - Healthcare, particularly physician and dentist offices
    - Individual and family services, such as counseling, youth centers, and supports for special population
    - Employment services, such as recruiting and placement services
- Community Uses

  The athletic center and theater are the two buildings that have garnered the most community interest in future public access. These two facilities were the most accessible to residents prior to the college closing, and there is broad interest in seeing a return to public access in the future for recreational, wellness, and entertainment activities.

A statewide effort to grow semiconductor and high-tech industry clusters in New York is also likely to yield new economic development opportunities to Cazenovia. The Cazenovia campus is well suited to support these emerging industry clusters through ancillary services, research, and/or training. It will be critical to have ongoing connection to and collaboration with regional partners to understand and plan for these prospects as they arise.

Zoning

The recommended path forward for zoning in relation to the campus would be to apply the Village's existing Planned Development District (PD) approach to the main campus area (around the quad), athletic center, and Jephson Campus. The PD process provides flexibility for a developer and/or development partners, while still offering the Village a level of control to ensure that new uses are aligned with community priorities and goals. Meanwhile, other campus buildings that can be returned to residential use would be covered by the normal zoning code.

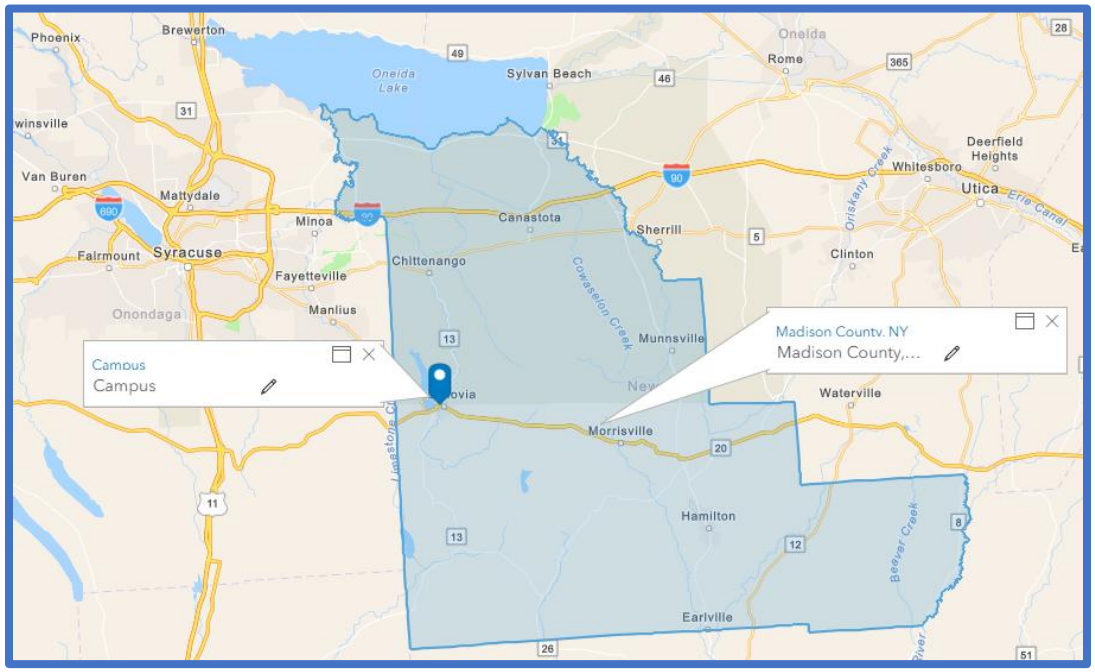
Research & Engagement

In order to better understand the conditions facing Cazenovia College's campus reuse, the project team undertook a review of relevant existing plans and strategies; researched the outcomes of similar college closures and reuses; analyzed economic, demographic, and industry trends; and reviewed information from public engagement activities provided by the Village and Cazenovia Area Community Development Association (CACDA).

Located within the Central New York region, the Cazenovia community is proud of their history, rural character, lakefront setting, and potential for growth. Other communities like that of Cazenovia have reckoned with the closure of small colleges and have reused the space in a variety of ways, including for dedicated community areas; artist space; entrepreneurship; and workforce training. These types of reuses could also work well in Cazenovia based on community and regional stakeholder input. Crucially, the campus reuse will rely on community support for success, whether it be through labor, tax agreements, or as a customer base. Cazenovia has an involved and supportive community, which primes the Village to address and overcome any challenges that arise.

Relevant Existing Plans & Strategies

To ensure this Reuse Plan aligns with and builds upon existing community goals and efforts, MRB Group first assessed the current economic and planning conditions by reviewing existing regional, County, and local strategies to identify common themes and needs.



Regional Plans

The Central New York Regional Planning and Development Board (CNYRPDB) provides two key reports for understanding the regional context within which the Cazenovia community must situate themselves: the Regional Recreation and Heritage Plan (2017) and the Comprehensive Economic Development Strategy (CEDS), which was last updated in June 2020. Additionally, the Central New York Regional Economic Development Council (CNY REDC) published its 2023 Strategic Plan, which details basic areas of concern and regional goals and ambitions. Both of these organizations serve a five-county region, consisting of Cayuga, Cortland, Madison, Onondaga, and Oswego Counties.

Cazenovia is located in Madison County, the easternmost county in the Region. The area is known for beautiful natural spaces and lakefront views, which communities in the County strive to maintain, protect, and improve. The CNYRPDB Regional Recreation and Heritage Plan from 2017 highlights the Region's interest in developing regional recreation opportunities, deepening their heritage identity, and growing the tourism industry in a sustainable way. To achieve these goals, protecting and promoting the rich history and environment emerge as common themes, achievable through:

- brownfield restoration,
- redevelopment of abandoned railroads,
- rehabilitation of historic and cultural resources and settlements,
- improving access to public waterfront lands, and
- increasing carbon storage, biodiversity, and renewable energy efforts.

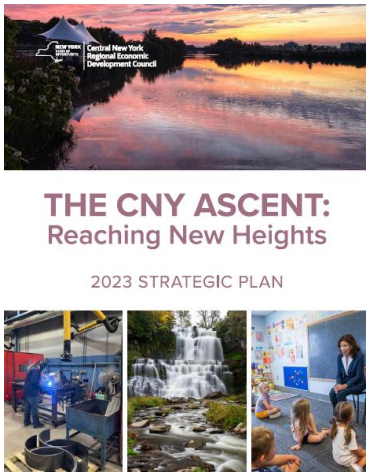
The CNYRPDB CEDS emphasizes interest in the following industries: manufacturing, agriculture, tourism, Internet of Things (IoT), semiconductor manufacturing, and clean energy – all of which are components of the larger industry clusters of biomedical and life sciences, distribution and transportation, technology and electronics, and materials processing. The Region's strategy identifies short-term goals to strengthen these industries by: maintaining a strong foundation for the management and efficient delivery of government services at all levels; and supporting the development and maintenance of a modern infrastructure network.

The long-term goals identified in the 2020 CEDS decidedly focus on industry and employment concerns, specifically working towards the "Fourth Industrial Revolution" in the IoT industry cluster in CNY. To create an economy with the ability to adapt to coming climate- and technological-changes, the CNYRPDB aims to develop a strong entrepreneurial culture in CNY, supported with business retention and expansion programs, better alignment of workforce supply and demand, and increased capital funding, infrastructure, and shovel-ready sites.

Most recently, the 2023 Strategic Plan from the CNY REDC establishes five strategic goals to advance economic prosperity and drive growth:

1. Workforce: Build a future-ready, innovative workforce, accessible industry-focused programs, and tailored support for diverse populations.
2. Industry Ecosystems: Connect and grow innovative industry ecosystems through forward-thinking, cross-sector initiatives around entrepreneurial support, research and development, and technology adoption.
3. Equitable growth: Break down barriers to economic opportunity through innovative actions that foster equitable entrepreneurship and accessible career pathways.
4. Place: Invest in the built environment to support the economy of future generations, while investing in the preservation of the natural environment.
5. Collaboration: Cultivate a culture of trust and co-creation across Central New York's economy.

Multiple challenges stand in the way of reaching these goals, primarily an aging labor force and an inability to attract and retain a workforce base that fits the needs of regional employers. Another significant challenge facing the CNY region is the shift from a manufacturing economy to a tech-based economy. To improve the quality of the workforce and make the Region more attractive for businesses, the CNY REDC places emphasis on upskilling individuals in low-wage jobs so they can advance to higher-wage employment. The strategy for accomplishing this includes the creation of new career pipeline programs, filling gaps in the workforce ecosystem, and building communities that support workers' fundamental needs. Additionally, the Region outlines five industry ecosystems on which to focus: agribusiness; biotechnology and life sciences; manufacturing, advanced manufacturing, and distribution; smart systems; and recreation, tourism, and film. Targeting these more comprehensive clusters is intended to foster growth and innovation. Fulfillment of these regional goals, completed in alignment with the strategic initiatives outlined by the State—placemaking, workforce, tradeable sectors, and innovation—will improve the Region's position as a destination for both industry and workforce.



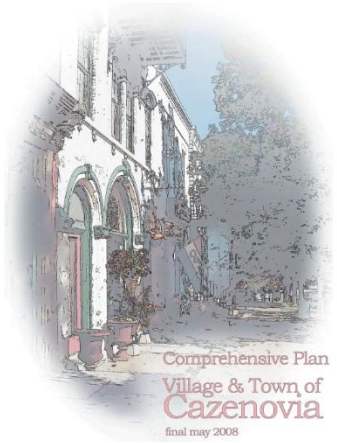
County Plans

The Madison County Economic Development Strategy, written in 2013, illuminates the conditions the Cazenovia community must navigate and the strategies to do so. After a period of economic decline in the County from 1985 to 1995, and the recent Great Recession, the County population reached a historic peak during the writing of the plan (2013) and the economy showed signs of stabilization and strong potential for growth. The Strategy notes a high proportion of educated workers in Madison County, as well as a growing number of jobs and increasing median incomes.

The goals laid out in the Strategy propose ideas and methods for realizing the County's potential in the wake of a difficult past few years. An overarching goal throughout the Strategy is to promote the growth of a "diverse economic base that will provide employment opportunities for a broad cross section of its citizens across the entire county." To accomplish this goal, the County organized goals and strategies into key areas: governance, business retention and expansion, infrastructure and real estate development, manufacturing and the producer service industry, agriculture, retail and tourism, alternative energy development, and employee training and workforce development. These areas echo the priorities of recent regional planning documents.

To achieve these goals, one strategy in the plan is the maintenance of a strong, efficient, and collaborative County government. This will provide a strong base for the implementation of other strategies, establishing a comprehensive list of infrastructure and real estate resources in the County, creating a County-wide economic development office, creating a formal business outreach program, capitalizing on the County's proximity to major food processors, continuing efforts to develop a meat processing facility, inventorying agricultural initiatives, creating a "buy local" culture, and creating workforce training programs that are tailored to prominent and growing industries in the County.

Local Plans



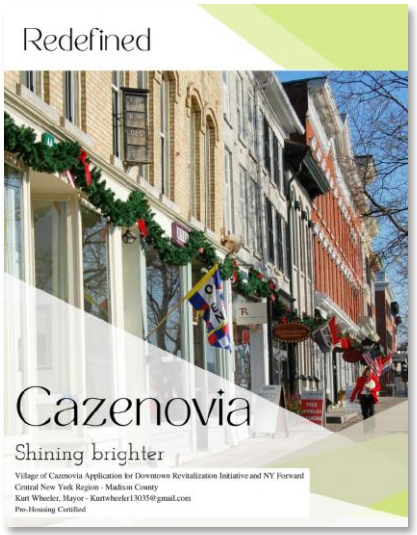
There are three existing local planning documents that explain existing conditions in the Village and Town of Cazenovia: the 2008 Town and Village Comprehensive Plan, the draft Local Waterfront Revitalization Program (LWRP), and the 2024 Downtown Revitalization Initiative (DRI) application. Additionally, the community has been proactive in public engagement and planning for the former College's reuse. The Town also recently updated its Comprehensive Plan. Interestingly, review of these documents reveals that workforce has not historically been a concern of the community contrary to the county and regional plans.

The 2008 Comprehensive Plan outlines goals and strategies for seven primary categories: housing and residential neighborhoods; land use and zoning; natural, scenic, cultural, and historic resources; lake and watershed; infrastructure; community services; and community economy. There are also goal areas for the Hamlet of New Woodstock and US Route 20 East, which runs through the Village's business district. Maintaining the rural character and quality of life experienced in the municipalities is paramount. The Plan also encourages diverse, denser residential housing that efficiently uses available infrastructure and expands pedestrian interconnectivity. Cazenovia Lake, natural aquifers, Cazenovia College, and the historic character of the area are important to the municipalities, particularly the Village. Lake recreation, tourism, and the College are highlighted as drivers of the local economy that should be supported and expanded, noting that this plan was created prior to the College's closing.

The draft LWRP highlights the importance of Cazenovia Lake – the largest lake in Madison County – to the character and economic well-being of the Village and Town of Cazenovia. The LWRP starts with acknowledgement of the success of the 2008 Comprehensive Plan, explaining that many of the goals and projects laid out have been implemented, and a number of plans, reports, studies, and applications have been compiled as a result. Many of the concepts outlined in the Comprehensive Plan are echoed in the LWRP, which focuses on the importance of Cazenovia Lake and Chittenango Creek to the Village and Town. The LWRP reiterates the importance of walkability to the area, as in the 2008 Comprehensive Plan, as well as how improved water recreation and access could benefit walkability. The Lake is central to the Village's downtown infrastructure and public experience, which benefits from close proximity to most of the Lake's public and private access points. The LWRP identifies issues and concerns, which can also be presented as goal areas:

- Connectivity/access of Village residents and visitors to the creek and lake.
- Expansion of recreational identity and infrastructure.

- Redevelopment of underutilized spaces/neglected properties, particularly along Route 20.
- Reducing runoff into the lake, which is adding silt, fertilizers, and salt from roads.
- Addressing invasive species in the lake – Eurasion Milfoil and Frogbit.
- Reducing septic leakage into the lake via high-quality septic systems and/or sewer development.
- Addressing backflow from Chittenango Creek into Cazenovia Lake during strong storm and snow melts.
- Completing more studies and public education needed on lake health.



The Village's 2024 DRI application provides a more current picture of the community's vision for the future. This application envisions the Village as a "regional hub" that provides retail, business, healthcare, and entertainment for the neighboring rural communities that are frequently underserved. The application notes the importance of the historic downtown area and the desire to encourage entrepreneurship, housing across income levels, and cultural and recreational opportunities to link rich traditions in the Village to economic resiliency principles. The application identified $48.5 million in project investments that could be aided through the DRI. Though the Village of Cazenovia was not selected for the 2024 DRI award, the document is nonetheless helpful in setting the stage for future development.

In all, this review of local planning shows that the Cazenovia community is proud of their history, rural character, lakefront setting, and potential for growth. While Cazenovia College was an economic landmark of the community for nearly two centuries, its closure represents an opportunity for the community to redefine what it means to live, work, and play in Cazenovia. The new Micron development in Syracuse will undoubtedly bring opportunities and challenges to Cazenovia as a bedroom community, which they are primed to address and overcome.

College Closures & Outcomes

Recent declines in enrollment resulting from the worsening "demographic cliff" – a decline in the pool of high school graduates in the State and Northeastern U.S. – has left small colleges and universities without the financial resources to continue operating. Since 2021, at least five colleges in NYS (not including Cazenovia) have closed their doors, and three more are extremely likely to follow suit in the next year or so. These small colleges tend to be located in small, rural communities, who rely on the jobs provided by the college and the student spending. Their closures have brought hardships to towns across the country, but they have also highlighted the creativity and care present in these small communities.

Bridgewater College – Still Operating

Bridgewater College in Bridgewater, Virginia has plans to repurpose a 100-year-old gym for new student and community use. Previously, the gym had been used for storage and maintenance. The team involved in the renovation plans to take the historic aspects of the building into consideration, conserving the historical significance of the building while creating a modern, functional space. The renovation and expansion of the gym is made possible, in part, by a $1 million donation.[1]

College of St. Joseph – Closed 2019

College of St. Joseph in Rutland, Vermont will be subdivided, though the college has not yet sold all portions of the property so some end uses are not confirmed or identified.

One of the largest County employers, Casella Waste Systems, purchased the main portion of the campus and has plans to establish offices, market-rate housing, and a training center. Because the existing campus dormitories were empty and unmaintained for years, mold and other issues arose, and the buildings will be demolished. On the site of the demolished dorms, new townhouses will be built. Already, Casella has renovated one building that will serve as HR offices and the employee training center.

The City of Rutland purchased the College's athletic center in 2021 and has renovated it to serve as a public recreation center, which is already popular among community residents.

Other portions of the campus have proposed developments/reuse that include a childcare facility, an assisted living facility, and additional housing. The western portion of the campus remains on the market.[2]

Green Mountain College – Closed 2019

Green Mountain College in Poultney, Vermont was the largest employer in the County. The campus was purchased for $4.55 million in 2020 by entrepreneurs Raj and Dahnee Bhakta.[3] As part of their planned $100 million resort development on the campus, some of the existing campus buildings will be renovated into condos. There are also plans to turn a portion of the campus into an agricultural work college that would teach sustainable agriculture and entrepreneurial skills.

The planned luxury hotel will boast 100 rooms, a convention space, a micro-distillery, an ice-skating rink, 19 new residences, a post-graduate school for hospitality studies, eateries, a brewery, a coffee roasting plant, gardens, a chocolatier, and an equestrian center. The estimated timeline is seven years, with 100 to 200 employees on the payroll when completed.

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[1] Adaptive Reuse — Reimagining Existing Campus Assets in Creative Ways | CPL (cplteam.com)
[2] Casella Waste Systems Plans to Build Housing on Former College Campus | Education | Seven Days | Vermont's Independent Voice (sevendaysvt.com)
[3] Original asking price was $20 million.

The entrepreneurs who purchased the campus sought community assistance in 2022, asking for the town to vote on a tax stabilization initiative. Without the initiative, the holding LLC will owe $100,000 annually in property taxes, on top of other costly maintenance needs. Currently, the campus sits in disuse, and locals are concerned about deterioration of buildings.[4]

Southern Vermont College – Closed 2019

The Southern Vermont College campus in Bennington, Vermont was first sold to Bennington Hospital in December 2020, then sold again in the spring of 2023 to a New York City real estate developer with plans to create a four- or five-star hotel and culinary resort. The developer, Alfred Weissman, anticipates that the hotel will generate 150 new jobs. The renovations are expected to begin sometime in 2024. The campus gym, tentatively, will be converted into event space, a pool, and high-end bowling lanes.

Bennington Hospital, which used the campus as a COVID resources center, will retain ownership of five to six acres and is currently exploring potential uses for the land.[5]

College of Saint Rose – Closed 2024

The College of Saint Rose campus, in the City of Albany, New York, ended instructional offerings with the spring 2024 class of graduates. The last date of administrative operations is slated for December 31st, 2024. At the time of closure, the College had $48 million in outstanding bonds. The Albany County Pine Hills Land Authority is responsible for overseeing the future of the campus. Seven members comprise the Authority, many of whom have experience in large-scale redevelopment projects, real estate, administration, and policy.[6] Thus far, there has been significant interest in the campus, with potential users being pre-K education providers, the Albany Symphony, the YMCA, and more. It's anticipated that many different ideas and organizations, both for- and non-profit, will be represented in the campus's future. The campus has 81 buildings and is actively being marketed for sale.[7]

Wells College – Closed 2024

Wells College, located in Aurora, New York, announced its abrupt closure in May 2024. The nearby Ithaca College partnered with Wells College to provide a teach-out program for students who transferred. In 2025, prospective buyers toured the 127-acre campus. The Cleveland Commission for Wells submitted a bid to purchase the campus. It intends to return the campus to a higher-education institution and encourages supporters to donate and advocate on their behalf.[8] A $10.8 million offer to acquire and revitalize the College was received

[4] Poultney: Bhakta asks for town help to revitalize GMC campus | Vermont Business Magazine (vermontbiz.com)
[5] Former Southern Vermont College Site Sold to Developer / iBerkshires.com - The Berkshires online guide to events, news and Berkshire County community information.
[6] Albany County announces members of Land Authority, tasked with St. Rose's future (cbs6albany.com)
[7] When will new county authority overseeing College of Saint Rose properties begin working? | WAMC
[8] https://www.binghamtonhomepage.com/news/prospective-buyers-tour-wells-college/

from a joint venture between Grande Venues, the Hiawatha Institute for Indigenous Knowledge, and Summit World Schools. The partners' plan is to establish a "premier International Baccalaureate boarding school, an Indigenous college, and an independent senior living community."[9] All offers are still under consideration. Additionally, the Preservation League of New York State added the historic campus to its 2025-2026 Seven to Save List.

Previously Identified College Closures and Outcomes

Prior to engaging MRB Group, the Village of Cazenovia and CACDA conducted their own research to assess likely outcomes for the Cazenovia College campus. They analyzed five college closures, listed in the table below, and found that the most common reuses were:

- No/pending reuse: vacant
- Health care center
- Absorbed by neighboring college or university
- Housing development
- Purchased by local government for possible new high school
- Purchased by city for recreation – gym, trails, athletic fields
- Purchased by entrepreneurs hoping to make it a spa-like destination
- Addiction recovery care "crisis to career"
- Workplace development training for non-college jobs

Community Population	College Date closed	Outcomes
Nashua, NH 91,124	Daniel Webster College, 2017	7/17/2018 purchased by 2 Chinese investors 2021- no plans, still vacant owe $811,000 in back taxes
Poultney, VT 3,279	Green Mountain College, 2019	2020- purchased by entrepreneurs Raj and Dahnee Bhakta Opened private school and plan to make it a destination with condos and a hotel.
Springfield, KY 2,834	St. Catherine's College, 2016	2020 purchased by Addiction Recovery Care, a network of residential addiction treatment centers
Worster, MA 205,918	Becker College, 2021	October 2021- some historic buildings purchased by Hampton Properties
Montpelier, VT	Vermont College, Moved online 2022	VC announced the end of hosting students on campus and moving much of their programming to online or to a Colorado location.

[9] https://www.ithaca.com/news/ithaca/developers-submit-10-8m-offer-to-acquire-and-revitalize-former-wells-college-campus/article_4f7c7c4c-56d8-4cd5-8936-4f6ab56dbb57.html

Overall, most campus reuses leverage private funding and development, with small portions reserved for community use. Some developers seek funding from local, state, and federal sources. Crucially, all of the proposed projects at these campuses rely on community support for success, whether it be through labor, tax agreements, or as a customer base. Despite the devastation small college closures can wreak on communities centered around their existence, the creative reuse of their buildings, green spaces, and sports facilities offer new opportunities for community spaces; artists, entrepreneurs and their businesses; and workforce training.

Market Analysis Overview

Demographics

As part of the Cazenovia College Redevelopment Study, a Market Analysis (available in full as Appendix A) was conducted to provide critical insights into the types of development that would be most successful on the campus and the economic viability of each. The market analysis reviewed relevant trends in demographics, industry, housing, and regional real estate indicators. Four geographies were analyzed: the Village and Town of Cazenovia, Madison County, and the Central New York region.

Roughly 10% of the County's population resides in the Town of Cazenovia. The population of the Town has declined 6.8%, or 483 residents, since 2010. Madison County declined from 73,442 residents in 2010 to 66,682 in 2023, a decrease of 6,760 or 9.2%. The CNY region also saw population declines since 2010, with a 1.7% drop. Populations in each geography are expected to continue declining over the next five years. However, a declining population is not on its own indicative of housing trends. With declining household sizes and changing demographics, different types and quantities could be necessary.

From 2023 to 2028, median household income (MHI) is expected to increase across all geographies. Growth in MHI is expected to grow more in the Village and Town compared to the larger geographies. Similarly, home values in the Town and Village are expected to grow significantly more, both by percentage and by amount, over the next five years. The median home value in the Town of Cazenovia is currently $348,441 and is expected to grow by $111,820 over the next five years – a 32.1% increase. In the Village, median home value is $320,101 and is expected to increase by 23.4%.

In Madison County, 20.4% of households earn between $50,000 and $74,999, which is higher than the 19.2% of households earning the same in the Region. The Region and County have nearly identical shares of households that earn above $200,000, at 6.8% and 6.9% respectively.

Madison County has 11,384 inbound commuters and 18,335 outbound commuters, resulting in a net outflow of 6,951 commuters. Onondaga County and Oneida County see the largest inflow of Madison County residents for work.

Industry

Health Care and Social Assistance is the largest employer in the County, constituting almost a quarter (23%) of all jobs in 2023. Retail Trade and Accommodation and Food Services together comprise about a fifth (20.5%) of total jobs in the County. The Educational Services sector makes up a smaller portion of total jobs, at 2% of the County's jobs, but these services are vital. Similarly, the Professional, Scientific, and Technical services account for only 3.6% of the County's jobs.

In the CNY Region, the next ten years will see significant growth in the following office-space using subsectors:

- Colleges, Universities, and Professional Schools (+3,430)
- General Medical and Surgical Hospitals (+3,223)
- Offices of Physicians (+1,727)
- Management of Companies and Enterprises (+1,387)
- Individual and Family Services (+1,357)
- Services to Buildings and Dwellings (+1,166)
- Employment Services (+803)
- Architectural, Engineering, and Related Services (+655)
- Outpatient Care Centers (+622)
- Offices of Dentists (+583)

The following ten subsectors of the Arts, Entertainment, and Recreation and the Accommodation and Food Services industries are anticipated to add the most jobs:

- Restaurants and Other Eating Places (+2,549)
- Other Amusement and Recreation Industries (+962)
- Traveler Accommodation (+713)
- Automobile Dealers (+653)
- Building Material and Supplies Dealers (+370)
- Specialty Food Stores (+315)
- Drinking Places (Alcoholic Beverages) (+181)
- Other Motor Vehicle Dealers (+142)
- Lawn and Garden Equipment and Supplies Retailers (+119)
- Museums, Historical Sites, and Similar Institutions (+99)

Housing and Real Estate

Home values are higher in the local market areas compared to the CNY Region. Average home values in the Town ($542,567) and Village ($503,308) are far greater than their medians ($348, 441 and $320,101, respectively), particularly when compared to the difference between median and average home values in the County and CNY Region. This is likely a reflection of the high concentration of lakefront and seasonal properties in the Village and Town, which drive average home values up.[10]

Most housing units in all regions are single-family detached homes, with the Town of Cazenovia having a higher percentage at 81.7% compared to the County's 72.5%, the Village's 67.5%, and the Region's 65.3%. The areas differ in their distribution of other types of housing units, with the Village boasting the highest percentage of multi-unit housing units (3 to 50+) at 22.4%, followed by the Region's 19.2%.

There are 1,430 multi-family housing units in Madison County included in the CoStar database, currently renting for an average of $1,085 per month. The County's multi-family market shows moderate vacancy rates and consistently positive leasing activity. The vacancy rate is estimated at 7%, and CoStar projects a sharp increase with two new large deliveries anticipated in 2025. The reality is more likely to be no change in vacancy as individuals quickly move into the new units. Market rents have persistently increased each year in the previous ten years. Moderate vacancy rates, consistent positive absorption, and consistent rent growth together suggest there may be unmet demand for additional multi-family residential units. However, additional data over time will provide a better understanding of how this market has been affected by the college closure and potential reuse.

CoStar reports overall retail vacancy rates at 1.5%, a ten-year low for the 3.8 million square feet of inventory captured in the CoStar database. A number of small-scale deliveries over the last ten years, along with consistently dropping vacancy rates, suggests there is unmet demand for additional retail real estate in the County. However, the recent closure of Cazenovia College may reduce some of this demand for retail space, at least until the college campus is redeveloped. Rent growth has persistently increased every year from 2013 but remains significantly below typical rents in metro areas.

Additional analysis of the housing market can be viewed in the Limited Housing Assessment section of this report.

Market Analysis Conclusions

Based on current and projected employment data, real estate statistics, and recommended reuses by the community, the former Cazenovia College campus could support a variety of commercial and housing uses. Growing sectors that would be a good fit for the campus include tourism-related businesses, healthcare and social assistance, and individual and family services. It is also worth noting that the Village of Cazenovia is located within a major investment area for semiconductors, the NY-SMART I-Corridor Tech Hub. The concerted effort to build a world-class semiconductor ecosystem in Upstate New York is likely to create new opportunities for the Village, particular around support

[10] Seasonal/occasional homes make up 42.9% of vacant housing units in the Village and 50.1% of vacant housing units in the Town.

services as the campus is not well suited for industrial uses. With data indicating an existing shortage in the market, it is clear that additional multi- and single-family units are needed to support both the current population and the future workforce.

Public Engagement Overview

2023 Public Meetings

When the community was alerted to Cazenovia College's imminent closure, they wasted no time in organizing public engagement sessions to understand the community's desires for reuse of the campus. In January of 2023, Cazenovia Preservation Foundation (CPF) and CACDA hosted a planning workshop to brainstorm potential reuses and related advantages and disadvantages, community impacts, factors to consider, and follow-up research needed for each idea. Some of the ideas discussed in detail during this workshop were related to training for workforce, trades, and police; the Micron development; housing; private academies and institutes; and community facilities (e.g. athletic center, arts facility, theater).

In October of 2023, CACDA hosted a public forum during which attendees heard from representatives of eight working groups that had begun to develop ideas for the campus's reuse. Also in attendance was the New York State Police, who provided a short presentation and answered questions about their lease of the campus. Five of the working group presentations included the following concepts:

- Academy for Students with Language-Based Learning Differences: "Open to all children PreK-Grade 2, and specializing in preparing students with language-based learning differences Gr. 3-12 to reach their full academic and civic potential, The Academy partners with businesses, trades, and institutions of higher education to inspire and craft unique paths for lifelong learning."
    - Boarding school for grades 9-12
    - Lab school for local teacher preparation programs
- Agriculture Tech Innovation Center: "Our goal is to improve the economic position of small farms and farmers, to create a NextGen community food system, and develop a regional model that can be implemented in any farming community."
    - Startup and Innovation Center
    - Marketplace and Experiential Food Hub
    - Community Space
- Center for Preservation Trades and Shared-Use Campus: Train people in the skills required to support the restoration & preservation of historic architecture and cultural resources.

    - Critical workforce need as number of historic buildings increases.
    - Affiliated organization model, either public or private and related to historical preservation, history, or preservation trades.
- Community Arts/Center for the Arts: create, foster, and preserve affordable and sustainable space for artists and arts organizations.
    - Non-for-profit, partner with artspace
    - Classes, summer camps, vacation camps, artist-in-residence opportunities, etc.
    - Meeting and exhibition/storage space
    - Potential for residential component
- Community Wellness Partners: Serving over 1100 individuals through 20 different programs, Community Wellness Partners is a multi-campus healthcare and senior living provider, with campuses in New Hartford, Clinton, and Oswego.
    - Independent senior living facility with medical and memory care services
    - Dining, social, recreational, and cultural activities

Most reuse ideas suggest a shared- or mixed-use campus, where some buildings are used for commercial and retail purposes, some are used as residences, some are used for community purposes, and still others are used for educational or medical purposes.

Additionally, students from SUNY ESF were invited to create designs for parking lots for the campus, as community leaders are aware of the persistent need for parking that will be exacerbated by any new retail or offices proposed for the campus's reuse. CACDA also surveyed the public on what they'd like to see in the Village, including the campus. The most popular responses were a recreation center (54), a theater (22), and a dog park (15). Popular restaurant ideas included a sandwich/deli shop (43), an Italian restaurant (42), and a Thai restaurant (35). The survey revealed that gifts, hardware/lumber, gasoline, books, and artwork were most frequently purchased within Cazenovia, while plants, clothes, homegoods, and pet supplies were puchased outside of Cazenovia.

Interviews

The project team interviewed stakeholders from local and regional planning organizations as well as parties interested in acquiring and redeveloping all or portions of the Cazenovia campus[11]. They provided insights on challenges and opportunities for the campus redevelopment, including particular community needs that could be met. There are many interested and involved residents in Cazenovia, and leveraging their experience and vision for the campus will be central to a successful redevelopment. Whether the reuse be completed by a single developer or a group of partners, assistance and support will be required from local, regional, and state organizations.

Those interviewed from local and regional planning organizations indicated that the ideal path forward for the campus includes a single buyer with a single vision that would redevelop the entire campus to expand housing, workforce development, and more. Various funding

[11] Representatives of the following organizations/groups were interviewed: Madison County Planning Department, Madison County Industrial Development Agency, New York State Empire State Development, Community Wellness Programs, Clear Path for Veterans, Caz Arts, group interested in the theatre, American High, 9 Fresh

resources could be available for the project, so long as it aligns with the community's vision for the campus and funder guidelines. When asked about specific community needs, stakeholders indicated that health services remain a priority need for the community and surrounding areas, as is workforce training, particularly as the semiconductor industry grows in the region. The loss of access to the athletic facility and pool was brought up frequently, so reuse of the campus should consider whether it is possible to reopen those facilities to the public. Daycare space would also be a desired use on the campus according to interviews. Development of a hotel or similar accommodations was less supported, as one stakeholder indicated that the current offerings seem to be addressing demand. As such, any development of visitor accommodations should consider how it would generate new demand, rather than relying on the current market. The stakeholders also discussed the need for parking in Cazenovia and how the campus may be used to fill that need.

Interested parties for the redevelopment of the campus represent veteran programming, senior living, and arts organizations. The main cluster of academic buildings are attractive for organizations that need amenities like a kitchen and dining area. Former dormitories could be redeveloped into apartment-style units. Other buildings could be used for administrative and health care space, as well as activity areas for education, exercise, and creativity. Additionally, these stakeholders were interested in partnering on the campus redevelopment, with all working towards a collaborative master plan.

In order to make campus redevelopment feasible, stakeholders indicated that a tax-friendly environment would be critical. A Payment-In-Lieu-Of-Taxes (PILOT) program would be beneficial. The County Planning office offered assistance to help with GIS needs, grant writing, site plan reviews, public meetings, and zoning, among other activities.

Key Takeaways

A review of local and regional planning that already exists in Cazenovia and the surrounding region, as well as interviews and public input related specifically to the redevelopment of Cazenovia College, confirms that there are strong community connections to the campus. While the college may of closed, the campus itself has been a fixture of the community for nearly two centuries with a series of transformations along the way. As such, the current status of the campus represents both the end of an era and an opportunity to address modern community needs. There are clear priorities for the community for reuse of the campus, including maintenance of the historic aesthetic and overall rural-village character of the community. It is expected that there will not be one single user of the campus, so it is important that all future uses are compatible with and supportive of the community's vibrancy as it exists now. This is consistent with activities (accomplished and proposed) at other small college campuses that have closed in the past. Many campus redevelopment initiatives rely on public-private partnerships to be successful, and rely on community support in some way. A market analysis also confirms the viability of multiple uses across the campus, including single- and multi-family housing, tourism-related businesses, healthcare and social assistance, and individual and family services. With continued regional collaboration, there could also be opportunities to attract support services and workers spurring from the concerted efforts across New York State to create and bolster a world-class semiconductor manufacturing ecosystem.

Preliminary Architectural & Structural Review

Sixteen of the college's buildings are on the main campus, which is nestled within residential and small-scale commercial districts one quarter of a mile east of Cazenovia Lake. The main campus is bordered by Nickerson, Lincklaen, Seminary, and Sullivan Streets. An additional eleven buildings are within the Village of Cazenovia, but outside of this main campus area. There is also a modern, 277-acre equestrian center, which is located less than three miles northwest of the main campus. This center has multiple buildings, but this report considers the center as a whole.

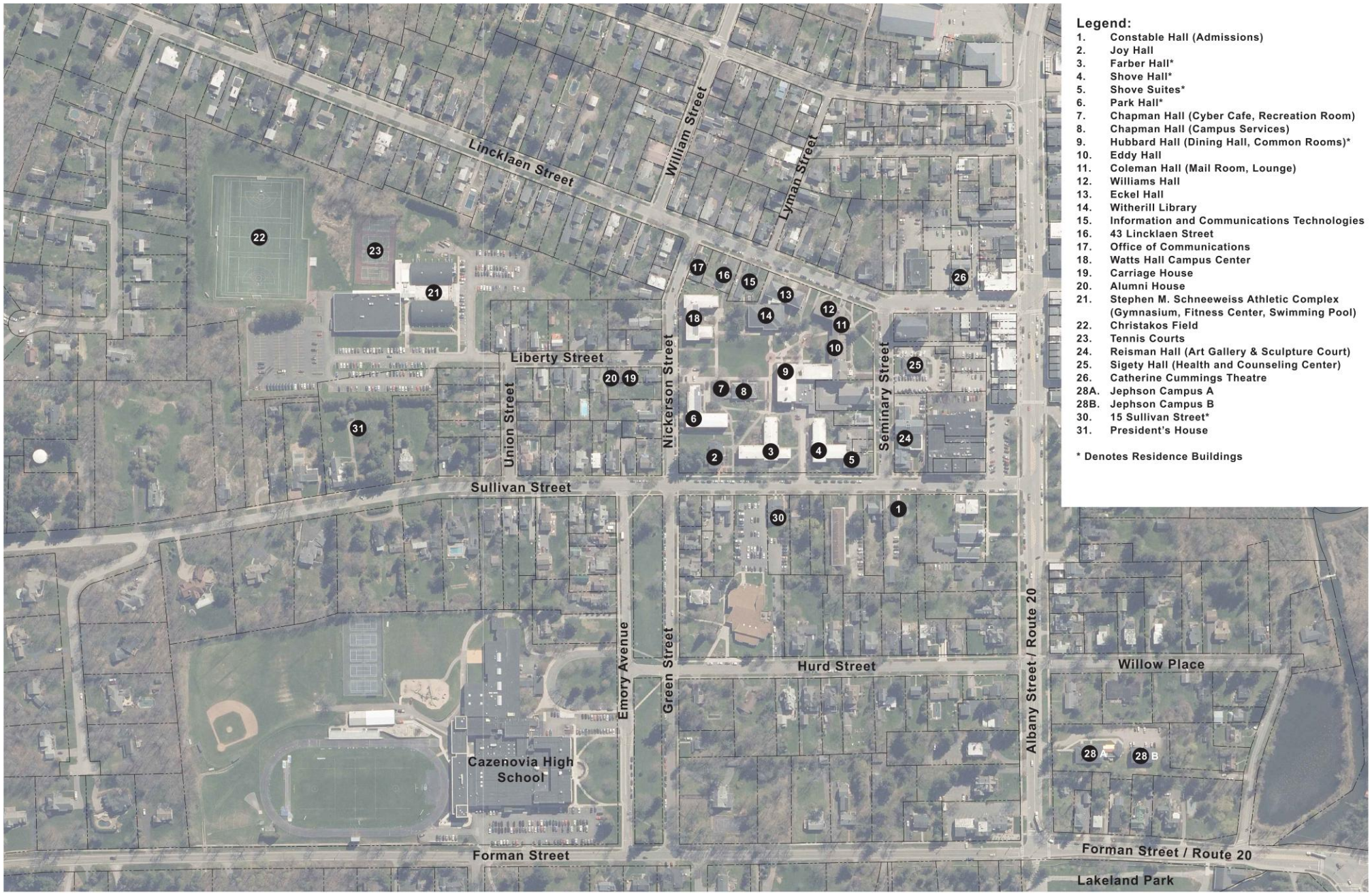
A team of architects from MRB Group reviewed the existing campus buildings during site visits conducted on May 30 and May 31st, 2024. This review included observing exterior and interior features of buildings to assess their condition and gain an understanding for potential rehabilitation and use. Existing building documentation and historic data was gathered, copied, and compiled for research use. This initial building review targeted features of the exterior envelope such as condition of foundations, masonry, roofing, and windows and doors to understand feasibility for redevelopment and identify any potential hurdles to future reuse. Interior review (where permissible) included understanding the condition of existing finishes, building layout, general space configuration and circulation, and structural systems with an eye toward reuse. Building evaluations were limited to visual observations and did not include building code studies, testing, or structural analyses to verify all implications for redevelopment, but there was discussion and acknowledgement of restrictions and concerns during the reconnaissance work.

In January 2025, additional site visits were conducted by an MRB Group architect and structural engineer, as well as an MEP engineer from Jade Stone. These visits involved a more thorough look at fourteen specific buildings to better assess structural conditions, needed repairs, conditions of mechanical and utility systems, and additional visual inspection of accessibility and hazardous building material concerns. Some common findings throughout the campus included: needed accessibility upgrades, such as elevators, railings, and bathroom reconfigurations; wired glass that should be removed and replace for fire safety; surface corrosion on floor structure metal decks; evidence of salt damage at building entrances; instances of asbestos containing piping, insulation, and tiles in some buildings; and typical wear and tear. An MRB Group architect also conducted a visual inspection of the Schneeweiss Athletic Complex and Catherin Cummings Theatre in 2025, with similar results. The full building reports are available in Appendix C.

Most of the buildings are in generally similar condition at this time and thus have a similar level of developability assuming reuse plans that fit the individual building structures, but this will likely change over time. Buildings that have been utilized by the New York State Police have been in use and well maintained. The unutilized buildings on campus will be at higher risk for deterioration. In the interim prior to reuse, while these buildings are not fully occupied, it is essential to keep their mechanical systems and infrastructure partially operational to prevent

moisture buildup and mold growth, as well as to protect interior finishes. Additionally, routine inspections of all buildings and areas should be conducted to promptly identify and address any maintenance issues, preventing further deterioration.

Below includes an overview of most of the college buildings, including several key features for consideration and key takeaways from the in-depth assessments. Potential future uses in this section are based primarily on the existing structures and environment, with only limited consideration for factors like a market or needs assessment that are covered in other sections of this report.



EDR
a better environment

Cazenovia College Reuse
Existing Conditions
Cazenovia, New York
May 2, 2025

0' 100' 200' 300' 400'
Feet

Main Campus

2. Joy Hall

Joy Hall, constructed in 1857 as a single-family home, served as the administrative offices for the President of Cazenovia College until its closure in 2023. This 3,737 square foot, Greek revival historic building appears to be in excellent condition and is listed with the New York State's Historic Preservation Office. With its impressive two-story doric columns, detailed interior architectural trim, and period elements, it is an architectural jewel of the village and deserves to be maintained. This building could most immediately be used as a high-end business or office space, but could also be converted back to residential or short-term housing consistent with local zoning/code with modification. Due to its historical significance and preservation status, it is considered a high-priority property.

Characteristic	Detail
Year Built	1865
Usable Space (square feet)	3,737
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	Yes
Number of Elevators	None
Likelihood of Hazardous Building Materials	25%
Most Recent Use	Administrative offices
Original Use (if different)	Residential home
Potential Future Uses	Residential use, short-term housing consistent with local zoning/code, business/office space
Other	Listed with NYSHPO, all-day street parking

3. Farber Hall

Farber Hall was an all-female college dormitory built in 1959. This building, like many on campus, contains a typical central corridor layout and totals 27,900 square feet over three stories. This configuration makes the building a suitable candidate for conversion into a congregate living facility or senior living facility. Furthermore, while office use or healthcare facilities could be alternative options, the building's floor to ceiling constraints could pose challenges for installing complex mechanical systems that support those types of environments. Nevertheless, it holds high potential for adaptive reuse.

Characteristic	Detail
Year Built	1959
Usable Space (square feet)	27,900
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	Yes
Number of Elevators	None
Likelihood of Hazardous Building Materials	65%
Most Recent Use	Dormitory
Original Use (if different)	n/a
Potential Future Uses	Congregate living facility, senior living facility, office/healthcare space
Heating/Cooling Systems	Heat- 2 natural gas boilers (~2018 vintage, rated at 1,100,000 BTU/HR) with Baldor 3hp main line pumps. Boilers and piping appear to be in good condition. Multiple Marathon Pumps for circulation, similar vintage but showing moderate corrosion. Cooling – Skid mount chiller (2001 vintage, unverified capacity) circulated by Bell & Gossett ½HP pump. Cooling tower assumed to be of same age.
Other	Central corridor layout, limited ceiling height, limited off-street parking (shared), all-day street parking
Updates Identified by Preliminary Architectural review	In need of new roof, needs elevator, repair/replacement of a corroded metal floor deck, address code violations related to electrical system, replacement of marathon pump for HVAC, and replacement of hot water pump, accessibility upgrades

4. Shove Hall

Shove Hall was built in 1966 and operated as a college dormitory. With three stories and 21,000 square feet of space, it shares a similar layout to Farber Hall that includes a central corridor. The central corridor limits the structural modifications that would accommodate drastically different uses. This building is best suited for a program similar in nature to a dormitory such as a congregate living facility or senior living facility. Many of the interior finishes are worn and would require improvements during future work. An alternative use for Shove Hall could be as office space or a healthcare facility, but like Farber Hall, the building's limited height and lack of robust mechanical systems could present challenges.

Characteristic	Detail
Year Built	1966
Usable Space (square feet)	21,000
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	Yes
Number of Elevators	0
Likelihood of Hazardous Building Materials	70%
Most Recent Use	Dormitory
Original Use (if different)	n/a
Potential Future Uses	Congregate living facility, senior living facility, office/healthcare space
Heating/Cooling Systems	Heat- 2 natural gas boilers (~1997 vintage, rated at 900,000 BTU/HR) with Baldor 3hp main line pumps. Two remote air handlers (~2006) with local circulation pumps only. Boilers and piping show signs of deterioration. Cooling – None
Other	Central corridor layout, limited ceiling height, limited off-street parking (shared), all-day street parking
Updates Identified by Preliminary Architectural review	Roof nearing end of useful life, needs elevator, repair/replacement of a corroded metal floor deck, address code violations related to electrical system, HVAC replacement, addition of mechanical ventilation, sanitary pump replacement, hot water heater replacement, accessibility upgrades

5. Shove Suites

Built in 2006, Shove Suites was used as a three-story, 23,250 square foot college dormitory. Unlike Shove Hall, Shove Suites has a different building layout configuration that would allow the suites to be modified into one- and two-bedroom apartments without reconfiguration of the building structure. In a majority of the existing suites, it would be feasible to reconfigure and enlarge the existing bedrooms and to provide new, larger kitchenettes.

Characteristic	Detail
Year Built	2006
Usable Space (square feet)	23,250
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	Yes
Number of Elevators	1
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Dormitory
Original Use (if different)	n/a
Potential Future Uses	Residential
Heating/Cooling Systems	Heat- 2 natural gas boilers (2006 vintage, rated at 600,000 BTU/HR) circulated by a series of Belly & Gossett pumps (~2006 vintage). Equipment and piping in good condition. Cooling – exterior Evapco roof mounted open cooling tower (vintage 2006, capacity undetermined). Expected useful life 25-30 years.
Other	All-day street parking, no dedicated off-street parking
Updates Identified by Preliminary Architectural review	Roof nearing end of useful life, address code violations related to electrical system, address below-grade drainage issues, repair first floor precast plank above mechanical room, HVAC replacement, addition of mechanical ventilation, sanitary pump replacement, accessibility upgrades

6. Park Hall

Park Hall was built in 1961 and is a three-story, 29,200 square foot building that operated as a college dormitory. The center corridor configuration of the building with small dormitory rooms on the perimeter is a restrictive starting point for adaptive reuse into uses that may require large open space. Maintaining the existing corridor circulation is recommended for ease of conversion. This building has an opportunity to accommodate medium-term residential lodging. Alternatively, the existing building could be utilized as offices for one or multiple tenants. There is adjacent green space available that could be converted to parking, which would bolster the available options for this building. The building has been well maintained and is in excellent condition.

Characteristic	Detail
Year Built	1961
Usable Space (square feet)	29,200
Zoning	C-1, not historic overlay
Current Condition	Excellent
Sprinklered?	Yes
Number of Elevators	0
Likelihood of Hazardous Building Materials	50%
Most Recent Use	Dormitory
Original Use (if different)	n/a
Potential Future Uses	Medium-term residential lodging, office/co-location business space
Heating/Cooling Systems	Heat- 2 natural gas boilers (2007 vintage, rated at 900,000 BTU/HR) and a series of various equipment. Boiler and surrounding pipes show signs of deterioration. Cooling – no central system
Updates Identified by Preliminary Architectural review	Roof warranty for north wing is expired and for west wing expires in 2027. Needs elevator, replace/repair corroded portion of 1st floor metal deck and at least 6 corroded floor joists, further investigation of flooring system throughout building, address code violations related to electrical system, HVAC replacement, repair corroded connection flange, accessibility upgrades

7 & 8. Chapman Hall

Chapman Hall was built in 1894 and functioned as a college student center and administrative offices. Future use of this building would be suitable for small-scale retail or business operations, making the most of its existing 5,700 square foot layout. Alternatively, the building could serve as a community center or a mixed-use business office with minimal adjustments. Given the compact size of the building, Chapman Hall offers a more financially accessible and manageable opportunity for redevelopment, which is also aided by the building's flexible layout and historic value. It is considered a high-potential property.

Characteristic	Detail
Year Built	1894 (building 7), addition 1980 (building 8)
Usable Space (square feet)	5,700
Zoning	C-1, not historic overlay
Current Condition	Building 7 needs substantial repairs, exterior masonry in poor condition. Building 8 in good condition.
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	30%
Most Recent Use	Administrative offices and student center
Original Use (if different)	n/a
Potential Future Uses	Small-scale retail or business operations, community center, mixed-use business office
Heating/Cooling Systems	Heat- 2 natural gas boilers (~2010 vintage, rated at 110,000 BTU/HR) and a series of various equipment. Relatively good condition. Cooling – no central system
Updates Identified by Preliminary Architectural review	Building 7: Exterior brick masonry of the original building in poor condition, several areas may need to be rebuilt. Replace flooring system, window repairs and replacement, infill of coal put and crawl space Building 8: Brick masonry repair and repointing, repainting exterior woodwork Both: Ice dam conditions develop on roof, should be addressed to prevent water damage and safety hazards. Address electrical code violations, accessibility upgrades

9. Hubbard Hall

Hubbard Hall, constructed in 1827 as part of the original Genesee Seminary, has been central to the campus's evolution over the past two centuries. The building contributed to the institution's transition from a seminary to a junior college in the 1940s, eventually becoming a full co-educational collegiate program by 1982. Hubbard Hall has seen both minor and major renovations throughout its history. In 1959, a fire tragically destroyed the neighboring Callahan Hall, making room for the expansion of New Hubbard Hall. This addition included a dining hall and commercial kitchen facilities on the first floor, with student housing on the upper levels. The building's layout makes it well-suited for potential conversion into hotel-style accommodations or residential spaces, with ground-floor conference, gathering, and dining areas. The second and third floors could accommodate approximately twenty-six double-queen occupancy rooms. Alternative uses, such as office or healthcare facilities, are also viable, although the building's height may pose challenges for the mechanical clearances required in these types of conversions.

Characteristic	Detail
Year Built	1827/1960's
Usable Space (square feet)	60,538
Zoning	C-1, not historic overlay
Current Condition	Old portion in fair condition. New portion in good condition.
Sprinklered?	Yes
Number of Elevators	1
Likelihood of Hazardous Building Materials	30%
Most Recent Use	Dormitory and dining hall
Original Use (if different)	n/a
Potential Future Uses	Hotel-style lodging with conference and dining spaces, residential, office/healthcare space
Heating/Cooling Systems	Shared system for Hubbard, Eddy, Coleman, and Williams Heat - 4 natural gas boilers (2019 vintage, rated at 850,000 BTU/HR) with primary loop pumps and 2 Bell & Gossett 7.5HP pumps. Entire system appears to have been updated in 2019. Heating/Cooling – 1 packaged roof top unity with natural gas heating (224,000 BTU/HR) and Dx cooling (114,000 BTU/HR) Separate systems may be needed for each building to accommodate future uses.
Other	Limited ceiling height, shared parking lot, no adjacent street parking

Updates Identified by Preliminary Architectural review	Old portion: Window repair/replacement, concrete stair replacement, investigation of wall cracking, maintenance of electrical distribution panels, plumbing fixture repairs/replacement New portion: Roof replacement, truck dock improvements, repair of service elevator, Both: ventilation improvements, masonry repointing, address electrical code violations, accessibility upgrades

10. Eddy Hall

Eddy Hall, one of the oldest buildings on campus, was constructed in 1827 as part of the original Seminary. In the late 1950's, renovations allowed connections to be made to neighboring buildings Coleman, Williams, and Hubbard Halls. A unique feature of Eddy Hall is its 8-stop elevator, which serves the four interconnected buildings despite their varying floor heights. Potential future uses for Eddy Hall include conference breakout rooms, adult education, or training facilities. Alternatively, it could be adapted for office or healthcare functions. However, like other campus buildings, its limited height poses challenges for certain healthcare mechanical systems and infrastructure.

Characteristic	Detail
Year Built	1827/1959
Usable Space (square feet)	Approximately 8,400
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	1 (8-stop elevator accommodates the varying floor heights of the four interconnected buildings)
Likelihood of Hazardous Building Materials	20%
Most Recent Use	Educational instruction
Original Use (if different)	n/a
Potential Future Uses	Conference breakout rooms, adult education/training facilities, office/healthcare space
Heating/Cooling Systems	Same as Hubbard
Updates Identified by Preliminary Architectural review	Masonry repointing, shed roof replacements, wood window and trim restoration, additional elevator, investigation and potential repair of corroding metal floor decks and joists, address electrical code violations, accessibility upgrades

11. Coleman Hall

Coleman Hall was built in 1961 and functioned as an educational instruction building for Cazenovia College. Located between Eddy and Williams Halls, it is best suited for uses such as conference breakout rooms or adult education/training facilities. Alternatively, it could be repurposed for office use or healthcare, though, like other buildings on campus, the limited height of the structure may pose challenges for certain mechanical systems. Like Eddy Hall, the ability to convert this building to residential is limited due to a lack of a sprinkler system and elevator.

Characteristic	Detail
Year Built	1961
Usable Space (square feet)	8,500
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	25%
Most Recent Use	Educational instruction
Original Use (if different)	n/a
Potential Future Uses	Conference breakout rooms, adult education/training facilities, office/healthcare space
Heating/Cooling Systems	Same as Hubbard
Updates Identified by Preliminary Architectural review	Severe ice dam conditions develop on roof, should be addressed to prevent water damage and safety hazards. Masonry repointing, window repair/replacement, investigate and address water damage on façade and roof eaves, investigation and potential repair of corroding metal floor decks and joists, address electrical code violations, maintenance of electrical distribution panels, accessibility upgrades

12. Williams Hall

Williams Hall, constructed in 1854, is one of the oldest buildings on the Cazenovia College campus. Over the years, it has served multiple purposes, including housing enrollment services, career services, and adult continuing education programs. In the 1960s, modifications to the building impacted its original architectural integrity, which ultimately led to its exclusion from the Cazenovia Village Historic District. Once a standalone structure, Williams Hall is now physically connected to Coleman Hall and Eddy Hall. Given these connections and the challenges of adaptive reuse, the most effective approach would be to assign Williams Hall to a program or function that complements the future uses of Coleman and Eddy Halls.

Characteristic	Detail
Year Built	1854/1961
Usable Space (square feet)	7,965
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	20%
Most Recent Use	Administrative offices
Original Use (if different)	Part of the original Genesse Seminary
Potential Future Uses	Program/function that aligns with Coleman and Eddy Halls
Heating/Cooling Systems	Same as Hubbard
Updates Identified by Preliminary Architectural review	Ice dam conditions develop on roof, should be addressed to prevent water damage and safety hazards. First-floor framing shows visible low areas, but framing on other floors was not visible. More thorough investigation of the floor framing should be conducted on all floors, and any bearing issues addressed. Basement is under-conditioned and damp. Repointing of limestone and masonry, exterior wood trim repairs, window and door repair or replacement, address electrical code violations, maintenance of electrical distribution panels, accessibility upgrades

13. Eckel Hall

Eckel Hall, a three-story educational building constructed in 1967, originally served as a lecture hall and classroom facility. In 2014, partial renovations were made to the third floor, adding new science laboratories and support spaces. The building's current layout and past use make it well-suited for potential conversion into a commercial research and development facility, computer labs, or office spaces.

Characteristic	Detail
Year Built	1967/2014
Usable Space (square feet)	22,940
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	Yes, 3rd floor
Number of Elevators	1
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Educational instruction
Original Use (if different)	n/a
Potential Future Uses	Commercial research and development, computer labs, or offices
Heating/Cooling Systems	Heat – 1 natural gas boiler (~2014 vintage, rated 399,000 BTU/HR), similar vintage pumps, controls, and disconnects. All appear in good condition. Note that the boiler appears to be within the footprint of the library building. Cooling - exterior pad mounted Carrier split system provides Dx cooling to an air handler (~2008 vintage)
Other	All-day street parking, no dedicated parking
Updates Identified by Preliminary Architectural review	Removal of exterior vegetation on building walls and related masonry repair, investigate and repair areas of water infiltration, inspect water main backflow, address electrical code violations, maintenance of electrical distribution panels, accessibility upgrades

14. Witherill Hall Library

Witherill Hall was built in 1964 and was previously home to Cazenovia College's Frederic and Jean Williams Archives and the Wason Family Reading Room. The building's configuration with a large structural grid and high ceilings combined with smaller, private offices creates an opportunity for supporting flexible and/or shared commercial operations or community use. The larger spaces could be separated into numerous smaller offices and rooms, or could be utilized as communal space like waiting rooms, open office space, lounge areas, etc. The higher ceiling heights in these spaces also offer more flexibility for upgrading mechanical infrastructure, which could support different uses like medical or residential. However, other areas of the building have limited clearance between floors, making it challenging to install new equipment for these uses.

Characteristic	Detail
Year Built	1964
Usable Space (square feet)	19,215
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	1
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Library, archives and reading room
Original Use (if different)	n/a
Potential Future Uses	Flexible commercial or community use, partial residential or medical use
Heating/Cooling	Heat – 1 natural gas boiler (~2019 vintage, rated 210,000 BTU/HR), similar vintage pumps, controls, and disconnects. All appear in good condition. Cooling - exterior pad mounted Daikin cooling tower (2013 vintage) supplying chilled water to existing air handling system. Heating coils are no longer connected. Air handling units are at end of useful life.
Other	Not directly adjacent to parking, equidistant from street parking
Updates Identified by Preliminary Architectural review	Removal of exterior vegetation on building walls, masonry repointing, window maintenance and repairs, installation of mechanical ventilation system, replace air handling units and fans, plumbing fixture replacement, lift station pump and control replacement, address electrical code violations, maintenance of electrical distribution panels, accessibility upgrades

15. ICT Building

The Information and Communications Technologies (ICT) building, originally built in 1825 as a single-family home, was used by the college as a business/technology office. Its historic nature limits future modifications, but it could be converted back into a private residence or short-term housing consistent with local zoning/code.

Characteristic	Detail
Year Built	1825
Usable Space (square feet)	3,915
Zoning	C-1, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Business and technology offices
Original Use (if different)	Residential single-family home
Potential Future Uses	Residential use, short-term housing consistent with local zoning/code, continued business/office use
Other	All-day street parking, limited off-street parking

16. 43 Lincklaen Street

The building at 43 Lincklaen Street, originally constructed in 1830 as a single-family residence, has since served multiple purposes, including use as a student residence and later as administrative offices. In 2021, it underwent a significant renovation to restore its function as a single-family home sponsored by Cazenovia Welcomes Refugees, a resettlement program for refugee families. Maintaining the property as a single-family residence is recommended, though it could also be adapted for business use.

Characteristic	Detail
Year Built	1830/2021
Usable Space (square feet)	2,700
Zoning	C-1, historic overlay
Current Condition	Good
Sprinklered?	No

Number of Elevators	0
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Residential single-family home, was used for offices for an extended period of time
Original Use (if different)	Residential single-family home
Potential Future Uses	Duplex or single-family residential use, short-term housing consistent with local zoning/code
Other	No driveway, evening street parking

17. Office of Communications

The Office of Communications, located in a building constructed in 1820 as a single-family house, was used for administrative offices. Due to the historic nature of the building, it is recommended that the building either be converted back to single-family residential or remain as offices. The former may require reinstallation of certain household amenities.

Characteristic	Detail
Year Built	1820
Usable Space (square feet)	2,850
Zoning	C-1, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Administrative offices
Original Use (if different)	Residential single-family home
Potential Future Uses	Residential, office use
Other	All-day street parking, limited off-street parking

18. Campus Center at Watts Hall

The Campus Center at Watts Hall, which was built in 1964 and used as a dormitory until 2018 when it was converted to staff and administrative offices, is well-suited for individual offices due to its three-story layout and center corridor. As with adjacent buildings, maintaining the existing corridor circulation is recommended for ease of conversion. Alternatively, this building could be converted into a healthcare facility, but the limited height of the building might pose complications for mechanical systems and infrastructure. A feature of this building is its proximity to an existing visitor parking lot on Nickerson Street and potential for additional parking with conversion of a green space.

Characteristic	Detail
Year Built	1964
Usable Space (square feet)	32,660
Zoning	C-1, not historic overlay
Current Condition	Good
Sprinklered?	Yes
Number of Elevators	0
Likelihood of Hazardous Building Materials	50%
Most Recent Use	Administrative and faculty offices
Original Use (if different)	Dormitory until 2018
Potential Future Uses	Business/office space, healthcare facility
Heating/Cooling	Heat – 1 natural gas boiler (~2010 vintage, rated 1,060,000 BTU/HR). Boiler and primary loop has significant useful life and the secondary heating loop pump motors appear to have been replaced in January 2025. Surrounding components are in poor condition. Remote air handler (2006 vintage) has heat capacity only. Cooling – None
Other	Center corridor layout, limited ceiling height, shared parking lot, and all-day street parking
Updates Identified by Preliminary Architectural review	Roof replacement, investigate and address water infiltration, repair of corroding metal floor decks and joists, component repair of main boiler, addition of mechanical ventilation, hot water heater replacement, removal of abandoned equipment, address electrical code violations, accessibility upgrades

Off Main Campus

1. Constable Hall

Constable Hall, built in 1905 as a single-family home, was used for administrative offices and appears to be in good condition. This Greek-revival style wood framed building has been well maintained and has significant value as a historic building in Cazenovia. The most easily obtainable future use for this property is as a business or office space, though it could also be converted back to residential use or short-term housing consistent with local zoning/code with modification.

Characteristic	Detail
Year Built	1905
Usable Space (square feet)	3,666
Zoning	R-10, historic overlay
Current Condition	Good
Sprinklered?	Yes
Number of Elevators	0
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Administrative offices
Original Use (if different)	Residential home (donated to college in 2006)
Potential Future Uses	Residential use, short-term housing consistent with local zoning/code, business/office space
Other	Limited off-street parking, anything outside of residential use would require special use permit

19. Carriage House (with Alumni House)

Carriage House was built in 1880 in conjunction with the Alumni House listed above. The buildings are on the same parcel of land. The building was most recently used as an office and storage space. As an accessory building on the property, it does not have plumbing. As such, it is recommended that it remains with the Alumni House to be used as a garage, storage, or other accessory residential use.

Characteristic	Detail
Year Built	1880
Usable Space (square feet)	1,342

Zoning	R6 – in historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Office space
Original Use (if different)	Carriage house
Potential Future Uses	Accessory residential use with Alumni House building (20)
Other	No plumbing

20. The Alumni House

The Alumni House, built on 1880 as a single-family home, was most recently used as office space by the College. The building is listed on the New York State's Historic Preservation office and should be protected from building modifications that negatively impact its historical and architectural value. This building is recommended for future use as a private residence, which would not require substantial modification.

Characteristic	Detail
Year Built	1880
Usable Space (square feet)	1,422
Zoning	R-6, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Administrative offices
Original Use (if different)	Residential single-family home
Potential Future Uses	Private residential
Other	Listed with NYSHPO, all-day street parking

21. Stephen M. Schneeweiss Athletic Complex

The Stephen M. Schneeweiss Athletic Complex, built in 1968, has long been a valuable asset to both the college and the local community. A recent visual assessment of the facility found it to be in overall good condition. The maintenance team noted that the Upper Gym was renovated in 2012 with new floors and bleachers. They also indicated a portion of the existing roof require will require replacement in the near future. Given the limited availability of sports facilities for community use—particularly pools—continued community access to this complex is recommended. Minor additional improvements and repairs may be required over the next five years to maintain the facility's operational standards. Located one block from the main campus, the complex includes most of the college's parking and features an outdoor turf field, installed in 2012, which remains in good condition. Despite the ongoing community use of the complex, portions of the parking area and/or outdoor field space not essential for community use could potentially be subdivided for neighborhood development. Prior to any development, however, an assessment of the surrounding neighborhood's infrastructure capacity would be necessary to support such expansion.

Characteristic	Detail
Year Built	1968
Usable Space (square feet)	52,478
Zoning	C-2, not historic overlay
Current Condition	Good – portion of roof needs replacing
Sprinklered?	No
Number of Elevators	1
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Multi-purpose athletic space
Original Use (if different)	n/a
Potential Future Uses	Community athletic uses
Other	Minor repairs/improvements expected in next 5 years, substantial parking facilities
Updates Identified by Preliminary Architectural review	Roof replacement between barrel roofs, masonry repointing, repaint exterior wood trim and siding, repair of corroding metal floor decks and joists, repair or replace smoke hatches, service pool

24. Reisman Hall

Reisman Hall, constructed in 2004 as an art and design building, is well-suited for future use as a high-end business and retail space. Having been constructed 20 years ago, it is configured in a more modern, adaptable way than many other buildings on campus, giving it the potential flexibility to accommodate a variety of commercial uses. Additionally, this building is situated on the corner of Seminary Street and Sullivan, allowing a public facing entrance that feels separated from the private entrances. Conversion to other uses like residential may be possible, but would likely require substantial adjustments to the building.

Characteristic	Detail
Year Built	2004
Usable Space (square feet)	22,000
Zoning	C-1, historic overlay
Current Condition	Excellent
Sprinklered?	Yes
Number of Elevators	1
Likelihood of Hazardous Building Materials	2%
Most Recent Use	Art and design building
Original Use (if different)	n/a
Potential Future Uses	High-end business and retail space
Heating/Cooling	Heat – 2 natural gas boilers (~2004 vintage, rated 200,000 BTU/HR each). Equipment, piping, and pumps appear to be in good condition. Cooling – exterior Evapco base mounted open cooling tower (2004 vintage).
Other	Adaptable layout, parking lot with 6 spaces, all-day street parking
Updates Identified by Preliminary Architectural review	Investigate and address ice damming, exterior wood restoration, cooling tower and boiler replacement, investigate/remediate main RPZ/backflow, address electrical code violations

25. Sigety Health Center

Sigety Health Center was initially built as a private bank in 1970 and was acquired by the college and converted into the student health center in 1986. The building has characteristics that could lend itself to commercial reuse. The current layout has a number of smaller spaces off of a main hallway that were used as examine rooms, as well as the front desk administrative area and a small entry/lobby area. Its current configuration could be appropriate for continued medical use, or the building could likely be reconfigured for a different commercial use, such as retail or offices. The building does have a dedicated parking lot, making it more attractive for commercial use than many of the other buildings. Alternatively, conversations with local stakeholders indicated that removal of the building to create additional parking for public use could also serve the Village well.

Characteristic	Detail
Year Built	1970/1986
Usable Space (square feet)	2,940
Zoning	C-1, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Student health center
Original Use (if different)	Private bank
Potential Future Uses	Commercial reuse, continued medical use
Other	Dedicated parking lot with EV charging stations

26. Catherine Cummings Theatre

Catherine Cummings Theatre, a community theatre built in 1896, is a historic gem of the Village and was used for a variety of cultural events, including drama, dance, lectures, and more. Due to its historic and cultural significance, no changes in use are recommended and it should be prioritized for regular maintenance checks to ensure no irreparable damage occurs during this period of vacancy. The theatre remains a high-potential asset for the community.

Characteristic	Detail
Year Built	1896
Usable Space (square feet)	9,000
Zoning	B-1, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Community theatre
Original Use (if different)	Opera house
Potential Future Uses	Community theatre and space for cultural events
Other	2-hour street parking, limited alley spaces
Updates Identified by Preliminary Architectural review	Restoration of exterior ramp and stairs, entrance door replacement, interior stair structure improvements, accessibility improvements

28A. Jephson Campus, Building A

Originally built in 1895 as a private social club, Jephson Campus A has transitioned over the years into a residence, a professional office building, and, ultimately, an extension of Cazenovia College's South Campus. In 2016, a major addition and reconstruction project addressed significant structural deterioration, updating the facilities to meet the needs of the college's art programs. The renovation preserved the building's historic character while modernizing it for academic use, enhancing functionality with features like under-slab tunnels for ductwork, improved lighting for studio art spaces, and restored masonry. These updates revitalized the building as a vital asset for the college community. The lower level was previously updated to include accessible routes and a spacious art studio accommodating multiple mediums. With modifications, the facility could also support community use, as it offers ample parking. The upper level, previously used for classrooms and offices, remains suitable for office, commercial, or retail space.

Characteristic	Detail
Year Built	1895/2016
Usable Space (square feet)	7,795
Zoning	C-2, historic overlay
Current Condition	Good

Sprinklered?	Yes
Number of Elevators	1
Likelihood of Hazardous Building Materials	5%
Most Recent Use	Studio art department
Original Use (if different)	Private social club
Potential Future Uses	Community arts use, offices, commercial
Other	Parking lot with 20 spaces shared with Building B, all-day street parking

28B. Jephson Campus, Building B

Jephson Campus B, previously the home of Cazenovia College's fashion design department, is a two-story wood framed building that was constructed in 1975. The existing large open rooms and multi-level configuration of the building would provide a great mix of spaces for conversion into a flexible office environment. Alterative options to change the use of the building may be restricted due to the existing building construction type and limited fire protection/separations.

Characteristic	Detail
Year Built	1975
Usable Space (square feet)	7,175
Zoning	C-2, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	10%
Most Recent Use	Fashion design department
Original Use (if different)	n/a
Potential Future Uses	Commercial office space
Other	Parking lot with 20 spaces shared with Building B, all-day street parking, limited fire protection/separations

30. 15 Sullivan

MRB Group was not able to access floorplans or other drawings for this property. It has been anecdotally indicated that it was most recently used for student housing, but the building conditions are unknown.

Characteristic	Detail
Year Built	1850
Usable Space (square feet)	2,916
Zoning	R-10, historic overlay
Most Recent Use	Student housing
Original Use (if different)	Group home
Potential Future Uses	Residential apartments
Other	2 units, each with 2 bedrooms and 1 bathroom

31. President's Residence - 60 Sullivan Street

Built in 1860, this historic building sits on a beautiful 1.86-acre lot, the largest in Cazenovia, just minutes from the campus. Originally constructed as a private residence, it has also served as a business office before transitioning back to residential use as the home of the President of Cazenovia College.

Characteristic	Detail
Year Built	1860
Usable Space (square feet)	4,796
Zoning	R-20, historic overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	No
Likelihood of Hazardous Building Materials	15%
Most Recent Use	College President's Residence
Original Use (if different)	Residential
Potential Future Uses	Single family home, short-term housing consistent with local zoning/code
Other	7 bedrooms, 6 full baths, 1 half bath

Equestrian Center

The 70,000-square-foot Equestrian Center, set on 277 acres of open fields and forest, is a state-of-the-art facility that provided a hands-on learning environment for equestrian students. Built in 1999, the center features an indoor arena, two outdoor arenas, and a three-bedroom guesthouse. It also includes ample storage for feed, tack, and hay, supporting a total of 71 stalls. Ideally suited to continue as an equestrian facility, it also holds potential for conversion into a private farm, tourism venue, or indoor agricultural operation.

Characteristic	Detail
Year Built	1950/1999
Usable Space (square feet)	70,000
Zoning	LW & RC (Lake watershed and Riparian Corridor Overlay
Current Condition	Good
Sprinklered?	No
Number of Elevators	0
Likelihood of Hazardous Building Materials	30%
Most Recent Use	Equestrian facility
Original Use (if different)	n/a
Potential Future Uses	Equestrian facility, indoor agricultural operation, tourism use, private farm, housing subdivision, conservation subdivision
Other	n/a

Key Takeaways

This section provides an overview of the existing facilities and key details that may be critical to future redevelopment. Overall, most of the buildings are in good condition based on visual inspection, although some buildings were reviewed in greater depth than others. All of the buildings have viable reuse potential, but many may require some substantial interior reconfiguration to accommodate new uses. For instance, the former dorm buildings appear to be well positioned for reuse as multi-family residential, but the floor plans and plumbing in particular would need to be rearranged to accommodate housing for individual and families as opposed to student housing. On the other hand, many of the buildings that were built as single-family homes and converted for campus use could be easily returned to single-family use without much modification. Additional information regarding the conditions of select buildings is available in Appendix C.

Preliminary Engineering Review of Utilities & Infrastructure

As part of the Village of Cazenovia's engagement of MRB Group to develop a Redevelopment Study for the Cazenovia College campus, an MRB Group Engineer conducted a preliminary review of infrastructure at the site. The following report details the condition and capacity of the existing utilities serving the Cazenovia College campus in the Village of Cazenovia, New York. Information on the campus was gathered during site visits, from on-line sources, and from correspondence with local water and sewer departments.

Potable Water Supply

1. The Village of Cazenovia Water System, located on Water Lane, serves the entire Village of Cazenovia and Cazenovia College.
2. Water use overall was higher in 2024 than in 2022, despite the college closing in 2023. To better understand this change, usage for each individual building was compared across the two years as outlined in a table in the Carrying Costs section of this report. Of the 21 metered buildings assessed, usage for nine decreased by over 85% between 2022 and 2024. Six additional buildings saw decreases in usage, although to a lesser extent. The remaining six buildings had an increase in usage between 2022 and 2024: Schneeweis Athletic Complex, Farber Hall, Hubbard Hall, 15 Sullivan Street, Catherine Cummings Theater, and Shove Hall. Most, although not all, of those buildings are in use by the State Police. The largest increases were at the Hubbard Hall and the Athletic Complex. The State Police have had consistent cohorts of trainees between April and October, whereas when the college was in operation students were generally off campus from May to September. This is likely part of the reason for the unexpected increase in water use. For 15 Sullivan Street and the Theater, it is likely that there has been a running toilet or leaky faucet contributing to the water use since neither building is being used by the State Police.
3. The source of drinking water for the Village of Cazenovia is from groundwater drawn from three wells on Water Lane. These wells range in depth from 75-80 feet below ground surface and can supply the necessary demand for the approximate 2,800 people and just over 1,000 water service connections within the Village Water District. The Village has two water storage tanks that have a total capacity of 800,000 gallons.
4. Following the intake from groundwater, the water supply is cycled through a system of four water softeners and then chlorinated to attain a 1 PPM concentration at the point of delivery. Furthermore, the water supply is injected with phosphorous to act as a sequestering agent for manganese and iron.
5. The NYSDOH has created a Source Water Assessment Summary based on information about the Village's water system. The source water assessment has rated the Village's groundwater wells as having a medium susceptibility rating for nitrates, industrial contaminates and solvents, and microbials. These contaminants are likely derived from local industrial and commercial discharge

facilities that discharge wastewater into the surrounding environment. Although contaminates are present in the water supply, the Village's water treatment processes treat and remove the contaminants to a level that is well within the NYS drinking water standards.

6. The Village's water treatment capacity is 400-500 GPM. Pumps run to fill up the water storage tanks and then are shut off until additional water is needed.
7. The average volume of water pumped from the three wells is approximately 230,000 – 250,000 gallons per day or roughly 90,000,000 gallons per year.
8. There are approximately12 miles of watermain pipe and approximately 150 fire hydrants within the water distribution system, plus 20 hydrants in the Nelson Purchase District. The Nelson Purchase District was developed within the last five years, which extends the Village's water district to a new water storage tank on NYS Route 20, serving the industrial uses near the Trush Business Park. Long-term, the system could also potentially serve the Hamlet of Nelson.
9. The most recent major upgrades to the Village's water system were in 1991, when a 500,000-gallon water tank was built near NY Route 20 & Stone Quarry Road, a fourth water softener was installed to the water purification system, and a 125kW generator was added.
10. The Water Treatment Plant is currently operated by the Village of Cazenovia and has a Public Water System (PWS) ID # of 2602371.
11. Based on operator interviews, the existing water treatment plant typically treats a maximum of 250,000 GPD. The water treatment plant is permitted to treat up to 800,000 gallons per day.
12. The system of underground watermains serving the Campus was not investigated as part of this work. The size and condition of the existing buried water pipes will need to be considered once specific plans for development are proposed, since the amount of water needed may vary widely – such as quantities needed for businesses, restaurants or residential buildings with sprinkler systems.

Wastewater Treatment Capacity

1. Cazenovia Wastewater Treatment Plant, located on NYS Route 13 North, serves both the Town and Village of Cazenovia's sewer systems. Following treatment processes, the treated effluent discharges into Chittenango Creek.
2. The Town of Cazenovia owns and manages the larger trunk line interceptor sewers within the Village of Cazenovia. The smaller sewer mains that serve Cazenovia College are owned and managed by the Village.
3. The Cazenovia Wastewater Treatment Plant has a design flow of 0.95 MGD with an annual average of 0.70 MGD in 2023. State Pollution Discharge Elimination System (SPDES) Permit NY0028525 is issued and is active for the WWTP site and expires in April 2029.
4. The SPDES permit allows the WWTP to discharge treated sewage at an average rate of 950,000 GPD on a monthly average basis, meaning that individual days may exceed 950,000 GPD as long as the monthly daily average does not exceed that number. The peak wet weather flow for the Wastewater Treatment Plant was 4.0 MGD, which greatly exceeds plant capacity.

5. The treatment plant has a BOD design of 1,100 pounds per day. In 2023 the actual annual average exceeded the BOD design limit for several months of the year, however on an annual average the treatment plant has been closer to 750 pounds per day.
6. There are currently multiple Village projects in construction and design phase as well as a brewery that has requested for an increased BOD discharge and the NYSDEC has recently lowered the plants BOD permit limits.
7. The Town has hired GHD Engineers to evaluate the capacity and facility condition for an upgrade to meet the new NYSDEC permit limits and future capacity. These upgrades are likely several years away from construction due to funding availability.
8. The Town and Village have retained engineers in the past to perform inflow and infiltration studies to pinpoint areas within the Town/Village that contribute to the increased flows at the treatment plant during, and shortly after, wet weather events.

Stormwater Systems

1. Cazenovia College campus is located east of Cazenovia Lake and has a gently sloping aspect to the south and east. Existing catch basins around the campus direct water to collection pipes which ultimately discharge to nearby Chittenango Creek.
2. These existing stormwater features effectively drain the campus area, but do not include the detention and retention ponds more typical of new development within the last 20 years.
3. Any time a new or redevelopment project disturbs more than 1 acre of ground, a stormwater pollution prevention plan is required to meet the new standards which will require stormwater ponds or other structures. These stormwater upgrades are only needed if land is disturbed.
4. Development of any new residential or commercial/industrial projects will need to include appropriate stormwater design, and all developers are used to this requirement.
5. The sloping nature of the site and the minimal green space available for stormwater facilities will tend to make stormwater management of new development of impervious areas, such as expanded parking, more challenging than it might otherwise be on open green space sites. Redevelopment of existing impervious areas does not need nearly as much space for treatment.
6. If the existing impervious areas on the site are redeveloped in place, the stormwater practices would not require as much surface area for treatment. If new impervious areas on the site are developed, the stormwater practices would require substantially more surface area for treatment.

Natural Gas

1. Natural gas is available at most, but not all, buildings across the campus.
2. National Grid provided details of natural gas usage for each meter for 2023 and 2024. Total campus usage decreased from 216,259 in 2023 to 181,451 in 2024. This is expected given the reduced need for heating in 2024. Usage by building is outlined in a table in the Carrying Costs section of this report.
3. Nearly all of the meters individually experienced a reduction in natural gas usage, with two exceptions:

4. Eckel Science Building remained exactly the same, but had very low baseline usage to start.
5. The data shows a 32% increase at Catherine Cummings Theater, however this appears to be a glitch in the data. The data provided showed no or unusually low readings for the months of May through December in 2023. If the data for those months was more in line with prior usage, there would indeed have been a reduction.

Electrical System

1. The Cazenovia College Campus is currently served by an underground medium voltage (4,800-volt) electrical service. The electrical service originates at an outdoor ground mounted primary electrical switchgear (National Grid owned). From there, power is directed to four pad mounted transformers that convert the voltage down to 208Y/120-volt for use in the campus buildings. The transformers range in age, dating back to anywhere between the 1960s and 1995.
2. The campus distribution system includes switchboards, main distribution panelboards, distribution panelboards, automatic transfer switches (ATS), lighting panelboards, emergency panelboards, disconnects, pump starters/VFDs, controls, and miscellaneous devices/instruments.
3. The main switch gear for the campus dates back to 1967. An electrical component on the campus failed in 2019, causing a partial power outage. At that time one leg of the switchgear was replaced and a thorough electrical servicing was completed. The remaining 3 legs of the switchgear are original.
4. The main switch gear powers all the brick buildings on the main campus, along with four transformers and an emergency generator. These electrical components are all metered together.
5. The fact that all the brick buildings on campus are connected to one main system and meter may present some challenges if separate tenants/owners will use/own individual buildings.
6. Electrical service to the campus buildings entered during the site visit were active, with many lights and electrical devices working.
7. The electrical distribution system is suspected to be designed for the high density of buildings which were in use while the campus was open, and so should easily be able to accommodate any residential or light commercial uses which might replace the former uses.
8. An in-depth electrical study would need to be performed to verify each individual building's electrical capacity and ability to be retrofitted for a new or redeveloped use. That said, the systems within the 14 buildings assessed in January 2025 are in overall good condition and functional. There is some equipment reaching or past the end of its useful life. There are also various safety deficiencies, like missing labels, insufficient clearance, etc.
9. National Grid provided usage details for 2023 and 2024 for nearly all electric meters associated with Cazenovia Campus. In 2023, all campus facilities used 2,914,345 kWh of electricity. Usage reduced to 2,564,691 kWh in 2024, an overall decrease of 12%. Usage in all buildings declined from 2023 to 2024, as outlined in the table on the next page. The scale of decline varied by building,

from 3.5% to 58.8%. The largest percentage declines were at the Equine Center, which has been totally unused since the College closed. A breakdown of per building usage is included in the Carrying Costs section of this report.

Campus Heating & Cooling Systems

1. Heating systems vary across buildings. Those identified and reviewed as part of an MEP assessment in January 2025 are overviewed in the Preliminary Architectural & Structural Review section of this report, as well as detailed in Appendix C.
2. Most of the heating and cooling systems throughout the campus are past or approaching their useful life, but are believed to have remaining serviceable life. The systems are in generally good condition, although some show signs of deterioration.

Records Availability

1. There are minimal to no record drawings available on the Cazenovia College campus, making an in-depth investigation of the current condition and capacity of on campus utilities very difficult.
2. There are minimal record drawings available on the Village of Cazenovia, making the investigation into the campus's connection to public utilities difficult.
3. Assumptions were made about private and public utilities on the campus. The connection to public utilities and the lack of private water and sewer mains throughout the campus is assumed because the majority of the campus buildings are at the outer limits of the campus, making them closer to the public utilities. Therefore, it is assumed that the majority of the campus buildings have individual water services and sewer laterals tying into the public utility mains on the surrounding Village streets.

Key Takeaways

1. The Campus already has installed water, sewer, stormwater, and electrical service in most areas. These existing facilities are expected to be in generally good condition and do not need wholesale replacement or significant upgrades to service most foreseeable development of the site.
2. The water treatment plant and wastewater treatment plant are generally in good condition, although as noted above the Town is working with an engineering firm to plan for future upgrades to meet permit requirements and expand capacity. If the redevelopment of the site consists of similar end uses, the water and sewer demand will likely stay about the same. Therefore, no increase in demand to the water or wastewater treatment plants are expected and no upgrades to plants are anticipated to be needed from this redevelopment. It is anticipated that there is minimal private water and sewer mains throughout the campus, therefore, most of the replacement costs for faulty water and sewer would be for service laterals and not mains.
3. The existing electrical service is suspected to be able to support almost any redevelopment without the need for large electrical supply work.

4. Individual building heating and cooling systems are generally in good condition and functional, but are past or approaching the end of their useful life. Replacement or upgrading of these systems should be a consideration during the redevelopment of each building.
5. The sloping topography of the site and minimal green space makes complying with stormwater regulations for any new impervious area development more difficult than it might otherwise be if there was more green space.
6. With the exception of the area around the athletic center, there are minimal amounts of open space on the campus. The density of the main campus would not allow for new development without removal of the existing buildings.

Historic Building Review

The main Cazenovia College campus is bounded by Nickerson, Lincklaen, Sullivan, and Seminary Streets and was previously identified by the New York State Historic Preservation Office (NYSHPO) as a potential historic district eligible for listing on the State and National Registers of Historic Places (S/NRHP). That evaluation was based on a Determination of NRHP Eligibility Request for Cazenovia College Main and Athletic Campus prepared in 2023 by Ted Bartlett of the Village of Cazenovia Historic Preservation and Architectural Review Commission (Bartlett, 2023), which featured historical information about the founding and development of the college.

This review has been prepared to support the analysis of potential reuse and redevelopment options for the Cazenovia College campus, summarizes relevant building information from the determination request document, and provides an analysis on the feasibility for utilizing state and federal historic rehabilitation tax credits (HRTCs) for the rehabilitation of historic buildings associated with the former college.

Cazenovia College Campus and Building Overview

The main Cazenovia College campus is sited within a large block in the Village of Cazenovia (Appendix B, Attachment A). The academic buildings in this area (Farber, Shove, Shove Suites, Park, Chapman, Hubbard, Eddy, Coleman, Williams, Eckel, Witherill, and Watts) are distributed around a traditional campus quadrangle of mown grass, sidewalks, shade trees, and a campus clock mounted on a tall pedestal. These buildings include instruction halls, dormitories, dining hall, a library, and a social center. Joy Hall (22 Sullivan Street) was originally constructed as a residence and was added to the campus in 1940; it is S/NRHP-listed as part of the Cazenovia Village Historic District. This review of historic buildings also included discontiguous campus properties: the Steven M. Schneeweiss Athletic Center (9 Union Street, formerly known as Edwards Hall) and the two buildings at Jephson Campus (10 Albany Street, listed in the Cazenovia Village Historic District). Photographs providing select exterior and interior views of the campus buildings accompany this memorandum (Appendix B, Attachment B).

A 1950s fire destroyed several of the nineteenth-century buildings adjacent to Williams, including the original Madison County Courthouse (1811) that faced the corner of Seminary and Lincklaen Streets. Replacement buildings (Coleman, Eddy, and Hubbard Halls) were designed by the architecture firm of Moore & Hutchings following a master plan that the firm developed for the campus in the 1950s. Other brick buildings designed by Moore & Hutchings were added to the campus in the late 1950s and 1960s, including Farber Hall (1959), Park Hall (1961), Watts Hall (1964), Witherill Library (1964), Shove Hall (1966), and Eckel Hall (1967). In 1968, Edwards Hall (later Steven M. Schneeweiss Athletic Center) was built a few streets north of the main campus. Joy Hall was built circa 1850 as a private dwelling and maintains its residential appearance. It was acquired by the College in 1940 and was lately used as an administrative building.

Alterations to the campus buildings continued in the 1980s with the renovation of the boiler plant attached to Chapman Hall and the large addition to the rear of Edwards Hall. Additional renovation occurred in the late 1990s and early twenty-first century in nearly every building, excluding Witherill Library and Williams Hall, which had been rehabilitated by Moore & Hutchings in 1961 as part of the post-fire construction of the attached halls. The most significant alterations to the buildings include the rear addition to the athletic facility and the 2006 construction of Shove Suites at the south side of Shove Hall.

The stone building of Jephson Campus was built in 1892 as the Cazenovia Men's Club and was renovated in the 1960s when it became the offices of an engineering firm, Stearns & Wheler. Alterations made at the time and reported in the NYSHPO Historic Building Inventory Form included "modernizing" the fenestration as well as a porch addition. Stearns & Wheler also built the framed Jephson building in 1975. Cazenovia College acquired the property in 1989, and in 2016 gutted the interior of the stone building during a major renovation.

Using the information provided by Bartlett (2023), the NYSHPO determined in May 2023 that the main campus and the athletic center are eligible as the Cazenovia College Historic District with the Unique Site Number 05344.000353. The eligibility evaluation stated that:

> *Cazenovia College Historic District in the village of Cazenovia in Madison County is eligible for listing on the National Register of Historic Places under Criterion A in the area of Education and under Criterion C in the area of Architecture. The period of significance likely begins in 1824 with the opening of the Seminary of the Genesee Conference, the precursor to the college, in the extant original Madison County courthouse building on the grounds of what would evolve into the Cazenovia College campus. The period of significance likely ends circa 1960 when the college developed an institutional building plan and redevelopment which incorporated new constructions in a way that was empathetic towards the several historic buildings on the campus. The campus today remains largely in line with this mid-century development plan.*
>
> *In relationship to eligibility Criterion A, the college has played a significant role in the development and sustained population and economy of the village of Cazenovia and arguably the broader Cazenovia township and Madison County. As the primary educational institution along the lake, the presence of the college drove substantial permanent residential settlement in an area otherwise driven by seasonal tourism and rural agriculture. As an academic institution, the college campus is representative of a small private college from the nineteenth and early twentieth centuries that evolved, like many other small private colleges, from prominent local religious organizations/communities. Its evolution through the mid-twentieth century is representative of the increasing population seeking higher education in the United States following World War II, driven largely by the baby boom, the GI Bill, and economic upturn following the end of the war.*
>
> *In relationship to Criterion C, the college campus contains a number of significant buildings from the nineteenth century that are representative civic and institutional examples of prominent styles of the period retaining extant stylistic elements of the Federal, Classical Revival, and Colonial Revival styles. The mid-twentieth century buildings are also significant as representative examples of midcentury industrial construction designed to reflect surrounding historic styles with the use of*

similar materials, shapes, massing, and patterns. The plan was devised and implemented by prominent New York City architectural firm Moore & Hutchinson.

The Stephen M. Schneeweiss Athletic Complex to the north of the campus also appears to be contributing to the district, despite being discontiguous. The 1968 laminated arch buildings containing a basketball court and pool appear to be part of the mid-twentieth century development plan devised and implemented by Moore & Hutchinson. The 1980s athletic buildings and additions also part of the complex are likely non-contributing elements.

Over the course of the later twentieth century, Cazenovia College had also acquired a number of properties throughout the village that also supported the academic function of the institution. The vast majority of these buildings, though most are already listed on the National Register as contributing resources to the Cazenovia Village Historic District, were not designed or constructed for a directly related historical function to the college and thus are likely not contributing parts of the district. As these buildings are discontiguous to the campus itself and not historically related in function or relate only after the period of significance, these are not included within the boundary of this eligibility determination.

Additional research is likely to be able to further refine the period of significance and further develop the applicable eligibility criteria.

Historic Rehabilitation Tax Credits

The federal HRTC program is administered by the National Park Service (NPS) and provides a 20% tax credit to building owners who substantially rehabilitate qualifying historic buildings for commercial use. Owners of buildings that have been approved to receive the federal credit may also receive a New York State tax credit of 20% for commercial properties that are located in a qualifying census tract (up to 30% if qualifying rehabilitation costs do not exceed $2.5 million). New York State additionally offers a homeowner tax credit of 20% for the rehabilitation of owner-occupied residential properties. To receive federal and/or state tax credits, buildings must be individually listed on the S/NRHP or listed as contributing properties to a S/NRHP-listed historic district. S/NRHP listing may occur during the HRTC Application process, as described below.

The HRTC Application is a three-part process common to both the NYSHPO and the NPS:

- For properties located within an established S/NRHP-listed Historic District, Part 1 of the HRTC Application is used to determine whether a building contributes to the district and is therefore a "certified historic structure" eligible for federal historic preservation tax incentives. For properties located in a historic district that is not yet listed on the S/NRHP, a Preliminary Determination of Individual Listing (PDIL) accompanies the Part 1 Application and serves as a de facto draft S/NRHP nomination for the proposed historic district. The Part 1 Application documents the historical and physical context that contributes to the significance and character of

the building, inventories features and attributes that contribute to the building's integrity, and articulates how the building relates to the significance of the district.

- Part 2 of the HRTC Application outlines the scope of rehabilitation to ensure compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties (the SOI Standards), as applicable. The Part 2 Application includes a narrative description addressing existing conditions (describing both historic and non-historic attributes of the building) and the proposed construction activities, focusing on features that are historically and architecturally significant. Required documentation generally includes, at minimum, architectural drawings (such as floor plans, elevations, and details), itemized written descriptions, and photography. It is recommended that building owners obtain Part 2 approval by NYSHPO and NPS before beginning rehabilitation work.
- The Part 3 HRTC Application documents the completed rehabilitation work and certifies that the work was performed as described in the Part 2 Application.
- If a building or historic district is not already listed on the S/NRHP prior to commencement of the HRTC Application process, the individual or district S/NRHP nomination must be completed within 30 months from the date that the rehabilitated building is placed in service. The tax credit cannot be claimed until the building and/or district is listed on the S/NRHP.

Tax Credit Feasibility

The potential path to HRTC utilization for the former campus buildings would be through Part 1 applications for each building in a S/NRHP-listed district. While federal HRTCs are not limited by geography, New York State HRTCs may only be used for properties located in qualifying census tracts. EDR notes that the Cazenovia Village Historic District and the proposed campus district lie within a qualifying census tract for homeowner and commercial HRTCs, but that the status of the census tract expired after December 31, 2024. In anticipation of this expiration, the Village and proposed developer prepared and submitted Part 1 application cover sheets for the following buildings to retain HRTC eligibility in 2025: Joy Hall, Park Hall, Chapman Hall, Watts Hall Campus Center, Information & Communications Technologies, 43 Lincklaen, Office of Communications, Witherill Library, Eckel Hall, Williams Hall, Coleman Hall, Eddy Hall, Hubbard 1, Hubbard 2, Shove Hall and Suites, Farber Hall, and the Jephson Campus. All other buildings will still be eligible for federal historic tax credits, but may no longer be eligible for state credits unless there is a programmatic change.

NYSHPO has found that the cohesive, architect-designed academic campus is an eligible historic district that could be listed on the S/NRHP with the benefit of additional research and development of significance statements. For the purposes of HRTC-assisted rehabilitation, a Cazenovia College Historic District nomination should be developed and Part 1 applications would need to be prepared for each campus building slated for development to demonstrate that each contributes to the district and maintains sufficient historic integrity inside and out (Table 1). Potential development projects would need to maintain the exterior appearance of the buildings and their spatial relationships to each other in order to preserve the architectural design of the campus and its legibility as a former academic campus. In particular, the form, design, massing, materials, and setting should be maintained as each building is rehabilitated for its new purpose. EDR notes that attached buildings such as Williams, Coleman, Eddy, and Hubbard Halls may be considered as a single building for HRTC purposes.

While the interiors of most buildings have non-historic finishes, their intact layouts convey academic function and should be preserved, where possible. Primary spaces such as lobbies, main corridors, lecture halls, gymnasia, and meeting spaces should be retained with minimal intervention to spatial arrangement and historic materials in order to meet the SOI Standards.

Dorms are readily identified by their long halls double loaded by small rooms with a single window bay each; Shove Suites would likely be considered a non-contributing element due to its recent age and its non-traditional dormitory layout. Instructional buildings also have long halls, but their adjacent rooms are larger, spanning multiple window bays. Eckel Hall has an amphitheater-style, sunken lecture hall that is characteristic of academic instruction buildings, as well as laboratories and a greenhouse for science classes. The former gymnasium of Chapman Hall is legible in its high ceiling and wooden floor, a feeling and association that is enhanced by the boxed rafters and wood-finished ceilings and walls. Coleman Hall retains its mailroom, a standard fixture on most campuses. Unlike most of the other buildings, Witherill Library was not renovated in the 1990s or 2000s and maintains its original woodwork and open spaces. While the large, 1980s addition on the rear of the athletic center is likely a non-contributing element, the pair of arched athletic buildings (a gymnasium and a pool building) with their arrays of laminated arches are characteristic of mid-twentieth-century fieldhouse design. Their interiors are intact, with wooden floor, concrete pool, and soaring ceilings ribbed by wooden arches.

Part 1 applications may also be prepared for buildings already listed in the Cazenovia Village Historic District. The exterior and first floor interior of Joy Hall has high integrity and could be rehabilitated for commercial purposes or improved with the homeowner tax credit, as appropriate. A Part 1 application could be prepared for this building independently of the proposed campus district. If approved, the Part 1 application would be viable for up to five years and could be easily transferred with an amendment form if building ownership changes.

The feasibility of using HRTCs for rehabilitation of Jephson Campus is less certain. The rear, framed building (Jephson B) was built in 1975 and is therefore unlikely to be considered a contributing element to the Cazenovia Village Historic District due to its age. The stone building (Jephson A) was heavily renovated by Cazenovia College, with a new interior layout, new interior finishes, and a large rear addition. The aluminum windows are not known to have been replaced during the college renovation, but their “modernization” (as described in the NYSHPO form) suggests that the original windows may have been of a different style. Further investigation and coordination with NYSHPO would be required in order to determine whether Jephson A retains sufficient integrity for HRTCs either through its existing listing in the Cazenovia Village Historic District or to be listed on the S/NRHP as a noncontiguous contributing element to the proposed Cazenovia College Historic District for the purposes of tax credit-assisted rehabilitation.

Table 1. Campus Buildings with Attached Buildings Highlighted.

Name	Address	Year(s)	Original Function	Noted Elements
Proposed Cazenovia College Historic District				
Farber Hall	16 Sullivan Street	1959/1999	Dorm	Earliest Moore & Hutchings building; Intact exterior and traditional layout
Park Hall	14 Nickerson Street	1961/1997	Dorm	Intact exterior, traditional layout
Shove Hall	10 Sullivan Street	1966/1997	Dorm	Intact exterior with intact interior layout, though disrupted by addition of Shove Suites (2006).
Chapman Hall	10 Nickerson Street	1894/2006	Gymnasium	Wood playing floors, wood walls and high ceilings, boxed rafters, stone sills, stone foundation.
Williams Hall	Lincklaen Street	1853/1961	Classrooms	Oldest on campus, partial stone walls at side and rear elevations. Intact interior layout.
Coleman Hall	11 Seminary Street	1959	Classrooms, mailroom	Intact Federal-style exterior (rebuilt) with intact interior layout, extant mailroom.
Eddy Hall	11 Seminary Street	1959	Classrooms	Intact exterior and interior layout. Replaced nineteenth-century building.
Hubbard Hall	2 Seminary Street	1967	Dorms and event spaces	Replaced nineteenth- century building; has intact gathering spaces and dorm rooms
Watts Hall	4 Nickerson Street	1964/1996/ 2018	Dorms and Offices	Intact exterior with masonry detail unique to campus. Interior layout appears intact.
Witherill Library	37 Lincklaen Street	1964	Library	Intact exterior with intact interior layout and finishes.
Eckel Hall	37 Lincklaen Street	1967/2014	Classrooms	Intact exterior with intact interior including sunken auditorium.

Schneeweiss Athletic Complex	9 Union Street	1968/1987 addition	Gymnasium, pool, exercise facilities	Intact exterior of 1968 volumes with non-contributing rear addition. Interior layout intact with exposed arches and characteristic spaces.
Listed in the Cazenovia Village Historic District				
Joy Hall	22 Sullivan Street	1865	Administration	Greek Revival-style residence with high exterior integrity and interior retaining many historic finishes and layout.
Jephson Campus	10 Albany Street	1895/2016 (A) 1975 (B)	Arts campus	Building A has large rear addition and heavily altered interior with new layout and new finishes. Building B is non-historic.

Key Takeaways

The historic buildings of the former Cazenovia College are good candidates for consideration of HRTC-assisted rehabilitation. Rehabilitation projects should retain the exterior character of the architect-designed campus, including windows, masonry, massing, and the spatial relationships of the buildings, as well as critical elements of the interiors. These include layout features such as the hallways and divisions in the dorms and classrooms, public-use spaces, and specific features such as the open space on the first floor of the library or the auditorium of Eckels Hall. Non-historic finishes are common due to the renovation, but historic finishes such as those in the library or in Chapman Hall should be preserved where possible. Joy Hall is also an excellent candidate for HRTC-assisted rehabilitation. This building could benefit from either the commercial tax credits or the New York State homeowner tax credit should it be acquired for use as a dwelling. It is recommended that NYSHPO consultation be undertaken shortly about the viability of tax credit use for Jephson Campus.

The next steps will be to submit the Historic District Nomination, and then full Part 1 applications will need to be submitted for each building.

Limited Housing Assessment

This Needs Assessment aims to improve understanding of the current and projected gaps in the housing landscape in the Village of Cazenovia. This information supplements the current demographic, housing inventory, and housing market characteristics, as well as existing plans and initiatives discussed elsewhere in the Cazenovia College Reuse Plan.

Data Note

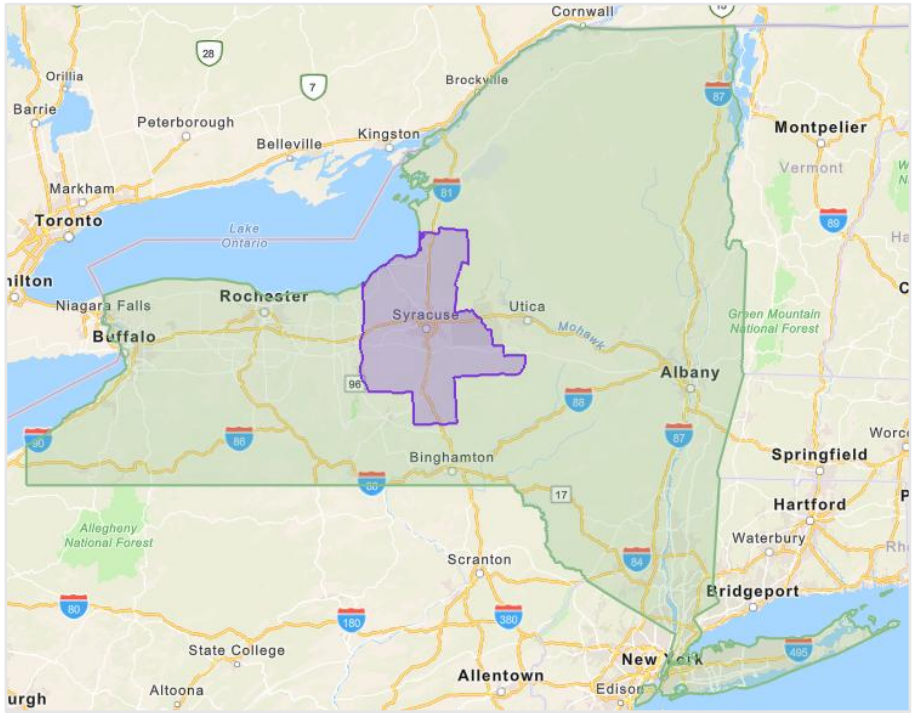
Data included in the following analysis was sourced from the American Community Survey, the U.S. Census Bureau, Esri, Lightcast, and CoStar. This data includes estimates and projections that can be imperfect in nature. However, it paints a valuable picture of trends.

Market Area

The following sections cover four geographies: the Village of Cazenovia, Madison County, the Central New York (CNY) region, and the State.

Madison County (blue) and the Village of Cazenovia (black)

Central New York region (purple) and New York State (green)



Developments and Policies

As one of Central New York's most idyllic communities, the Village of Cazenovia will likely be an attractive option for new residents moving to the area as a result of economic development projects such as the Micron development in Clay, NY. The Village is less than a 45 minute drive from the $100 billion investment—expected to create 50,000 total direct and indirect jobs over the next 20 years—meaning that it is a potential location for new employees to live, particularly those earning higher wages seeking a high performing school district and who are more willing to commute farther distances.

As the CNY region continues to attract investments, the Village's housing market will continue to feel stress from current and new demand. Below are brief overviews of upcoming demand drivers, as well as new and potential regulatory constraints in New York State that could exacerbate challenges related to housing development.

Demand Drivers

Former Cazenovia College

The closure of Cazenovia College represents an opportunity to redevelop the campus with the aim of generating new jobs, housing, office space, and community space. The Village has been proactive in working towards redevelopment, such as by organizing early public engagement and spurring the creation of this Campus Redevelopment Plan. As of the writing of this report, there is a potential developer identified with plans to incorporate various uses into the campus fabric. These uses will likely result in some resident attraction for both jobs and quality of life.

Micron

To meet the demand of the Micron semiconductor manufacturing facility being constructed in Clay, NY, component part and machinery manufacturing facilities are likely to establish themselves in the surrounding region, which includes Madison County. While the Village of Cazenovia's location will result in a relatively long commute for most new Micron workers, higher-earning employees may choose to live farther from their employment in the interest of pursuing a high quality of life in scenic villages like Cazenovia. This could present housing and economic development implications for the Village, as Micron employees moving to the area will need a range of housing options, and these new households will support more retail stores, housing construction, and other development. Further, other household members of Micron employees may seek employment opportunities in the other industries present in the Village and surrounding area.

NY SMART I-Corridor Tech Hub

In addition to the Micron development, Madison County and the Village of Cazenovia are also well-located to take advantage of the NY SMART I-Corridor Tech Hub that will stretch from Buffalo to Syracuse. The Tech Hub "seeks to shift the trajectory of Upstate New York via the formation of a globally leading semiconductor cluster which designs and delivers semiconductor solutions for the region, the nation, and the world."[12] The resulting investments and supply chain development will open up new opportunities for the Village to become a home to workers in the semi-conductor industry.

Regulatory Considerations

DEC Wetland Regulations

New wetland regulations went into effect January 1, 2025. These new regulations are expected to expand the acreage of wetlands regulated by the NYS DEC, and they also change the process for jurisdictional determination. This change is unlikely to impact the campus redevelopment unless new construction is proposed, and even then may be relatively straightforward to address given the nature of the college campus. It is worth simply being aware that the process to obtain a jurisdictional determination may take longer and be more costly to developers than with prior practices, and it could impact housing development in the surrounding area. While these changes are not inherently negative, they could cause a shift in housing development practices and property owner expectations for assessments.

Building Codes

In 2025, the NYS Fire Prevention and Building Code Council will consider a policy to require automatic fire sprinklers in new homes throughout the State. Should this policy be approved, which is likely according to those working in the housing industry, significant costs will be added to already-expensive home construction. Sprinkler systems can cost between $30,000 and $40,000, and construction of a new home already costs between $400,000 and $450,000.[13] Additionally, these sprinkler systems rely on public water infrastructure. Other costs that developers will contend with and likely pass on to the end consumer include permits for the sprinkler systems, on-site water storage, backflow preventers, switching and monitoring devices, and system maintenance and testing. The New York State Builders Association estimates that mandating automatic fire sprinklers in new homes will force a 3-5% increase in home purchase prices.[14]

Fossil Fuel Equipment

[12] NY SMART I-Corridor Tech Hub | U.S. Economic Development Administration (eda.gov)
[13] https://www.nahb.org/blog/2024/10/new-york-state-builders-association-challenges-proposed-fire-sprinkler-mandate
[14] https://www.nahb.org/-/media/NAHB/advocacy/docs/top-priorities/codes/ATT-2-Intro-and-Exec-Summary.pdf?rev=c362eaba450344499d6b8b759b5e4bdf&hash=35678666091F4FBC12BB99C3024C0AE3

By 2026, any new housing development seven stories and under will not be permitted to have any fossil fuel equipment. In 2029, this regulation will extend to all new construction. While the policy will have a positive impact regarding climate change mitigation (assuming power is generated through "clean" methods), it will also make it more costly—at least initially—for developers to build new homes.[15] Additionally, this policy may dictate whether and where there will be enough power on the grid to support housing development. It is important to reiterate that this regulation only applies to new construction and not renovations, repairs, or equipment replacements in existing buildings, so it may not have a significant impact in relation to the campus redevelopment. Additionally, the bill exempts certain uses, including manufactured homes.[16] In the long term, these energy changes will lead to cost savings for building owners. In the meantime, however, this policy represents another regulation that threatens to exacerbate existing challenges in new housing construction.

[15] https://www.nyserda.ny.gov/All-Programs/New-Construction#:~:text=Starting%20in%202026%2C%20the%20installation,certain%20commercial%20and%20emergency%20uses).
[16] Decoding New York State's all-electric new buildings law - Urban Green Council

Current Conditions

Cost-Burdened Households

The table below provides an overview of current households that are cost-burdened. A household is considered cost-burdened if its housing expenditures are more than 30% of the household income. This is further broken down by renter- vs. owner-occupied households. The Village of Cazenovia has a similar proportion of cost-burdened households at 27% to both the County and CNY (24.3% and 26.8% respectively). In the Village, renters are more likely to be cost-burdened compared to owner-occupied households. Almost half (49.2%) of renter households in the Village are burdened by housing costs. This is higher than the County and CNY region's shares and slightly higher than the State's share of cost-burdened renter households. Comparatively, only 15.2% of owner-occupied households in the Village are cost-burdened, which is the smallest proportion of the comparison geographies.

Cost-Burdened Households				
	Madison County	**Village of Cazenovia**	**Central NY**	**NYS**
Total occupied households	**25,563**	**742**	**314,630**	**7,530,150**
Cost-burdened households (all occupied)	6,206	200	84,240	2,774,969
Percent of occupied households that are cost-burdened	24.3%	27.0%	26.8%	36.9%
Total owner-occupied households	**20,047**	**486**	**214,055**	**4,095,636**
Cost-burdened owner-occupied households	4,035	74	38,240	1,099,006
Percent of owner-occupied households that are cost-burdened	20.1%	15.2%	17.9%	26.8%
Total renter occupied households	**5,516**	**256**	**100,575**	**3,434,514**
Cost-burdened renter-occupied households	2,171	126	45,744	1,675,963
Percent of renter-occupied households that are cost-burdened	39.4%	49.2%	45.5%	48.8%

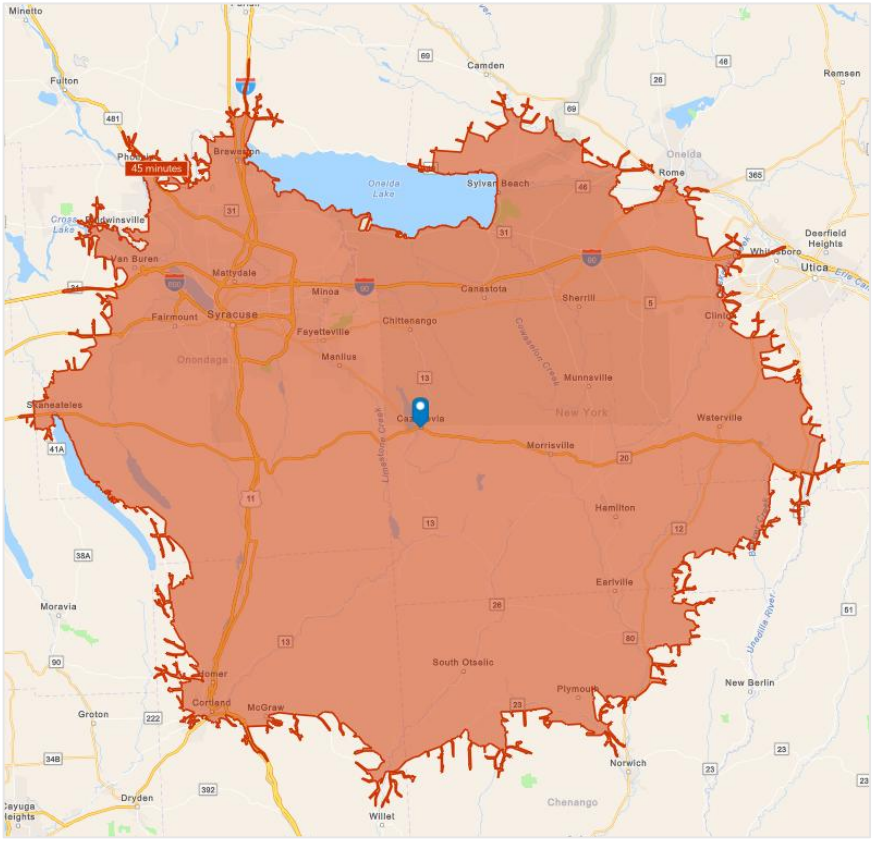
Source: American Community Survey 5-year Estimates, MRB Group

Occupations by Area Median Income

Area median income (AMI) is "the midpoint of a specific area's income distribution." Madison County's AMI is based on the Syracuse metropolitan area, which may inflate the AMI compared to what it would be if it were based solely on households in Madison County. However, given that the Village of Cazenovia has a higher proportion of its population earning higher incomes, the AMI may be more representative of the Village than it is for the County as a whole. Organizations and state and local governments use the AMI measure to dedicate funding for regulated "affordable housing" units—those units that are tied to federal and/or state funding and contractual agreements—and determine eligibility for unit occupancy.

For the purpose of this report, we will use the term "housing that is affordable" to refer to housing units that are priced such that a household will not be cost-burdened at a specific household income level. This term will not refer only to regulated affordable housing described above, but will be applied across income levels.

Below types of occupations are listed in terms of their average annual wages and how that compares to AMI for a 2-person household in Madison County. This will help to demonstrate which workers may struggle to afford housing within each income bracket. Note that the geography used for this analysis was a 45-minute drive radius (pictured above) from the Village of Cazenovia, given the workforce commuting patterns.



45-Minute Drive Time from the Village of Cazenovia

Jobs that pay under 50% of the two-person AMI of $75,900, or less than $37,950, make up about 26% of jobs in the 45-minute radius of the Village. These workers are earning from about $32,000 to $37,000 annually. These jobs afford workers a maximum of $950 per month for housing to avoid being cost-burdened and are concentrated in the following occupations:

- Healthcare Support Occupations
- Sales and Related Occupations
- Building and Grounds Cleaning and Maintenance Occupations
- Food Preparation and Serving Related Occupations
- Personal Care and Service Occupations
- Farming, Fishing, and Forestry Occupations

More specifically, housing that is affordable to individuals making less than 50% AMI would support single-earner households who are dental and medical assistants; home health and personal care aides; sales associates and managers; realtors; agricultural workers and farmers; childcare workers; hairstylists; and more.

Jobs that pay between 50% and 80% ($60,700) of the AMI make up 40% of jobs in the 45-minute radius and afford workers housing costs of about $950 to $1,520 each month. These include:

- Protective Service Occupations
- Construction and Extraction Occupations
- Installation, Maintenance, and Repair Occupations
- Arts, Design, Entertainment, Sports, and Media Occupations
- Community and Social Service Occupations
- Production Occupations
- Office and Administrative Support Occupations
- Transportation and Material Moving Occupations
- Military-only Occupations

Housing that is affordable to individuals making between 50% and 80% of the AMI would support journalists and communication workers; sports officials; social workers; school and career counselors and advisors; probation officers; family therapists; those employed in manufacturing, power generation, and factories; truck and bus drivers; postal service workers; clerks; receptionists; bank tellers; and more.

Jobs that pay, on average, between 80% and 120% ($91,080) of the AMI make up a quarter of jobs in the 45-minute radius and afford workers housing costs of about $1,520 to $2,280 per month. These occupations include:

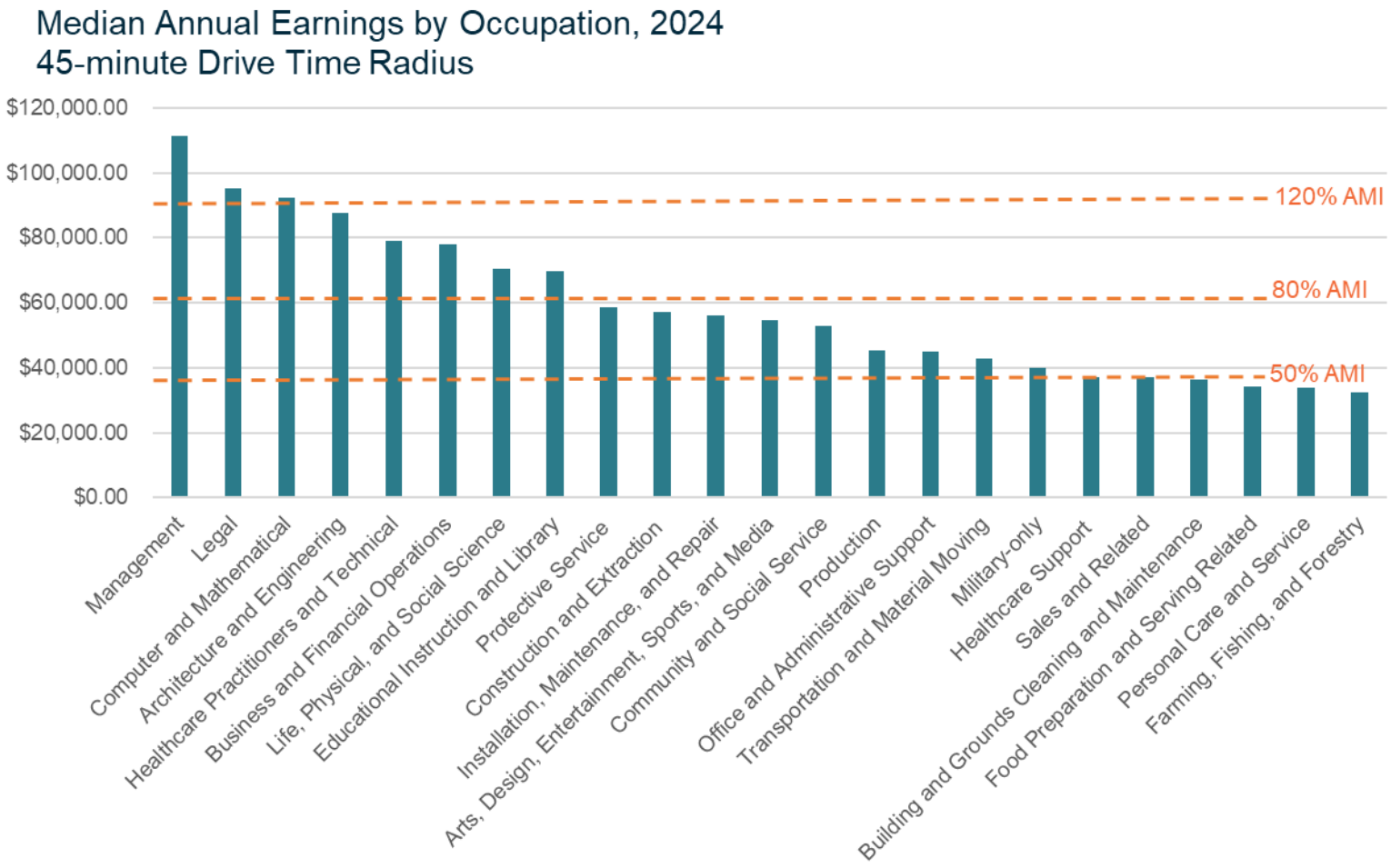
- Architecture and Engineering Occupations
- Healthcare Practitioners and Technical Occupations
- Business and Financial Operations Occupations
- Life, Physical, and Social Science Occupations
- Educational Instruction and Library Occupations

Housing that is affordable to individuals in this income range would support single-earner paramedics; doctors and surgeons; medical technologists; therapists; insurance appraisers; accountants; teachers; financial advisors; architects; engineers; and more.

Jobs that pay above 120% of the AMI make up just 9.1% of jobs in the 45-minute radius and afford workers housing costs of about $2,280 and up. These occupations include:

- Management Occupations
- Legal Occupations
- Computer and Mathematical Occupations

The chart below shows how the median annual earnings for different occupations compare to AMI.


Median Annual Earnings by Occupation, 2024
45-minute Drive Time Radius
$120,000.00
$100,000.00
$80,000.00
$60,000.00
$40,000.00
$20,000.00
$0.00
120% AMI
80% AMI
50% AMI
Management
Legal
Computer and Mathematical
Architecture and Engineering
Healthcare Practitioners and Technical
Business and Financial Operations
Life, Physical, and Social Science
Educational Instruction and Library
Protective Service
Construction and Extraction
Installation, Maintenance, and Repair
Arts, Design, Entertainment, Sports, and Media
Community and Social Service
Production
Office and Administrative Support
Transportation and Material Moving
Military-only
Healthcare Support
Sales and Related
Building and Grounds Cleaning and Maintenance
Food Preparation and Serving Related
Personal Care and Service
Farming, Fishing, and Forestry

Housing Tenure by Household Income

The table below shows occupied housing units by household income and tenure. The Village of Cazenovia has a greater proportion of high-earning ($100,000+ annual household income) households than the other geographies at 44.3%. The majority of these high-earning households, 87.2%, own their housing. However, this is a smaller share than other regions (except NYS), meaning that a higher proportion of higher earning households in Cazenovia are renters. This could be due to housing market conditions (e.g. a lack of available single-family homes available for sale, so households rent while they wait for something to open up on the market), or a matter of personal preference. For instance, someone attracted to a population center may be more likely to prefer renting, or snowbirds and empty nesters may opt to rent to reduce property maintenance responsibilities. In any case, the higher proportion of households earning $100,000+ annually, higher propensity for renting at this income level, and low multifamily vacancy together indicate that even higher end rental units could be absorbed by the market.

These types of units could be an entry point for new residents in a tight single-family market, as well as a temporary landing spot for those moving the region. For instance, higher-earning workers moving to the region for employment at Micron may prefer renting for a period of time while they are navigating a tight regional housing market. Cazenovia could be a very attractive option for these households, and could lead to permanent residency as single-family units become available. These types of units could also be attractive for downsizing empty-nesters, which would open up those single-family units.

Housing Tenure by Household Income

	Madison County	Village of Cazenovia	Central NY	NYS
Total occupied housing units	**25,563**	**742**	**314,630**	**7,809,267**
<$50,000	33.6%	25.3%	36.7%	32.3%
$50,000-$74,999	17.4%	16.6%	17.1%	14.1%
$75,000-$99,999	13.1%	13.7%	13.0%	11.5%
$100,000+	35.9%	44.3%	33.1%	42.1%
Owner-occupied housing units	**20,047**	**486**	**214,055**	**4,221,669**
<$50,000	59.1%	26.6%	45.0%	35.1%
$50,000-$74,999	78.0%	54.5%	68.8%	49.4%
$75,000-$99,999	87.3%	80.4%	77.4%	55.9%
$100,000+	93.5%	87.2%	89.5%	69.7%
Renter-occupied housing units	**5,516**	**256**	**100,575**	**3,587,598**
<$50,000	40.9%	73.4%	55.0%	64.9%
$50,000-$74,999	22.0%	45.5%	31.2%	50.6%
$75,000-$99,999	12.7%	19.6%	22.6%	44.1%
$100,000+	6.5%	12.8%	10.5%	30.3%

Source: American Community Survey 5-year Estimates, MRB Group

The Village has a small share of lower-income (less than $50,000 annual household income) households than other geographies. The majority, 73.4%, of these households rent, a much higher proportion than in the other geographies. This is indicative of a lack of single-family housing stock available within the budgets of these households. The same could be said for the next income bracket of households earning $50,000 to $74,999, which have a smaller ownership share than the County or region. Rental units that accommodate households at these income levels could provide additional opportunities for those working locally in the arts, hospitality, and service occupations, which are critical to tourism, quality of life, and downtown vibrancy, to also live locally.

Rental Unit Affordability

The data in the table to the right shows the median gross rents in 2023. These estimates are based on American Community Survey data collection and generally reflect rents in currently occupied units rather than units on the market. As such, sometimes the figures do not reflect the reality of what those looking for rentals see in the market. However, this data is still useful for understanding general housing trends in each geography.

Median Gross Rent, 2023				
	Madison County	Village of Cazenovia	Central NY	NYS
Median Gross Rent	$867	$1,095	$964	$1,507
Income Threshold	$34,680	$43,800	$38,560	$60,280

Source: American Community Survey 5-year Estimates, MRB Group

According to this data, the median gross rent in the Village of Cazenovia was $1,095 in 2023. About 38% of reported renter-occupied housing units in the Village had rents under $1,000. The Village's median gross rent is only affordable—below 30% of household income—for households earning at least $43,800 annually. About 29.3% of households in the Village earn below $50,000 each year.

Median household income in the Village is $92,119, which supports the assumption that higher-wage workers tend to live in the Village and commute to work elsewhere.[17] These higher-income earners may prefer homeownership rather than rental units. As outlined in the Cost-Burdened Households section, nearly half of renter households in the Village are cost-burdened. This further supports the need and potentially demand for quality rental units that are affordable to locals.

[17] Occupation data further supports this point, as only 6.8% of occupations in the Village (approximated by ZIP code) earn above 120% AMI ($91,080). Over 65% of Village occupations earn below 80% AMI.

Owner-Occupied Housing Units by Value

As shown in the table below, the Village of Cazenovia has a much higher proportion of high-value, owner-occupied homes compared to the County and CNY region. Over a third (34.3%) of homes in the Village are valued above $300,000. There are few owner-occupied homes at lower values, with only 7.4% of units valued below $125,000. This starkly contrasts with the proportion of lower-value homes in the County and region, at 34.7% and 31.9%, respectively.

Owner-Occupied Housing Units by Value, 2023

	Madison County	Village of Cazenovia	CNY	NYS
<$50,000	4.8%	2.2%	5.2%	3.9%
$50,000-$79,999	7.2%	1.2%	6.8%	3.2%
$80,000-$124,999	22.7%	4.0%	19.9%	7.8%
$125,000-$199,999	27.4%	25.7%	32.7%	13.2%
$200,000-$299,999	19.6%	32.6%	20.7%	13.5%
$300,000-$399,999	9.3%	18.7%	7.8%	9.9%
$400,000+	9.0%	15.6%	6.9%	48.5%

Source: Esri

It should be noted that median home values are often not an accurate reflection of what homebuyers are experiencing in the market. Values are more similar to assessments, which may lag behind the active market. That said, a home priced at $300,000 requires a household income of at least $87,000 to afford without being cost-burdened. About 47.3% of current households in the Village earn at least $100,000 annually and could therefore afford to buy a house priced at or above $300,000. However, middle-income households are likely to be priced out of the Village's market.

As noted in the Market Analysis (Appendix A), recent trends in the County's housing market indicate a tight market with low inventory and increasing prices. Local stakeholders indicate that this is especially true in the Village where they observe very few homes on the market, and those that do go up for sale are purchased very quickly. This dynamic tends to continually drive prices up and create challenges for first-time homebuyers, those looking to downsize, and middle-income households generally.

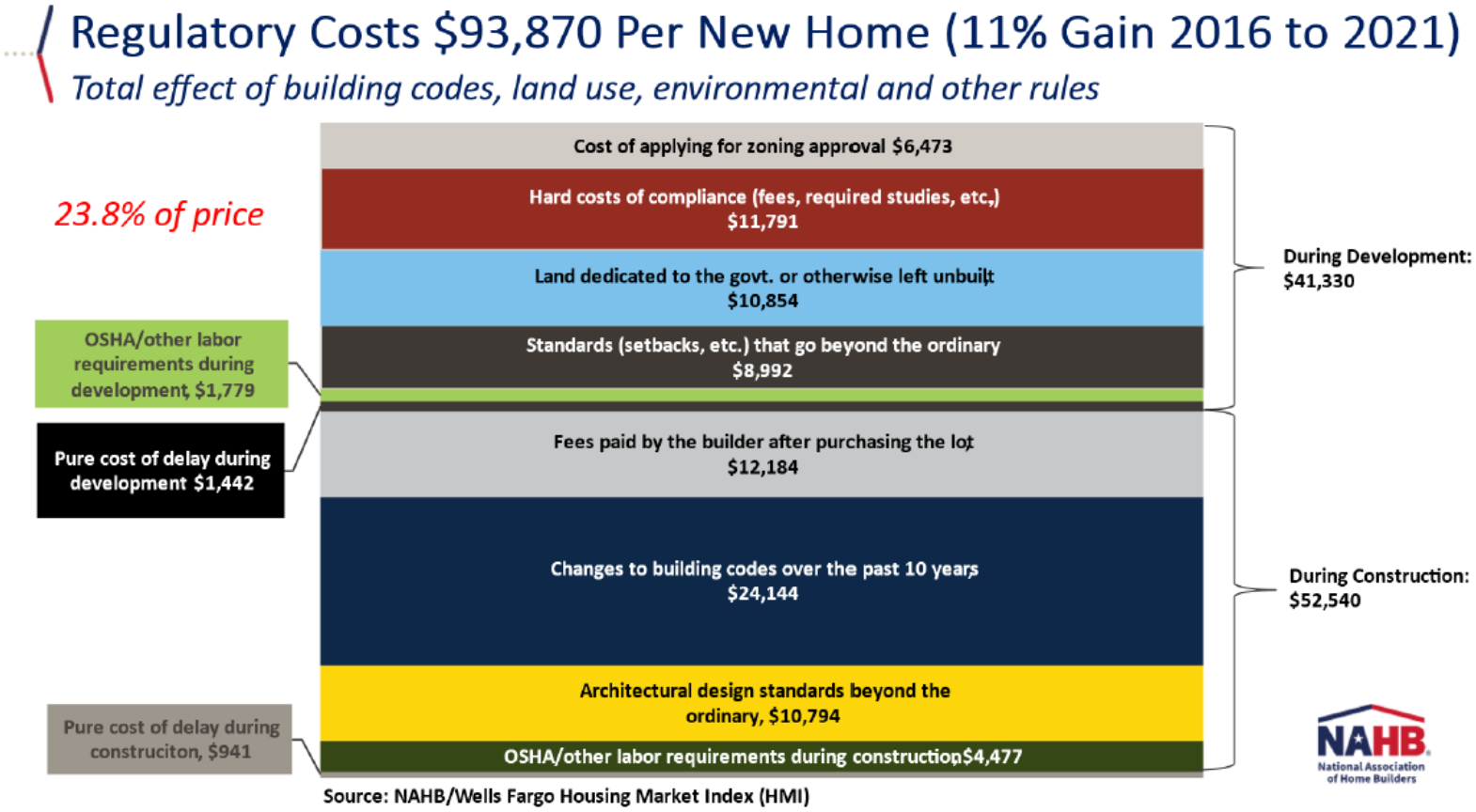
New Single-Family Construction Affordability

According to home builders in the Central New York region, a new home costs somewhere between $225 and $285 per square foot to build and most market-rate homes range from 2,400 to 2,600 square feet. Multiplied out, this means it costs $540,000 to $741,000 to build a new market-rate home. Only the wealthiest households in the Village would be able to bear this price tag. Even affordable home builders—those who use subsidies to get buyers into homes, like Home Headquarters in Syracuse, NY—struggle with the cost of construction. Home Headquarters spends, on average, $375,000 to $400,000 on ~1,600 square-foot single-family homes and sells them to income-qualified buyers at less than half this cost.[18]

[18] As housing costs soar, builders balk at NY proposal to require fire sprinklers in new homes - syracuse.com

On the other side of the market are home buyers. To afford a $540,000 house without being cost-burdened, a household must earn about $150,000 annually. Data suggests that 18.6% of households in the Village earn at or above this threshold. However, assuming that the Village will see new, higher-income residents as a result of the Micron development, the proportion of the Village's population that can afford a newly built single-family home may also increase.

The image below shows the breakdown in regulatory costs associated with building a new home.



Underhoused Populations

Not every household looks the same. Some individuals live alone or with a spouse or partner, while others live with roommates, friends, or other family. For the purposes of this report, underhoused individuals refer to those who would be expected to be living alone or with a spouse or partner, but are instead living with others. To identify underhoused populations, this analysis compares the proportion of young adults (aged 18-34), working- age population (aged 35-64), and seniors (aged 65+) in the Village of Cazenovia living with others who are not a spouse or partner to proportions of the County and CNY region. By applying the regional proportion to Village populations, we can then estimate the number of individuals in these age groups expected to be living with others and compare that against the actual number of individuals. These numbers should be understood as showing general trends and patterns rather than absolute quantities of underhoused individuals.

This analysis, shown in the tables on the following page, estimates that the working-age population in the Village is slightly underhoused, but that young adults and seniors are living with others at similar or lower levels than the broader region. Taking the proportion of housing tenure for the current working-age population in the Village into consideration, it is estimated that about ten single-family units and four rental units would be needed to accommodate the Village's estimated underhoused working-age population assuming they all became householders individually.

At the County level, however, it seems that an estimated 585 young adults are underhoused and may be seeking additional housing options. Being a community center within the County, it is reasonable to anticipate that a portion of these young adults who are early career, seeking vibrant communities, and possibly starting families could be attracted to the Village given the right housing options. Assuming 10% of the estimated 585 underhoused adults in the County became householders in the Village and that those householders followed Village tenure trends, the Village would need approximately 22 single-family homes (which could be units like condos or townhomes) and 37 rental units priced to accommodate these younger populations.

Underhoused Young Adults				
	Madison County	Village of Cazenovia	Central NY	NYS
Total Population aged 18 and over in households	**49,447**	**1,384**	**584,021**	**15,344,952**
Individuals aged 18-34 in households	**10,844**	**371**	**155,717**	**4,411,912**
Percent of total that is aged 18-34	21.9%	26.8%	26.7%	28.8%
Individuals aged 18-34 that are living with others (non-spouse/partner)	**6,255**	**167**	**81,421**	**2,842,473**
Percent of individuals aged 18-34 living with a non-spouse/partner	57.7%	45.0%	52.3%	64.4%
Individuals 18-34 expected to be living with others based on regional average	**5,670**	**194**	**n/a**	**n/a**
Individuals 18-34 that are underhoused (difference between actual and expected)	(585)	27	n/a	n/a
Percent of householders under 35 that are homeowners	51.1%	37.5%	39.3%	25.6%
Percent of householders under 35 that are renters	48.9%	62.5%	60.7%	74.4%

Underhoused Working-Age Population				
	Madison County	Village of Cazenovia	Central NY	NYS
Individuals aged 35-64 in households	**25,554**	**641**	**292,479**	**7,375,790**
Percent of total that is aged 35-64	**51.7%**	**46.3%**	**50.1%**	**49.1%**
Individuals aged 35-64 living with others (non-spouse/partner)	4,189	129	52,385	581,232
Percent of individuals aged 35-64 living with a non-spouse/partner	16.4%	20.1%	17.9%	21.2%
Individuals 35-64 expected to be living with others based on regional average	**4,577**	**115**	**n/a**	**n/a**
Individuals 35-64 that are underhoused (difference between actual and expected)	388	(14)	n/a	n/a
Percent of householders 35-64 that are homeowners	**89.0%**	**73.2%**	**39.3%**	**26.7%**
Percent of householders 35-64 that are renters	11.0%	26.8%	60.7%	73.3%

Underhoused Seniors				
	Madison County	Village of Cazenovia	Central NY	NYS
Individuals aged 65+ in households	**13,049**	**372**	**135,825**	**3,217,291**
Percent of total that is aged 65+	**26.4%**	**26.9%**	**23.3%**	**21.0%**
Individuals aged 65+ living with others (non-spouse/partner)	1,396	42	17,606	682,869
Percent of individuals aged 65+ living with a non-spouse/partner	10.7%	11.3%	13.0%	21.2%
Individuals 65+ expected to be living with others based on regional average	**1,691**	**48**	**n/a**	**n/a**
Individuals 65+ that are underhoused (difference between actual and expected)	295	6	n/a	n/a
Percent of householders over 65 that are homeowners	**84.2%**	**66.8%**	**78.3%**	**65.7%**
Percent of householders over 65 that are renters	15.8%	33.2%	21.7%	34.3%

Source: American Community Survey 5-year Estimates, MRB Group

Future Needs

Population and Household Projections

In addition to current housing gaps and needs, projected demographic information was considered to determine what types of housing might be needed to address different populations. This data is useful for understanding household distributions and calculating anticipated housing needs for new residents.

Population & Household Projections

		Population	Family Households	Households	Avg. Household Size
Madison County	2024	66,072	16,483	26,350	2.33
	2029	64,634	16,422	26,348	2.28
	Change	(1,438) -2.2%	(61) -0.4%	(2) 0.0%	(0.05) -2.1%
Village of Cazenovia	2024	2,665	580	1,088	2.01
	2029	2,605	578	1,082	1.96
	Change	(60) -2.3%	(2) -0.3%	(6) -0.6%	(0.05) -2.5%
Central NY	2024	772,104	188,861	318,836	2.31
	2029	758,683	189,376	320,897	2.26
	Change	(13,421) -1.7%	515 0.3%	2,061 0.6%	(0.05) -2.2%
New York State	2024	19,924,635	4,700,576	7,705,781	2.51
	2029	19,836,746	4,738,245	7,795,409	2.47
	Change	(87,889) -0.4%	37,669 0.8%	89,628 1.2%	(0.04) -1.6%

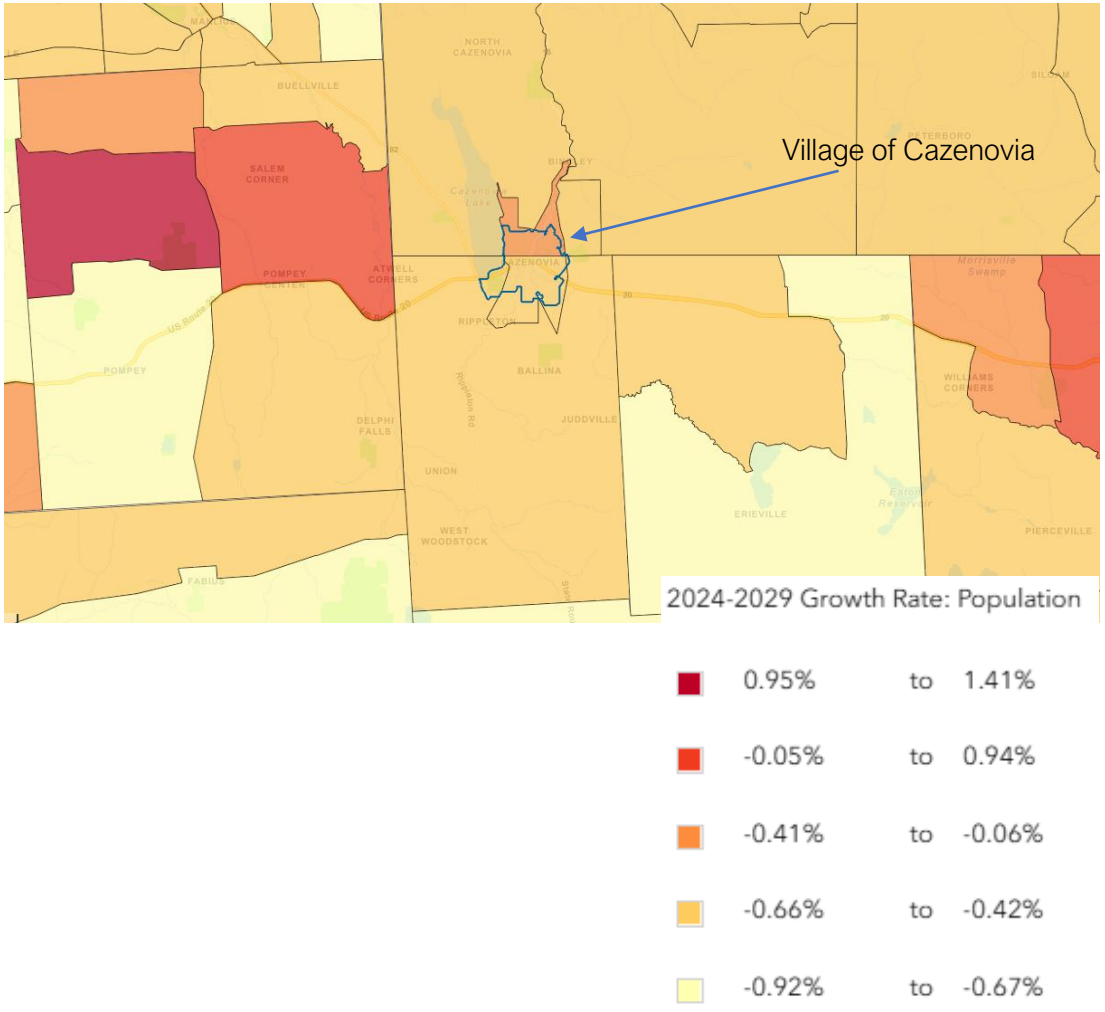
Source: Esri, MRB Group

Across all geographies in the table to the right, population figures are projected to decline over the next five years. Additionally, the numbers of households and family households in the Village and County are predicted to slightly decrease and remain stable, respectively. Decreasing household sizes contribute to the relative stability of the number of households as the population shrinks, since the same number of people will fill more homes.[19] In the CNY region and State, the number of family households and households are expected to increase.

The average household size is expected to decrease in each geography, which may explain why the number of households is anticipated to increase in the CNY region and State when population is declining.

[19] Family households are those which consist of two or more individuals related by blood, marriage, or adoption. A nonfamily household is an individual living independently or with unrelated individuals.

The map to the right shows the annual projected population growth rate by block groups in the Village (blue outline) and surrounding area for 2024 to 2029. The Village of Cazenovia is expected to see modest population decline when compared to surrounding block groups.



Anticipated Unit Need per 100 New Residents

Population projections are not set in stone. Any number of circumstances, such as the location of a new major employer—like Micron—could lead to an influx (or exodus) of population that is not fully accounted for in current data. As such, it is worth assessing the housing need for potential new residents who are not captured in the current projections. We determined the anticipated percentage of householders by adding together the population that owned and rented, divided by the total number of individuals in that cohort (young adults, other working age, and senior age). We then multiply the percentage of anticipated householders by 100 (for 100 new residents), which is then multiplied by the share of renters and owners that currently exists for the applicable age group and geography. This yielded the number of single-family and rental units per 100 new residents in each cohort, as shown in the table below. For instance, an influx of 100 new working age individuals would necessitate approximately 42 single-family homes and 15 rental units. This can be prorated to smaller numbers as well.

Anticipated Housing Need per 100 New Residents Given Current Tenure Trends, by Age						
		% Anticipated householders	% Owners	% Renters	Single-family units per 100	Rental units per 100
Madison County, outside of Village	Young Adult	30.1%	51.6%	48.4%	16	15
	Working-Age	48.5%	89.4%	10.6%	43	5
	Senior	66.4%	84.7%	15.3%	56	10
Village of Cazenovia	Young Adult	30.2%	37.5%	62.5%	11	19
	Working-Age	56.9%	73.2%	26.8%	42	15
	Senior	47.7%	66.8%	33.2%	32	16
CNY	Young Adult	34.5%	39.3%	60.7%	14	21
	Working-Age	56.9%	74.4%	25.6%	42	15
	Senior	52.2%	78.3%	21.7%	41	11

Source: American Community Survey 5-year Estimates, MRB Group

Aging Population Housing Estimates

While the population is projected to decline overall, the Village's senior population is projected to increase 10.1% over the next 5 years. By 2029, it is anticipated that there will be 66 additional seniors in the Village and 17,415 in the CNY region as compared to current levels. This suggests a need to expand senior housing options.

Assuming current trends among seniors, the Village's additional senior population will generate demand for 21 single-family units and 10 rental units. However, not all of this will be new demand, as some of these future seniors are likely to remain in homes they already occupy.

As individuals age, they become more susceptible to long-term injury and illness. Nearly 17% of adults 65 to 74 and 42% of adults over 75 have a disability. Of individuals over age 65, 7.5% have a cognitive difficulty, 15.3% have an ambulatory difficulty, 9.1% have difficulty with self-care, and 16.1% have difficulty with independent living.[20] Note that there is overlap among these disabilities, meaning the same individual can be counted in multiple categories. The Village does not currently have any housing with supportive or medical services for seniors. The closest assisting living facilities appear to be about 15 minutes away in Chittenango and Manlius. Senior housing in general, but especially housing with some form or supportive or medical assistance, would likely be well utilized.

Age Cohort Projections

		Child Population (under 18)	Young Adult Population (18-34)	Remainder Working-Age Population (35-64)	Senior Population (65+)
Madison County	2024	12,456	15,419	24,219	13,978
	2029	11,559	15,156	22,362	15,557
	Change	(897) -7.2%	(263) -1.7%	(1,857) -7.7%	1,579 11.3%
Village of Cazenovia	2024	365	814	834	652
	2029	339	814	734	718
	Change	(26) -7.1%	- 0.0%	(100) -12.0%	66 10.1%
Central NY	2024	151,983	182,206	283,673	154,242
	2029	142,150	174,790	270,086	171,657
	Change	(9,833) -6.5%	(7,416) -4.1%	(13,587) -4.8%	17,415 11.3%
New York State	2024	3,627,042	3,539,337	7,846,695	4,451,859
	2029	3,491,923	3,376,623	7,745,980	4,710,329
	Change	(135,119) -3.7%	(162,714) -4.6%	(100,715) -1.3%	258,470 5.8%

Source: Esri, MRB Group

Anticipated Senior Housing Demand by 2029

	Madison County	Village of Cazenovia	CNY
Projected increase in 65+ population	1,579	66	17,415
Single-Family Units	888	21	7,108
Rental Units	160	10	1,975

Source: MRB Group

[20] American Community Survey 5-year estimates, 2023

Key Takeaways

- Though the Village's population is expected to decline in the next five years, there are several economic development projects in the vicinity, including Micron and the redevelopment of the former Cazenovia College campus, that may boost the economy and encourage population growth. Based on current tenure trends:
    - 11 new single-family and 19 new rental units are needed for every 100 young adults (18-34) attracted to the Village;
    - 42 new single-family and 15 new rental units are needed for every 100 working-age individual (35-64) attracted to the Village; and
    - 32 new single-family and 16 new rental units are needed for every 100 seniors (65+) attracted to the Village.
- Nearly 50% of renter households in the Village of Cazenovia are cost-burdened.
- Data regarding housing tenure and multi-family vacancy suggests that rental units geared to higher earning households ($100,000+) and households making between $50,000 and $75,000 annually would be well received in the Village.
- The higher end units could serve as an entry point for households looking to move to the area, as well as existing households looking to downsize (e.g. empty nesters and seniors). These higher earning households could afford monthly housing costs of $2,500+ without being cost burdened.
- Units geared to households with annual incomes between $50,000 and $75,000 would serve the local workforce that is critical for quality of life and tourism. Given the tight ownership market, these households are more likely to rent in the Village than in other geographies. At the lower end of this range, households are cost burdened at by monthly housing costs above $1,250. At the higher end of this range, the cost burden threshold is about $1,875. Accounting for utilities, this population would be served well by quality units with monthly rental rates of $900 to $1,600.
- The current working age population in the Village is slightly underhoused based on their household makeup, but approximately ten single-family units and four rental units would likely fulfill this existing demand.
- The County's young adult population is more substantially underhoused. The Village could capture a portion of this population with units that are sized and priced for early career individuals, as well as young families. Capturing about 10% of these underhoused young adults given current trends would require 22 single-family homes (which could be units like condos or townhomes) and 37 rental units.
- The number of seniors living in the Village is expected to increase in the next five years, which will increase demand for a greater diversity of housing options for those who wish to downsize. The three existing senior-focused housing facilities in the Village are at full capacity, another indication that additional senior units are needed. None of the existing facilities offer supportive or medical assistance. Senior housing generally, as well as supportive or assisted senior living, would likely fill a gap for the Village and surrounding rural community.

Site Master Plan

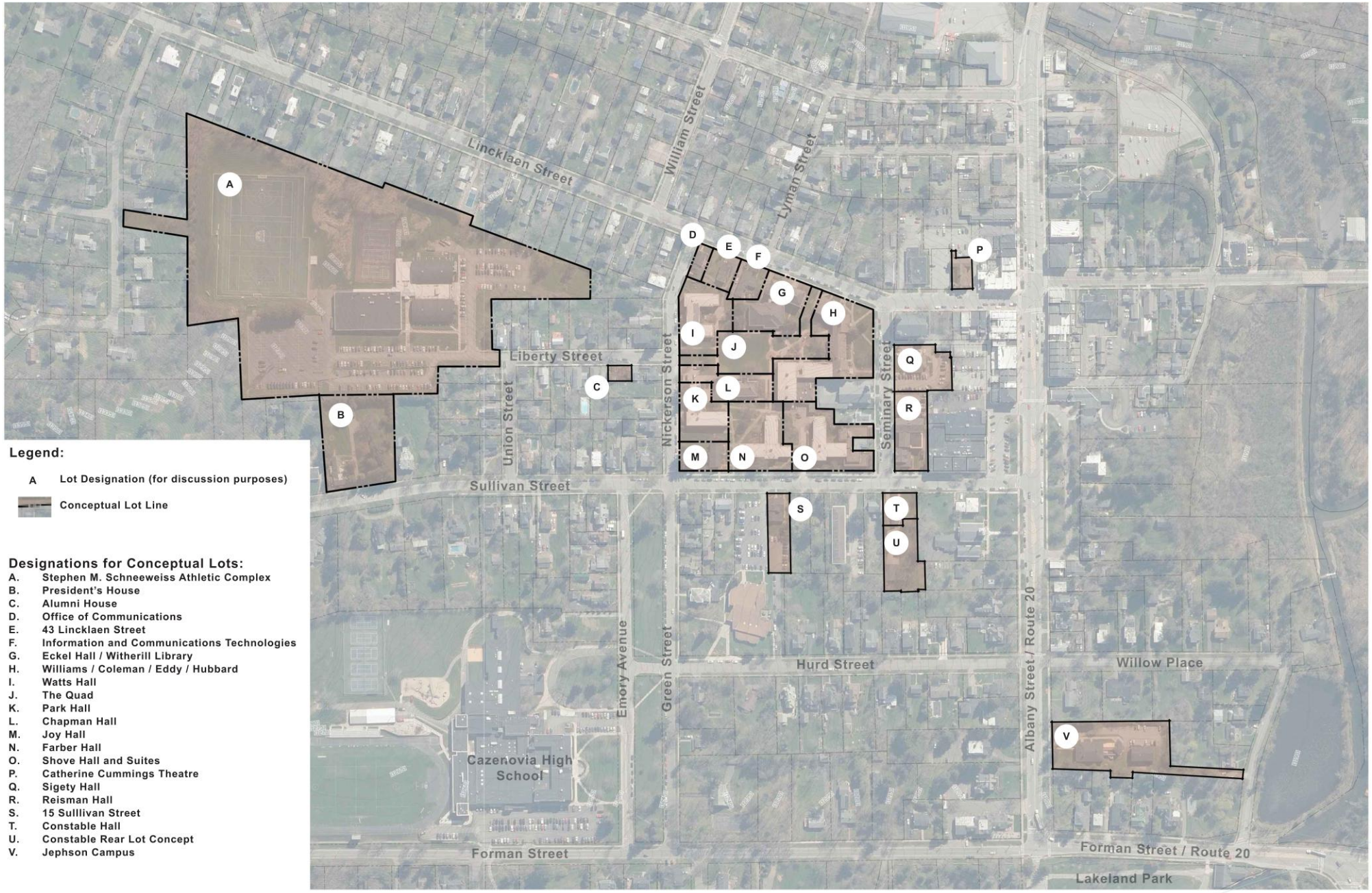
Implementation of the campus reuse will require some preparation and planning on the part of the Village, as well as work with the site developer to finalize any necessary lot line adjustments or subdivisions. This section includes:

- Maps:
  - Campus Properties and Related Properties: A map showing existing campus properties, as well as properties that may present an opportunity for shared parking if there were agreement from and collaboration with property owners.
  - Conceptual Lot Reconfiguration: A conceptual master plan that depicts how the campus property lines might be adjusted to facilitate campus reuse. These are theoretical in nature and would require coordination between the developer and the Village to finalize and implement.
  - Existing Parking: A map showing the existing parking on and around the campus.
  - Potential Parking Concepts: This map depicts potential new opportunities for additional parking on and near the campus. These are ideas only and none of the new parking concepts are decided upon or formally underway. The need for additional parking will be entirely dependent on the actual uses on the campus, and thus the amount of parking needed could differ from what is indicated on the map.
- Conceptual layout of shared parking with reconfiguration of the Sigety Hall parcel and privately owned parking lots to the south.
- Renderings of four key pedestrian sightlines where additional parking is proposed.
- A Redevelopment Zoning Analysis addressing the recommended path forward for zoning primary campus properties.

EDR
a better environment

Cazenovia College Reuse
Campus Properties and Related Properties
Cazenovia, New York
2025

0' 100' 200' 300' 400'
Feet



Legend:

A — Lot Designation (for discussion purposes)

Conceptual Lot Line

Designations for Conceptual Lots:

A. Stephen M. Schneeweiss Athletic Complex
B. President's House
C. Alumni House
D. Office of Communications
E. 43 Lincklaen Street
F. Information and Communications Technologies
G. Eckel Hall / Witherill Library
H. Williams / Coleman / Eddy / Hubbard
I. Watts Hall
J. The Quad
K. Park Hall
L. Chapman Hall
M. Joy Hall
N. Farber Hall
O. Shove Hall and Suites
P. Catherine Cummings Theatre
Q. Sigety Hall
R. Reisman Hall
S. 15 Sulllivan Street
T. Constable Hall
U. Constable Rear Lot Concept
V. Jephson Campus

EDR
a better environment

Cazenovia College Reuse
Conceptual Lot Reconfiguration
Cazenovia, New York
2025

0' 100' 200' 300' 400'
Feet

EDR
a better environment

Cazenovia College Reuse
Existing Parking
Cazenovia, New York
2025

Potential Parking Concepts

The map on the following page provides some conceptual options for additional parking on and around the campus. As mentioned, there are no formal plans for any of these options and as such this is simply a depiction of potential opportunities.

New parking marked with a yellow circle are entirely within exist campus properties. They represent expansions of existing parking or new small scale "pocket" parking lots tucked in between and behind buildings.

New parking market with red circles are only partly within existing campus properties, and would require cooperation with neighboring property owners to create shared parking opportunities. There are three opportunities in the category depicted:

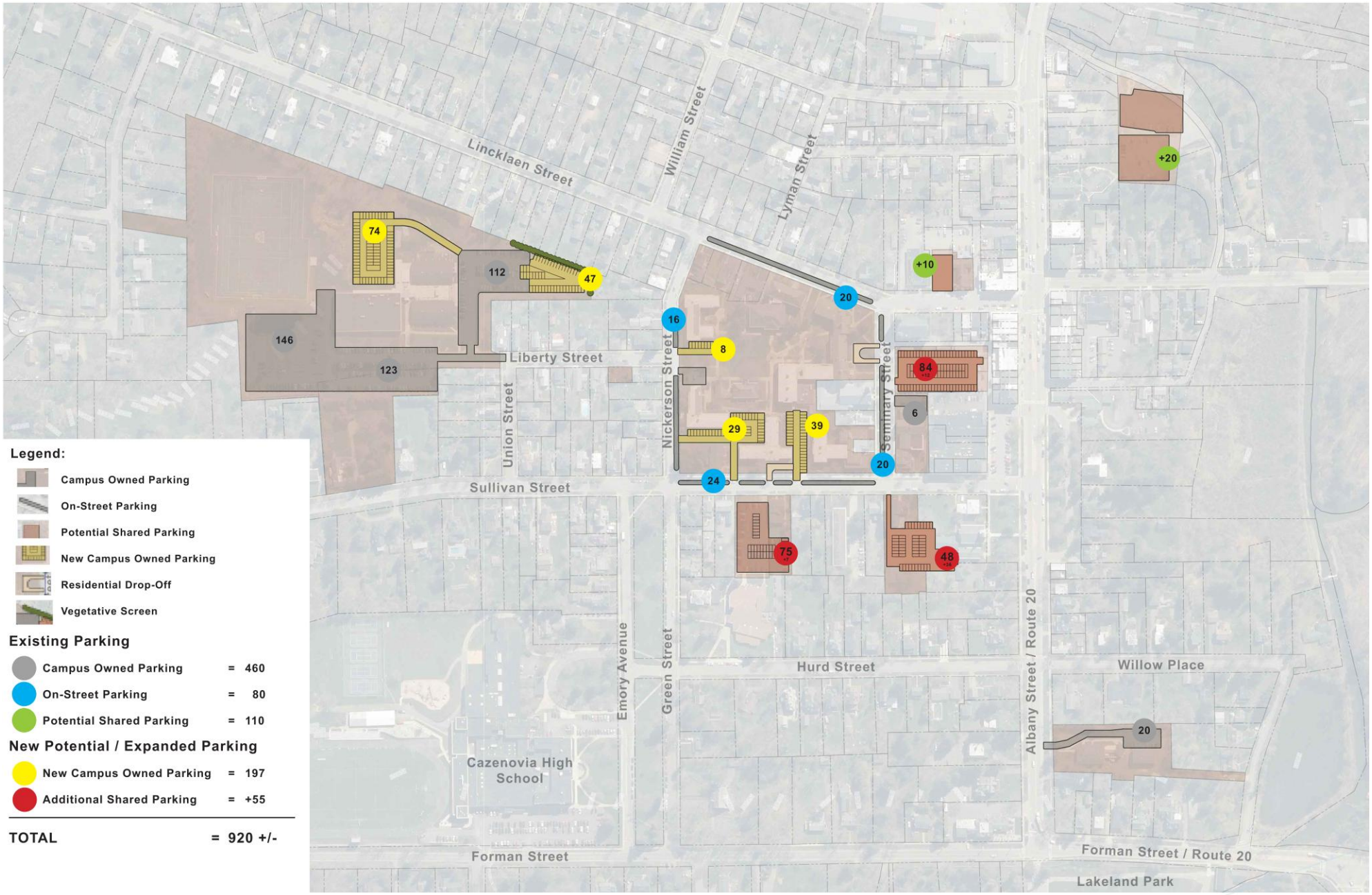
1. Seminary Street – this option shows an option in which Sigety Hall is removed and replaced with additional parking. It also depicts the lot on the Sigety Hall property being connected with the privately-owned lots to the south on Wall Street. These two parking areas are at different levels, so would require grading the whole area to align with the pitch of Jailhouse Ally. A conceptual design of this possibility is included after the Potential Parking Concepts map.
    a. When considering the possibility of expanded parking at this location, the option of a parking structure was explored with the aim of maximizing publicly available parking spaces for the downtown area. However, it was ultimately decided that the cost of such a structure (estimated at approximately $30,000 per parking space) would likely be unviable without a significant private investment.
2. Sullivan Street (75) – the option showing 75 spots depicts an option for reconfigured and shared parking with the St. James Roman Cahtolic Church. The parking crosses over the properties for the church and the campus's residential property at 15 Sullivan.
3. Sullivan Street (38) – the option showing 38 spots depicts a similar scenario, with parking shared between an area behind Constable Hall and the First Presbyterian Church on Albany Street. This scenario would require the removal of a barn on the property to create new parking spaces. Again, the parking crosses over the properties for the church and Constable Hall.

Street Parking

The Village and consultant team did review the potential for diagonal parking along the streets surrounding the campus core area. However, it was ultimately determined that diagonal parking would be unsafe and/or infeasible due to street widths and traffic patterns. The four streets around the core are all fairly narrow, with Seminary at approximately 24' in width; Sullivan and Nickerson approximately 27' in width; and Lincklaen approximately 28' in width.

Diagonal parking requires 16' to 18' of that width depending on the angle of the diagonal parking. It is also typically advisable (although not necessarily required) to provide 2'-4' of roadway width before any travel lanes to allow parked vehicles to back-up a few feet to facilitate drivers seeing on-coming traffic. Together, these dimensions would allow for only one-way travel on these streets after implementing diagonal parking given the existing street widths.

This is not advisable for Lincklaen or Sullivan Streets given the existing volume and traffic pattens on those streets. The travel lane on Seminary Street would be 8' or less, which is not a viable dimension for a travel lane. Finally, the travel lane on Nickerson Street could be up to 11' in width, meaning diagonal parking could be considered here with one-way traffic. However, given the current use of this street, including its use as a school bus route and as a street used by bicyclists, this is not advisable.



EDR
a better environment

Cazenovia College Reuse
Potential Parking Concepts
Cazenovia, New York
2025

0' 100' 200' 300' 400'
Feet

Keynotes:

1. Entry / Exit to upper level at Seminary Street
2. Reconfigures surface lot
3. Entry / Exit to lower level at Wall Street
4. Dumpster area
5. Rolling bins area

Parking:

Typical spaces	=	80 +/-
Accessible spaces	=	4 +/-
Total spaces	=	84 +/-

Cazenovia College Reuse Plan
Seminary Street Parcels
Surface Lot
Cazenovian, NY - Planning Concepts
2024

Renderings

The aesthetic of the campus is important to the community, so it is understandable that there are concerns about the visual impact of additional paved areas. Below are four sets of images that show four current pedestrian views (right) alongside renderings of what the conceptual new parking and driveway areas would look like from each view (left). These views are all from outside of the main campus looking toward campus buildings and features. While the aesthetic would not be untouched, efforts were made to minimize the visual impact for community members while conceptualizing the potential new parking.

View of Quad between Watts and Park Halls with Conceptual Added Parking

View of Joy Hall and Conceptual Driveway to Pocket Parking to the South

View of Farber & Shove Halls with Conceptual Driveway & Parking Between

View of Hubbard & Eddy Halls with Conceptual Drop-off Drive

Redevelopment Zoning Analysis

References:

- Current code for Village: https://ecode360.com/CA1699
- Current zoning map: https://villageofcazenovia.com/wp-content/uploads/2024/12/Village-of-Cazenovia-Zoning2019.pdf

Overview

The Cazenovia College campus within the village is currently comprised of three elements: The core campus (zoned "C-1"), the athletic center (zoned "C-2") and the Jephson campus (zoned "C-2"). These zoning designations were created in 2008 pursuant to the Joint Village-Town of Cazenovia Comprehensive Plan. (Note: The equine center is located in the Town of Cazenovia and is not part of this analysis.)

The intent of creating distinct zones for the college was to offer them greater flexibility to effectively use their existing campus footprint for educational purposes in exchange for voluntarily limiting their acquisition of new parcels within the village. The campus previously had a pattern of expansion into adjacent residential districts and the downtown, which took numerous parcels off the tax rolls and undermined the character of close-knit neighborhoods by converting single-family houses into office uses. The new campus zoning was tailored into C-1 and C-2 categories based on the sensitivity of surrounding uses. The athletic center and Jephson Campus are entirely surrounded by dense residential zones with backyards abutting the campus parcels, necessitating increased buffering and sensitivity. The core campus is bordered by the B-1 commercials district on the south and surrounded by relatively broad streets to separate it from residential uses on the west, north and east sides, allowing for greater latitude.

This strategy was ultimately successful as the college divested from several residential properties and a major commercial parcel in the B-1 zone, returning them to the tax rolls and responding to a pressing need for single-family homes in the Village. The previous office uses were consolidated into the Campus Center at Watts Hall (an under-utilized dormitory), increasing efficiency and reducing maintenance costs for the college.

As the campus transitions from its purely higher education use (around which the current zoning is based), the community, village government and new owners of the campus will have to work collaboratively to establish new zoning that will safeguard the quality of life for adjacent neighborhoods while also enabling the successful redevelopment of the former college.

Current Zoning

The core campus (C-1) is surrounded by R-10 and R-6 residential districts on three sides and by the B-1 General Business District on the south side. The purpose and intent of the current C-1 zone is described as "…. intended to recognize the unique character and needs of post-secondary educational uses, and to allow the development of such uses within the district to support the needs of post-secondary educational institutions while maintaining compatibility with surrounding properties. This district includes parcels that have historically been devoted to post-secondary educational use, located within or in close proximity to the traditional main quadrangle campus of Cazenovia College." Allowed uses with site plan approval from the Planning Board include 1) religious facilities, 2) post-secondary educational uses, 3) school, private, and 4) school, public. Minimal lot and structural requirements are mandated (20-foot front yard depth and 35-foot maximum height) to create flexibility for educational uses.

The athletic center (C-2) is surrounded by R-6, R-20 and R-10 residential zones. The Jephson Campus is surrounded by the R-10 residential zones on three sides and Albany Street (NYS Route 20) on the north. The purpose and intent of the current C-2 zone is described as: "….intended to recognize the unique character and needs of post-secondary educational uses, and to allow the development of such uses within the district in a manner compatible with surrounding properties. This district includes parcels that have historically been devoted to post-secondary educational use but which are adjoined by established residential neighborhoods, which necessitates particular precautions to ensure the compatibility of the post-secondary educational use with adjoining residential uses, so that new and modified post-secondary educational uses may be established without adversely impacting residential neighborhoods and the character of the Village."

While permitted uses for the two zones are identical, unlike the C-1 zone, the C-2 zone contains numerous lot and structure requirements which are prefaced by the following guidance: "The Planning Board shall review all site plans in light of the objective of the district, which is to permit the construction, modification and expansion of structures and activities for post-secondary educational uses while also preserving the historic integrity and character of the Village and adjoining neighborhoods. The location, size, scale and/or height of a new post-secondary educational building shall be reasonably consistent with those of any building(s) which it may replace, so as not to diminish and/or unreasonably impair the supply of light and air available to any existing adjoining dwellings." (See link to zoning for detailed lot and structure

requirements.) In addition, supplemental regulations to the C-2 zone require a 25-foot landscaped buffer for any "construction, reconstruction, development and/or redevelopment" within the C-2 zones.

Recommendations

Like the past rezoning of the campus following the community's 2008 Comprehensive Plan, the anticipated changes to the campus in 2025 will require balancing multiple objectives including 1) protection of the village character and heritage, 2) preserving a high quality of life in adjacent neighborhoods, and 3) enabling the successful re-use of the campus, which will, in turn, 4) contribute to the economic health and vitality of the community.

Based on the successful past model of dividing the overall campus into three distinct areas, it is recommended that the anticipated re-zoning effort once again consider the core campus, athletic center and Jephson Campus separately in order to tailor the zones to the unique character of each neighborhood.

It is further recommended that the Village require a Planned Development District (PD) approach to the process. This approach will allow the community the greatest clarity with regard to anticipated uses, site plan/configuration, and use/re-use/potential demolition of existing structures. It will enable the village government to evaluate potential new combinations of uses holistically.

Current village zoning describes the purpose of Planned Development Districts (PD) is to "provide a procedure for possible rezoning of land in any district to permit and encourage alternative concepts for developing and adapting land areas within the Village for appropriate residential, business, manufacturing, or other use, or compatible combinations of such uses. [Clustering and other land development techniques may be utilized where they will contribute to more effective and economical land use and growth; preservation of existing land, water, and other resources; reduction of the need for extension of public services and systems;] and strengthening of the Village's economic base, in a manner consistent with the general welfare of the community and with the purposes of these regulations and the Comprehensive Plan." While the language in brackets above is attuned to the more traditional use of PDs (eg: designing a clustered pocket neighborhood in lieu of more traditional layouts driven by existing zoning such as R-30), the overall purpose of the PD zone is also aligned with the unique challenges and opportunities posed by the need to redevelop the campus.

Current Planned Development District (PD) zoning criteria seem well-aligned to the goals of the community at present: "Uses permitted within a proposed district shall be compatible with existing and allowed uses in adjoining districts. Combinations of such uses may be permitted, even if such uses are not expressly permitted in an adjoining district. … Combinations of residential and nonresidential uses, except prohibited uses, may be permitted in any PD where the proximity and relationship of such uses are harmonious with each other and otherwise comply with the purposes and intent of these regulations."

A general rule of thumb that might be logically applied when considering potential uses in any contemplated Planned Development District zone for the former campus may be the anticipated intensity/impact of the proposed new use versus what was in existence during the former

college's long tenure within the Village. For instance, would the proposed new use create comparable amounts of traffic, population density, noise or other effects relative to the previous post-secondary educational use?

Due to the potential for an evolution of tenants and uses on the redeveloped campus as turnover naturally occurs within its numerous spaces and buildings (in contrast to the previous 199 year history of post-secondary use), the Village may wish to establish "guardrails" within Planned Development District zones to preclude uses or activities that would be deemed detrimental to the community or adjacent neighborhoods. These guardrails could be established based on the judgment of the Village Board of Trustees and public input generated during the rezoning process.

Procedures

A detailed description of the procedure for Planned Development District (PD) zoning can be found within the Village Code: § 180-72 Planned Development District procedure. The procedure for establishment of a PD shall be as follows:

A. Sketch development plan/discussion with Board of Trustees and Planning Board (optional). An applicant may submit a sketch development plan and related site plan information to the Board of Trustees and the Planning Board, and arrange to informally discuss a proposed Planned Development District with the Boards, in order to ascertain whether the Boards determine that such a plan appears to have merit for further review and to identify key land use and development considerations and potential issues and problems, if any, to be addressed in further refinement of a formal Planned Development District application to the Board of Trustees. The Boards may suggest refinements or modifications in the basic plan for the applicant's consideration. If the Boards advise the applicant that the proposal does not appear to have merit for further review, the applicant may nevertheless proceed to make formal application to the Board of Trustees.

B. Establishment of a Planned Development District.

(1) An application to the Board of Trustees for establishment of a Planned Development District shall include the preliminary development plan information set forth in the site plan review regulations. The application shall be referred to the Planning Board at the Board of Trustees' next regular meeting following receipt of a complete application.

(2) The Planning Board shall review the application to determine whether it is complete and may request clarification and additional information from the applicant regarding any aspects of the application. The Planning Board and the applicant may negotiate refinements or modifications in the preliminary development plan proposals or other aspects of the application. This negotiating process is intended to permit changes in the original application that will allow the project to meet the objectives of these regulations. The applicant may terminate negotiations at any time by asking the Planning Board to proceed with its review procedures at its next regular meeting.

(3) The Planning Board shall submit an advisory report containing its findings and recommendation to the Board of Trustees within 60 days following receipt of a complete application and preliminary development plan. It may recommend approval, approval with modifications or disapproval of the preliminary development plan and establishment of a Planned Development District. Where the Planning Board approves with modifications, the applicant shall be given an opportunity to amend the preliminary development plan to conform to the Board's suggested modifications prior to the Board's report to the Board of Trustees.

(4) The Board of Trustees shall hold a public hearing as required for any amendment of these regulations and shall consider the report and recommendations of the Planning Board, and all other comments, reviews and statements pertaining thereto. The Board of Trustees may act to amend the Zoning Map to establish and define the type and boundaries of the Planned Development District, and in order to protect the health, safety and general welfare of the community, may establish additional requirements and specific conditions restricting the nature, density, or design of proposed land use and development, and may request that the applicant submit an amended preliminary development plan conforming with such requirements and conditions prior to final action by the Board to establish a district.

(5) As part of an action to establish a district, the Board of Trustees may waive certain requirements of permitted uses and lot and structure requirements of these regulations, where it is determined that such waivers will not adversely affect the character of the neighborhood or adjacent land uses or natural resources. Any such waivers shall be expressly related to representations made by the applicant on the preliminary development plan drawings and other documents and shall not serve to waive any other requirements or to permit the applicant to modify or relax other requirements. Upon approval by the Board of Trustees of a preliminary development plan and establishment of a Planned Development District, the plan shall be filed by the Village Clerk and shall serve as a permanent record governing future development within the district.

C. Final development plan review and other approval of development within an established Planned Development District:

(1) Amendment of the Zoning Map to establish a district shall not constitute authorization to undertake any construction and development in the district.

(2) Such authorization shall require that the applicant submit to the Planning Board a final development plan conforming to conditions and restrictions imposed by the Planning Board and Board of Trustees, if any, and such further plans and specifications and supporting documents required for a building permit.

(3) If the applicant has previously indicated that development of the district will be phased, the application for a building permit may be limited to approved phases. It is the intent of these regulations that any individual phases of a planned development project proceed logically and have an integrity of use in their own right so that, if for any reason the entire planned development is not

completed, the developed portions will be an asset to the community by themselves and can eventually be extended and completed without land areas becoming isolated and inaccessible. Phasing plans shall consider this objective.

(4) No building permit shall be issued until the Planning Board has undertaken its normal reviews required by these regulations and has determined that the final development plan has been made to conform to all prior conditions and restrictions, if any, and has approved the plan, and until the Planning Board has forwarded a copy of the approved plan and reported to the Board of Trustees as to its intent to authorize issuance of a permit.

(5) Affirmative action by the Planning Board shall be construed as permitting subdivision, construction, or development in a Planned Development District only in substantial conformity with the final development plan approved by the Board. A final development plan shall not be amended except upon approval of the Planning Board. Where the Board determines that the amendment is significant, application to the Board of Trustees for such amendment and a public hearing shall be required. The Board of Appeals is not authorized to grant a variance from the plan approved by the Board of Trustees.

(6) The approved plan shall run with the land and shall continue to control development within the district, and shall not lapse or be waived as a result of any change in ownership or tenancy of any or all of the designated district.

(7) If development of a Planned Development District has not commenced within two years after the date of the Planning Board approval of a final development plan and issuance of a building permit, the permit shall become null and void, and the plan approval shall be deemed revoked and vacated; except that such time period may be extended upon application to and authorization by the Planning Board.

(8) If development of a Planned Development District has not commenced within the two-year period described above, the Board of Trustees may elect to conduct a public hearing and otherwise consider and act upon amendment of zoning of the land from Planned Development District to its former district status, or such other district status as the Board of Trustees may deem appropriate.

§ 180-73 Planned Development District review criteria.

The Board of Trustees and the Planning Board shall review preliminary and final development plans for a planned development district in accordance with criteria for architectural review, site plan review and special use permit review as each or all such reviews may apply to the proposed district. A Planned Development District shall also be subject to SEQR procedures and certificate of compatibility requirements and other regulations if the proposed district is located within an Historic Preservation Overlay District.

Key Takeaways

The reuse and redevelopment of the campus has critical implications for the surrounding community. It is important for the Village to consider how this process will be managed and aspects of the campus reuse that could have the greatest impacts for residents. A primary barrier to potential reuse is the limited parking on and around the campus outside of the lot at the athletic center. As such, the Village requested that EDR consider possible parking solutions, which are provided in a map in this chapter, with a selection of those options depicted in renderings. Another consideration for reuse is the fact that much of the main campus is all encompassed within one parcel of property, which may need to be subdivided at some time to facilitate use of buildings by various tenants or owners. Another map within this chapter provides a concept of how the main campus parcel could be subdivided, but this will ultimately need to be determined in coordination with the developer.

The Village's past approach to zoning offers a roadmap for Cazenovia College as it seeks to balance compatibility with surrounding neighborhoods with future success of the campus. The Village's current zoning and Comprehensive Plan offer effective tools for guiding the rezoning process, in particular the Planned Development District (PD) zoning process. In particular, the establishment of a PD for the campus would utilize an existing tool while accomplishing multiple objects for balancing redevelopment with community vision, namely: 1) protection of the village character and heritage, 2) preserving a high quality of life in adjacent neighborhoods, and 3) enabling the successful re-use of the campus, which will, in turn, 4) contribute to the economic health and vitality of the community. This has been successfully used in the past for the campus and will allow the community the greatest clarity about the whole picture of redevelopment.

Reuse of the Athletic Center & Theater

Cultural and recreational facilities provide numerous benefits for communities and their residents. When Cazenovia College was operating, both the athletic center and theater were open for use by the public. Interest in continuing those services has been expressed by some community members. To provide a better understanding of what the operation of such facilities entails, MRB Group conducted a limited review of four similar athletic facilities, as well as a review of financials of three theater facilities, throughout New York State.

Further, MRB Group conducted a visual architectural inspection of both the Stephen M. Schneeweiss Athletic Complex and the Catherine Cummings Theatre in Cazenovia. The full building condition reports are available in Appendix C. Both facilities were found to be in good condition, but both did require some improvements to address safety and building integrity. The resulting capital improvement recommendations are estimated at $538,000 for the athletic complex and $36,500 for the theater.

Population within a 15-minute drive time radius of Cazenovia College campus: 23,213

Athletic Facilities

The review of athletic facilities similar to the Stephen M. Schneeweiss Athletic Complex included a look at each facility's operational structure, programming, and finances. Research also uncovered a cautionary tale from South Carolina to help in avoiding certain pitfalls that can come along with these types of community facilities.

J.M. McDonald Sports Complex – Cortland, NY

Population within a 15-minute drive time radius: 36,123

In Cortland, New York, the J.M. McDonald Sports Complex operates as a non-profit organization dedicated to providing the community with a versatile venue for sports and recreational activities.[21] A program director, facilities manager, and childcare director are the key staff responsible for the various aspects of the facility's operation. This team ensures the smooth operation of the complex and the delivery of quality programs to the community.

A diverse range of sources and various programs generate revenue for the Sports Complex and support the Complex's mission to provide affordable, family-oriented events and programs to the community. This includes:

[21] https://www.jmmcomplex.com/

- **Facility Rentals:** Income from renting out spaces such as the ice arena, turf fields, sport courts, batting cages, and meeting rooms.
- **Program Fees:** Revenue from athletic programs, including advanced baseball clinics, adult soccer and ice hockey leagues, softball programs, youth programs like Little Eagles, high school soccer leagues, figure skating, and open turf sessions.
- **Public Events:** Hosting concerts, carnivals, family events, and consumer shows contributes to the revenue stream.
- **Donations and Grants:** As a non-profit, the Complex benefits from private grants and donations, which assist in covering construction, equipment costs, and program implementation.

According to ProPublica's Nonprofit Explorer tool, in 2019 the Complex had a slight deficit for that fiscal year. The total revenue was about $922,000 while total expenses were $938,000. The Complex has about $2.59 million in total assets, and $458,000 in total liabilities.[22] In summary, the J.M. McDonald Sports Complex operates as a non-profit organization with a dedicated management team, diverse revenue sources, and a wide array of programs, all aimed at enriching the community's recreational opportunities.

Sands Family YMCA – Canandaigua, NY

Population within a 15-minute drive time radius: 55,652

In Canandaigua, New York, the Sands Family YMCA operates under the umbrella of the YMCA of Greater Rochester, which acquired the Canandaigua facility and operations (formerly the Greater Canandaigua Family YMCA) in 2022. According to the audited financial statements for the YMCA of Greater Rochester, the Canandaigua YMCA had net assets of -$344,610 at the time of transfer. In 2023 and 2024, the YMCA of Greater Rochester in its entirety (including by not limited to the Sands Family YMCA) had operational losses of $1m and $2.2m respectively. These losses were more than made up for in nonoperating revenue such as interest income, grants and donations, ultimately having net income of $12.5m and $8.1m respectively.

The YMCA is designated as a 501(c)(3) entity, focusing on various community services including health and wellness programs. The facility's operations are overseen by local management, adhering to the broader policies and guidelines set by the YMCA of Greater Rochester. The Sands Family YMCA has 11,928 members and averages 9,041 weekly visitors.[23]

Revenue is generated through a handful of channels, similar to that of the Pinnacle Athletic Campus: **membership and program fees** allow individuals to access the fitness facilities and wellness programs, as well as participation in specialized classes, youth programs, and community events. Space at the YMCA is also available for community events and private functions, generating revenue through **rental**.

[22] https://projects.propublica.org/nonprofits/organizations/161595605
[23] https://rochesterymca.org/sites/default/files/2024-12/Annual%20Report%202023-2024%202.pdf

Additionally, the Sands Family YMCA receives significant **donations and grants**, including a $13.5 million gift from the Sands Family Foundation to support facility development and operation.

The specific annual operating costs for the Sands Family YMCA are not publicly disclosed separately from the YMCA of Greater Rochester as a whole. However, the financials of the YMCA for Greater Rochester indicate that their operations as a whole are not sustainable without nonoperating revenue from their $20m endowment, donations, and grants.

Skaneateles Community Center – Skaneateles, NY

Population within a 15-minute drive time radius: 31,543

The Skaneateles YCMA and Community Center is owned by the Skaneateles Recreational Charitable Trust (SRCT). It was formerly operated by the Town of Skaneateles, then the Auburn YMCA-WEIU from 2010 to 2022. Under the latter agreement, the Auburn YMCA managed the facility's operations while SRCT was responsible for capital maintenance and investment. Now, SRCT handles both operations and capital items. The facility has been well maintained over the years.

As with other facilities, revenue sources include **membership and program fees** so individuals can access the fitness facilities, wellness programs, and participate in the camps, classes, childcare, youth programs, and community events. It also receives **donations and grants**. Space is also available to **rent** for community events and private functions. Staff include a membership director, business manager, ice rinks and facility manager, aquatics director, program director, and fitness director.

According to its 2023 audited financial statements (year end June 30, 2023), the SRCT received $1,452,222 in total revenue and had $974,231 in total expenses for a net income of $477,991. Of the expenses, $452,170 was for site management, $38,243 was for repairs and maintenance, and $346,854 was a non-cash depreciation expense.[24] This appears to be a turning point for the Skaneateles Community Center as IRS 990s show net losses of over $300,000 for both 2021 and 2022. The Skaneateles Community Center does not appear to have an endowment, so it is critical for the organization to break even on operations, donations, and grants alone.

Pinnacle Athletic Campus – Victor, NY

Population within a 15-minute drive time radius: 52,035

In Victor, New York, the Pinnacle Athletic Campus operates as a private entity and offers a range of sports and recreational facilities. At any given time, the campus employs between 21 and 50 individuals within the health, wellness, and fitness industry. Key personnel include the directors who oversee various sports programs and special events.

[24] https://www.charitiesnys.com/RegistrySearch/show_details.jsp?id={7B26EEE7-F9D0-4457-99F7-FA22FEADD413}

The campus generates revenue through multiple channels, including membership and program fees, facility rentals, and special events. Membership and program fees allow individuals to access the fitness facilities and equipment, as well as participation in sports leagues, camps, and clinics for archery, baseball, basketball, lacrosse, martial arts, soccer, volleyball and more. The Campus also has dedicated space for events, tournaments, and private functions, which can be rented or used for hosting community events and sports competitions.

While specific details regarding Pinnacle Athletic Campus's annual operating expenses are not publicly disclosed, operating costs likely encompass salaries and benefits for staff and management, upkeep of indoor and outdoor sports facilities, expenses related to utilities, insurance, and marketing, and costs associated with organizing and running various sports programs and events. For precise financial details, direct contact with Pinnacle Athletic Campus management would be necessary.

Cautionary Tale: Chester, SC YMCA

Population within a 15-minute drive time radius: 17,157

Not all recreational facilities operate smoothly or well. In 2021, City officials in Chester, South Carolina were gifted a former YMCA facility to operate as a public recreation center. Several challenges were encountered following the building's transfer to city ownership, particularly concerning deferred maintenance and operational issues with the swimming pool. Upon acquisition, the city identified significant deferred maintenance needs within the facility. Estimates indicated that up to $2 million would be required to address various repairs and bring the building up to operational standards.

The swimming pool, a key feature of the center, also faced difficulties due to a nationwide shortage of lifeguards impacted the facility. Despite efforts to recruit qualified staff, the lack of lifeguards prevented safe operation.

These challenges have sparked public concern and political discussions within the community, highlighting the importance of addressing staffing shortages and maintenance needs to ensure the recreation center can effectively serve the residents of Chester. The facility is still not fully operational years later.

Theater Facilities

Given community interest in the Catherine Cummings Theatre, MRB Group conducted a brief review of audited or reviewed financial statements for three community theaters in New York to garner a sense of the financial commitment and operation of such facilities. Those findings are as follows:

Clayton Opera House (operated by the Thousand Islands Performing Arts Fund)

Population within a 15-minute drive time radius: 6,152

Type	2023	2022	*Explanation (if needed)*
Program Income	$466,201	$350,513	*Performance income*
Program Expenses	$566,899	$463,106	
Programming Net	($100,698)	($112,593)	
Other Income	$419,152	$150,599	*Donations, investments*
Other Expenses	$177,928	$157,206	*Management, operations, fundraising*
Total Net Income	$140,526	($119,200)	

Earlville Opera House

Population within a 15-minute drive time radius: 13,368

Type	2022	2021	*Explanation (if needed)*
Program Income	$115,890	$66,831	*Program, membership revenue*
Program Expenses	$362,551	$356,825	
Programming Net	($246,661)	($289,994)	
Other Income	$298,595	$301,434	*Donations, rentals, investments*
Other Expenses	$54,938	$49,458	*Management, operations*
Total Net Income	($3,004)	($38,018)	

Center for the Arts of Homer

Population within a 15-minute drive time radius: 35,949

Type	2022	2021	*Explanation (if needed)*
Program Income	$731,495	$448,416	*Program, concessions, member, playbill revenue*
Program Expenses	$852,513	$601,932	
Programming Net	($121,018)	($153,516)	
Other Income	$770,981	$528,431	*Donations, rentals, investments*
Other Expenses	$239,351	$175,170	*Management, operations, marketing*
Total Net Income	$410,612	$199,745	

Summary of Theater Net Income

Organization	Year	Programming Net	Total Net
Clayton Opera House	2023	($100,698)	$140,526
	2022	($112,593)	($119,200)
Earlville Opera House	2022	($246,661)	($3,004)
	2021	($289,994)	($38,018)
Center for the Arts of Homer	2022	($121,018)	$410,612
	2021	($153,516)	$199,745

As seen in the summary table above, programming at all of these theaters is not self-sustaining on its own as the programming costs more than it brings in directly. This does not even account for other management and operational costs that are necessary to operate a theater. All three theaters are reliant on non-program sources of revenue, such as donations, grants, investment income, and/or rental fees to make ends meet, demonstrating the importance of revenue diversification for these facilities.

When it comes to interest, all three theaters had interest-bearing accounts. However, only the Clayton Opera House appears to have an endowment-like investment account. In 2022, the theater's operating activities actual had a net gain of over $4,000, but investment losses of $123,279 resulted in an overall loss. The investments for Clayton did much better in 2023, netting $105,146 of the theater's income. Endowments are typically a beneficial source of passive revenue for non-profit entities, but, as shown in this example, can create a liability in some years. This, again, shows the importance of revenue diversification.

Key Takeaways

Cultural and recreational facilities are often operated by nonprofit organizations, providing the ability to leverage an array of fundings sources. Both athletic facilities and theaters rely on multiple revenue types to maintain facilities and support programming. A limited review of these types of amenities revealed that both tend to have income related to membership, rentals, investment income, and grants and/or donations. Some also have endowment-like accounts that contribute to ongoing financial sustainability. Based on the examples provided in this chapter, neither type of facility is likely to survive on program revenue alone. It is also critical to consider the capital needs of the specific facility.

Carrying Costs & Potential Funding Resources

In order to allow a developer or investor to make an informed decision about the redevelopment of the former Cazenovia College campus, MRB Group estimated the costs associated with maintaining the campus over time until it is redeveloped (carrying costs). Finally, additional funding resources that could be relevant for redevelopment of the site and potential revenue sources to the community that could result from the site's redevelopment are also provided. All figures are purely estimates.

Carrying Costs

The campus has certain carrying costs required to maintain the property at a minimum level so that it will still retain value for future development even if it were to become completely vacant. The expected carrying costs for the campus and all of its buildings include items such as:

- Mowing and Landscaping
- Snow Clearing
- Building, paving, sidewalk, and utility maintenance and Repairs
- Utility purchase and costs
- Regulatory Compliance Costs
- Specialty Contractors such as electricians, plumbers and HVAC technicians
- Security Detail
- Staff administrative costs for payroll and other services
- Facility Manager cost

Costs for these items are estimated to be approximately $1.3m annually, and are outlined in detail in the tables on the following pages.

Item	Description	Annual Labor Cost	Annual Equipment, Contractor & Fuel Cost	Total Annual Carrying Cost
Mowing, Landscaping, Tree Work	Includes mowing, edging, bushwhacking, tree trimming and removal as needed. Assumes 2 full time employees costing $80,000 per year (includes base pay plus fringe benefits). Equipment costs are based 2 large mowers costing $20,000 per year in capital and maintenance costs each (total $40,000), plus 4 smaller machines (weed trimmers, chain saws, etc.) at a cost of $2,000 per year in capital and maintenance costs. Plus $28,000 per year for specialized outside contractor work and other materials (plants, mulch, etc.). Plus $20,000 in fuel costs.	$ 160,000	$ 90,000	$ 250,000
Snow Clearing	Includes the cost of 1 utility vehicle with plow/winter accessories at a cost of $20,000 per year in capital and maintenance costs, plus 2 snow blowers at an annual cost of $2,000 each ($4,000 total). Plus $6,000 per year for sand/salt. Plus $10,000 in fuel costs.	Labor included in item #1	$ 40,000	$ 40,000
Building Repairs and Maintenance	Includes minimal maintenance of the existing buildings at the site such as window and door repairs to limit vandalism and water damage. This level of effort assumes that no roof repairs, light bulb replacements, painting, stairway repairs, etc. will be done. Assumes 1/2 full time employee costing $40,000 per year (includes base pay plus fringe benefits). Material and tool costs are estimated at $15,000 per year.	$ 40,000	$ 15,000	$ 55,000
Paving and Sidewalk Repairs	Includes the minimal repair and replacement of the various pavements and sidewalks at the site for safety purposes only. The work will include filling potholes and replacing damaged sidewalks with gravel. Work to be performed by an outside contractor twice per year, costing $10,000 per year.	$ -	$ 10,000	$ 10,000
Water System Maintenance - Pipes & Hydrants	Includes the annual exercising of fire hydrants, flushing of the underground water lines, and the repair of 1 water main break per year. Cost assumes municipal assistance rather than private contractor, as well as that water service is left on and buildings are heated. If water service is turned off or buildings are not heated, this cost would likely be higher.	$ -	$ 10,000	$ 10,000
Electrical System Maintenance	The underground power lines and the transformers at the site require periodic maintenance by an electrical subcontractor. Assume an annual contract price of $15,000 to inspect, test and clean transformers and switchgear, and exercise generators monthly.	$ -	$ 15,000	$ 15,000

Item	Description	Annual Labor Cost	Annual Equipment, Contractor & Fuel Cost	Total Annual Carrying Cost
Electrical and Gas Purchase Cost	Assumes similar costs to 2024. This cost could be lower if the campus is entirely unoccupied.	$ -	$ 360,000	$ 360,000
Water and Sewer Purchase Costs	Assumes similar costs to 2024. This cost would be considerably lower if the campus is entirely unoccupied.	$ -	$ 300,000	$ 300,000
Regulatory Compliance Costs	There will be annual costs for compliance contractors to deal with hazardous materials, the electrical system, stormwater system, water and sewer systems. Assume $50,000 per year.	$ -	$ 50,000	$ 50,000
Specialty Contractors	There will be annual costs for specialty contractors such as electricians, plumbers, and HVAC contractors to service existing systems. Assume $50,000 per year.	$ -	$ 50,000	$ 50,000
Security	The large campus and vacant buildings, particularly at the equine center, may require a security presence to discourage unwanted trespassing on the site. The daytime maintenance and grounds crew outlined above will help provide a presence, but a nighttime and weekend security presence will be needed. Assume this service will be contracted to the County Sherriff, State Police, or an outside security company for limited night and weekend checks. Estimated at $15,000 per year.	$ -	$ 15,000	$ 15,000
Staff Administrative Costs - Payroll, Benefits & Liability Insurance	Assumes $30,000 per year for insurance and payroll and benefits servicing costs for employees.	$ -	$ 30,000	$ 30,000
Facility Manager	A professional facility manager to supervise the staff and arrange the contracts with consultants and subcontractors. Assume a combined salary and fringe benefit package of $125,000. Even with minimal work being conducted, a high quality Facility Manager will be needed to evaluate what needs to be fixed, and to hire and coordinate the efforts of contractors.	$ 125,000	$ -	$ 125,000
			Total Annual Cost	**$ 1,310,000**

Utility Usage

The tables below show gas and electric usage by building in 2023 and 2024. This information could be used to extrapolate potential carrying costs based on current rates.

Gas Use (therm) Summary Comparison: 2023 and 2024					
Building Name	Building Address	2023	2024	Change	% Change
Jephson Campus A & B	10 Albany Street	8,424	5,162	(3,262)	-38.7%
Constable Hall	3 Sullivan Street	2,102	1,366	(736)	-35.0%
Info. & Comm. Technologies	41 Lincklaen Street	2,740	2,408	(332)	-12.1%
Eckel Science Building	37 Lincklaen Street	4	4	0	0.0%
Academic Learning Center	43 Lincklaen Street	1,310	626	(684)	-52.2%
Office of Communications	47 Lincklaen Street	1,118	513	(605)	-54.1%
Schneeweis Athletic Complex	9 Union Street	41,257	35,830	(5,427)	-13.2%
Farber Hall	24 Sullivan Street				
Park Hall	14 Nickerson Street				
Watts Hall	4 Nickerson Street	147,367	123,985	(23,382)	-15.9%
Hubbard/Eddy/Coleman/Williams	9 Sullivan Street				
Shove Hall & Suites	10 Sullivan Street				
President's House	60 Sullivan Street	1,708	0	(1,708)	-100.0%
Joy Hall	22 Sullivan Street	119	118	(1)	-0.8%
15 Sullivan St. Residence	15 Sullivan Street	2,003	1,375	(628)	-31.4%
Catherine Cummings Theater*	20 Lincklaen Street	6,752	8,911	2,159	32.0%
Sigety Hall Health Center	10 Seminary Street	1,355	1,153	(202)	-14.9%
			Total Change in Use =	(34,808)	-16.1%

*The increase in usage at Catherine Cummings Theater is most likely due to an error in the data rather than an actual increase in usage.

Electric Use (kWh) Summary Comparison: 2023 and 2024					
Building Name	Building Address	2023	2024	Change	% Change
Jephson Campus A & B	10 Albany Street	122,400	78,640	(43,760)	-35.8%
Reisman Hall	12 Seminary Street	Not provided			
Constable Hall	3 Sullivan Street	26,077	17,797	(8,280)	-31.8%
Info. & Comm. Technologies	41 Lincklaen Street	15,838	13,265	(2,573)	-16.2%
Eckel Science Building Farber Hall Park Hall Watts Hall Hubbard/Eddy/Coleman/Williams Shove Hall & Suites	37 Lincklaen Street 24 Sullivan Street 14 Nickerson Street 4 Nickerson Street 9 Sullivan Street 10 Sullivan Street	2,135,444	2,012,699	(122,745)	-5.7%
Academic Learning Center	43 Lincklaen Street	8,956	5,970	(2,986)	-33.3%
Office of Communications	47 Lincklaen Street	16,102	12,657	(3,445)	-21.4%
Schneeweis Athletic Complex	9 Union Street	341,400	265,800	(75,600)	-22.1%
President's House	60 Sullivan Street	17,724	14,029	(3,695)	-20.8%
Joy Hall	22 Sullivan Street	15,283	14,342	(941)	-6.2%
15 Sullivan St. Residence	15 Sullivan Street	7,809	5,839	(1,970)	-25.2%
Alumni House	1 Liberty Street	576	514	(62)	-10.8%
Catherine Cummings Theater*	20 Lincklaen Street	75,360	58,480	(16,880)	-22.4%
Sigety Hall Health Center	10 Seminary Street	14,960	14,440	(520)	-3.5%
Equine Center Barn	4460 Woodfield Road	99,440	40,960	(58,480)	-58.8%
Equine Center House	4460 Woodfield Road	16,976	9,259	(7,717)	-45.5%
Liberty Street Outdoor Lighting		1,752	1,752	0	0.0%
			Total Change in Use =	(349,654)	-12.0%

*No data for November 2023

The table below provides a breakdown of water usage by building. Past Cazenovia College water bills were reviewed to determine the average water use on the campus from two time periods. Between April 18 and October 18, 2022, the campus used a total of 3,181,021 gallons of water, an average of 17,383 gallons per day, which cost a total of $21,287.79. During the same timeframe in 2024, the campus used a total of 4,369,769 gallons of water, an average of 23,879 gallons per day, which cost a total of $31,866.87. If this data were extrapolated to consider a full calendar year, the total water cost for 2022 and 2024 would be $42,500 and $63,500, respectively. These costs include the base service fee for each of the 21 separate water services on the campus.

Water & Sewer Use (Gallons) Summary Comparison: 2022 and 2024

Building Name	Building Address	04/19/2022 - 10/19/2022	04/18/2024 - 10/18/2024	Change	% Change
Jephson Campus A	10 Albany Street	9,230	34	(9,196)	-99.6%
Jephson Campus B	10 Albany Street	3,573	41	(3,532)	-98.9%
Reisman Hall	12 Seminary Street	339,459	156,971	(182,488)	-53.8%
Constable Hall	3 Sullivan Street	17,784	61	(17,723)	-99.7%
Info. & Comm. Technologies	41 Lincklaen Street	5,879	230	(5,649)	-96.1%
Eckel Science Building	37 Lincklaen Street	36,032	28,686	(7,346)	-20.4%
Academic Learning Center	43 Lincklaen Street	16,312	14,615	(1,697)	-10.4%
Office of Communications	47 Lincklaen Street	3,915	7	(3,908)	-99.8%
Schneeweis Athletic Complex	9 Union Street	217,556	625,196	407,640	187.4%
Farber Hall	24 Sullivan Street	197,462	274,176	76,714	38.9%
Park Hall	14 Nickerson Street	233,350	101,542	(131,808)	-56.5%
Watts Hall	4 Nickerson Street	62,337	15,648	(46,689)	-74.9%
President's House	60 Sullivan Street	32,858	2,353	(30,505)	-92.8%
Hubbard Hall	9 Sullivan Street	1,472,046	2,437,751	965,705	65.6%
Joy Hall	22 Sullivan Street	2,641	10	(2,631)	-99.6%
15 Sullivan St. Residence	15 Sullivan Street	8,513	95,573	87,060	1022.7%
Alumni House	1 Liberty Street	4,992	17	(4,975)	-99.7%
Catherine Cummings Theater	20 Lincklaen Street	8,393	11,086	2,693	32.1%
Sigety Hall Health Center	10 Seminary Street	2,405	355	(2,050)	-85.2%
Shove Hall Suites	10 Sullivan Street	282,273	167,594	(114,679)	-40.6%
Shove Hall	10 Sullivan Street	224,011	437,823	213,812	95.4%
			Total Change in Use =	**1,188,748**	**37.4%**

Other Funding Incentives & Resources

The following list of funding resources could be utilized by the Village or a future developer to facilitate redevelopment of the campus:

- Tax abatements are available from the **Madison Industrial Development Agency** for projects undertaking substantial capital improvement that will have an economic development impact and meet state guidelines. These incentives include sales and use tax exemptions, mortgage recording tax exemptions, and property tax abatements.
- **NYS Empire State Development** offers numerous business-oriented funding resources, including:
    - **FastNY Shovel-Ready Grant Program**, which provides funding for shovel-ready certification, pre-development, and infrastructure project for sites to attract target industries[25];
    - **ESD Grant Funds**, which provides reimbursement-based grant funding for large capital projects intended to create or retain jobs,
    - **Excelsior Jobs Program,** which provides a series of tax credits for capital and job creation investments in specific industries and communities,
    - **Restore NY,** which provides grants to support the revitalization of vacant, abandoned, surplus and/or condemned residential, commercial and/or mixed-use buildings,
    - **Pro-Housing Capital Grants**, which provides grants to Pro-Housing Certified Communities for capital projects that support an increase in the availability of and access to housing, such as infrastructure improvements and site development, and
    - Remaining funds from Central New York's **2015 Upstate Revitalization Initiative** funding that can be used to support transformative community project.
- **NYS Homes and Community Renewal (HCR)** offers a series of grant, loan, and tax credit opportunities for economic, community, and housing development. A number of incentives are available to developers directly to support housing development, particularly low-income housing. Additionally, HCR offers four **Community Development Block Grant (CDBG)** programs to municipalities to support: Business Expansion and Startup; Housing; Public Facilities, Infrastructure and Planning; and Vacant Property Clearance (i.e. demolition).
- The NYS Environmental Facilities Corporation (EFC) offers **Wastewater Infrastructure Engineering Planning Grants**, which help municipalities in planning for wastewater and water quality projects so that they are better prepared to seek financing and to move

[25] Eligible industries include, but are not limited to, high-tech manufacturing, clean-tech renewable energy, life sciences, agribusiness, optics, transportation equipment, materials processing, industrial machinery manufacturing and other advanced manufacturing. There is typically a 40 acre minimum, but this could be a good resource for the equine center property, or for the main campus there could be a case made to allow an exception due to "compelling site assets or public benefits".

forward with implementation. EFC further offers implementation funding via **Water Infrastructure Improvement (WIIA) Grants** and **Intermunicipal Grants**, which supports water and wastewater infrastructure construction and expansion projects.
    - Note that the County would need to be the applicant to meet the Median Household Income (MHI) threshold.[26]
- **National Grid** offers an Economic Development Program that provides grants and/or cost offsets for activities intended to lead to economic and business development.
- The US Economic Development Administration offers various resources to aid in economic development efforts, including the **Public Works and Economic Adjustment Assistance** program to invest in economic development strategies and projects that spur economic group and resiliency.
- The **Northern Border Regional Commission** offers various programs to support infrastructure and economic development projects, particularly in rural areas.

Key Takeaways

Reuse of the campus will not occur overnight. With the New York State Police ending their tenancy in the coming months, it is likely that portions of the campus will become or continue to be vacant while a new property owner is planning and lining up users for each building. During this time, there will be carrying costs associated with the campus to ensure that the property and buildings are well maintained, including items like utilities, mowing, landscaping, and repairs. For the entire campus, these costs are estimated to be about $1.3 million annually.

Once new users are identified, there are also funding sources that may be available to assist with renovations related to those new uses. These financial resources include tax incentives and grants through various local, state, and federal agencies, as well as utility providers. Ultimately, eligibility for these funding sources will depend on the proposed activities and end-uses, but it is worth keeping these resources in mind as redevelopment moves along.

[26] In 2025, Wastewater Infrastructure Engineering Planning Grants are available to municipalities with an MHI below $90,000 according to the 2023 American Community Survey 5-year estimate. Madison County's MHI was $73,141. https://efc.ny.gov/system/files/documents/2025/01/2025-epg-summary_1.pdf

Appendix A: Cazenovia College Reuse Market Analysis

One of the first steps undertaken by MRB Group for this Redevelopment Study was the creation of this Market Analysis. The purpose of this analysis was to conduct a review of relevant trends in demographics, industry, housing, and the regional real estate market to determine the demand for retail, office, commercial, residential, industrial, and hospitality uses in the area. MRB Group also reviewed demographic conditions and industry trends to help assess the feasibility of end-uses for the site. This analysis will provide critical insights into the types of development that would be most successful on the Cazenovia College campus and the economic viability of each. By examining market trends and assessing the needs of different industries, the Cazenovia community can facilitate positive redevelopment of the campus through policy, planning, and investment decisions, ultimately contributing to the Region's economic growth.

Data Note

Data included in the following analysis was sourced from:

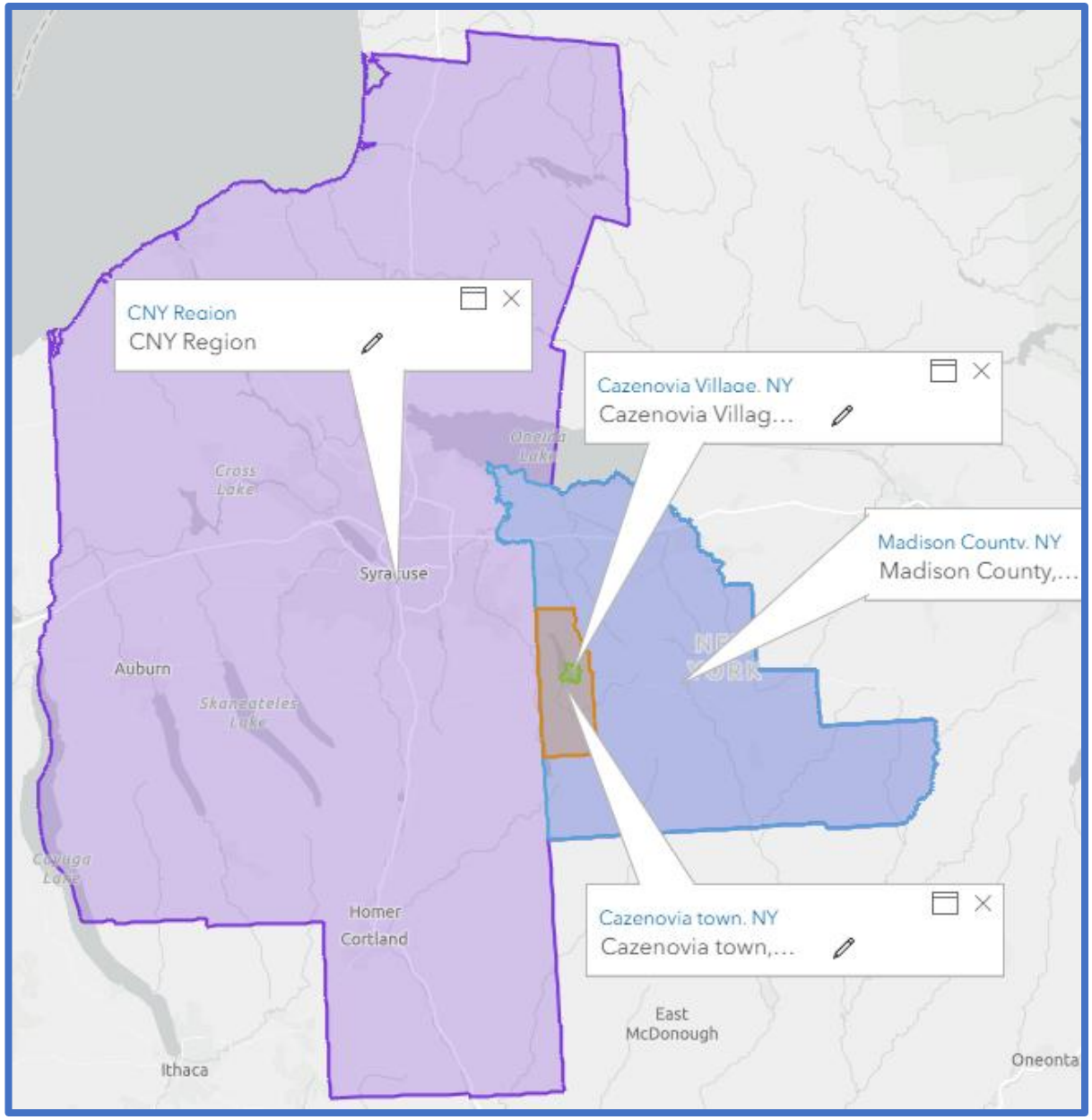
- The 2010 and 2020 US Decennial Census;
- US Census American Community Survey 5-year Estimates (2017-2021);
- Esri ArcGIS Business Analyst, a data compiler that sources data from various sources, included the US Census and American Community Survey, and allows for custom geographies and mapping of demographic, business, lifestyle, and housing data;
- Lightcast (formerly Emsi), a data compiler that sources data from sources such as the US Bureau of Labor Statistics, US Bureau of Economic Analyss, job posting sites, among others, allowing for custom geographies and analysis of business, industry, and workforce data;
- New York State Association of Realtors (NYSAR), a nonprofit trade organization that collects data about homes for sales across New York State, and
- CoStar, a leading source of data regarding commercial real estate information, analytics, and data.

Note that the closure of Cazenovia College in June 2023 could substantially impact trends in demographics, industry, and housing. It was a major employer in the area and supported a younger demographic who may otherwise choose to live elsewhere. These impacts, however, will not be reflected in the data reported in this analysis, simply because the closure was so recent.

Market Area

The following geographies are used in this analysis:

1) The Central New York (CNY) Region ("the Region") in purple.
2) Madison County ("the County") in blue.
3) The Town of Cazenovia ("the Town") in orange.
4) The Village of Cazenovia ("the Village") in green.



Demographic Overview

The table to the right presents demographic data for the Village and Town of Cazenovia, Madison County, and the Central New York (CNY) Region. The population of the Town has declined 6.8%, or 483 residents, since 2010. Madison County declined from 73,442 residents in 2010 to 66,682 in 2023, a decrease of 6,760 or 9.2%. The CNY Region also saw population declines since 2010, with a 1.7% drop. Populations in each geography are expected to continue declining over the next five years.

Roughly 10% of the County's population resides in the Town of Cazenovia. The number of households in Madison County decreased from 27,754 to 26,315 between 2010 and 2023, a decrease of 1,439 or 5.2%. During the same timeframe, the CNY Region saw a 2.4% increase in the number of households, from 311,956 in 2010 to 319,363 in 2023. Interestingly, the Village saw a 12.1% increase in the number of households since 2010. This may be due to shrinking household sizes and more people living on their own.

From 2023 to 2028, median household income (MHI) is expected to increase across all geographies. Growth in MHI is expected to grow more in the Village and Town compared to the larger geographies. In the Town, MHI is expected to grow the most, from $93,760 to $105,006, a 12% increase. Note that the closure of Cazenovia College, which is not yet reflected in available data, may have impacts on median household income and its expected growth. In Madison County and the Region, MHI is expected to see substantial increases as well, albeit smaller than the Village and Town, at 10.4% and 10.5%, respectively.

Demographic Fundamentals

Population

	2010	2023	Change	% Change
Village of Cazenovia	2,803	2,742	(61)	(2.2%)
Town of Cazenovia	7,090	6,607	(483)	(6.8%)
Madison County	73,442	66,682	(6,760)	(9.2%)
CNY Region	791,939	778,684	(13,255)	(1.7%)

Projected Population

	2023	2028	Change	% Change
Village of Cazenovia	2,742	2,711	(31)	(1.1%)
Town of Cazenovia	6,607	6,456	(151)	(2.3%)
Madison County	66,682	65,194	(1,488)	(2.2%)
CNY Region	778,684	771,294	(7,390)	(0.9%)

Households

	2010	2023	Change	% Change
Village of Cazenovia	990	1,110	120	12.1%
Town of Cazenovia	2,569	2,626	57	2.2%
Madison County	27,754	26,315	(1,439)	(5.2%)
CNY Region	311,956	319,363	7,407	2.4%

Median Household Income

	2023	2028	Change	% Change
Village of Cazenovia	$76,584	$85,390	$8,806	11.5%
Town of Cazenovia	$93,760	$105,006	$11,246	12.0%
Madison County	$67,634	$74,644	$7,010	10.4%
CNY Region	$64,623	$71,379	$6,756	10.5%

Source: Esri; MRB Group

The median home value in the Town and Village are significantly higher compared to the County and Region. Similarly, home values in the Town and Village are expected to grow significantly more, both by percentage and by amount, over the next five years. The median home value in the Town of Cazenovia is currently $348,441 and is expected to grow by $111,820 over the next five years – a 32.1% increase. In the Village, median home value is expected to increase by 23.4%. Comparatively, median home values in the County and Region are expected to grow much more slowly, by 14.5% and 8.8% respectively.

The median age of residents is highest in the Town of Cazenovia at 45.7, and lowest in the Village at 40.6. The median ages for the County and Region fall between the Town and Village, at 41.6 and 40.8, respectively. Madison County and the CNY Region are projected to see a 1.9% and 2.2% increase, respectively, in the median age from 2023 to 2028.

Daytime population estimates take into account the influx and outflow of commuters in a given area, representing the number of people present during normal business hours. For every three residents in the County there are two workers. In the Region the ratio of workers to residents falls just short of 1:1. (See discussion about commutation patterns later in this section.)

Demographic Fundamentals

Median Home Value

	2023	2028	Change	% Change
Village of Cazenovia	$320,101	$395,122	$75,021	23.4%
Town of Cazenovia	$348,441	$460,261	$111,820	32.1%
Madison County	$213,415	$244,443	$31,028	14.5%
CNY Region	$187,115	$203,549	$16,434	8.8%

Median Age

	2023	2028	Change	% Change
Village of Cazenovia	40.6	41.6	1.0	2.5%
Town of Cazenovia	45.7	46.2	0.5	1.1%
Madison County	41.6	42.4	0.8	1.9%
CNY Region	40.8	41.7	0.9	2.2%

2023 Daytime Population

	Workers	Residents	Total	W:R
Village of Cazenovia	1,970	1,566	3,536	5:4
Town of Cazenovia	2,627	3,551	6,178	3:4
Madison County	23,685	36,043	59,728	2:3
CNY Region	366,161	409,678	775,839	8:9

Source: Esri; MRB Group

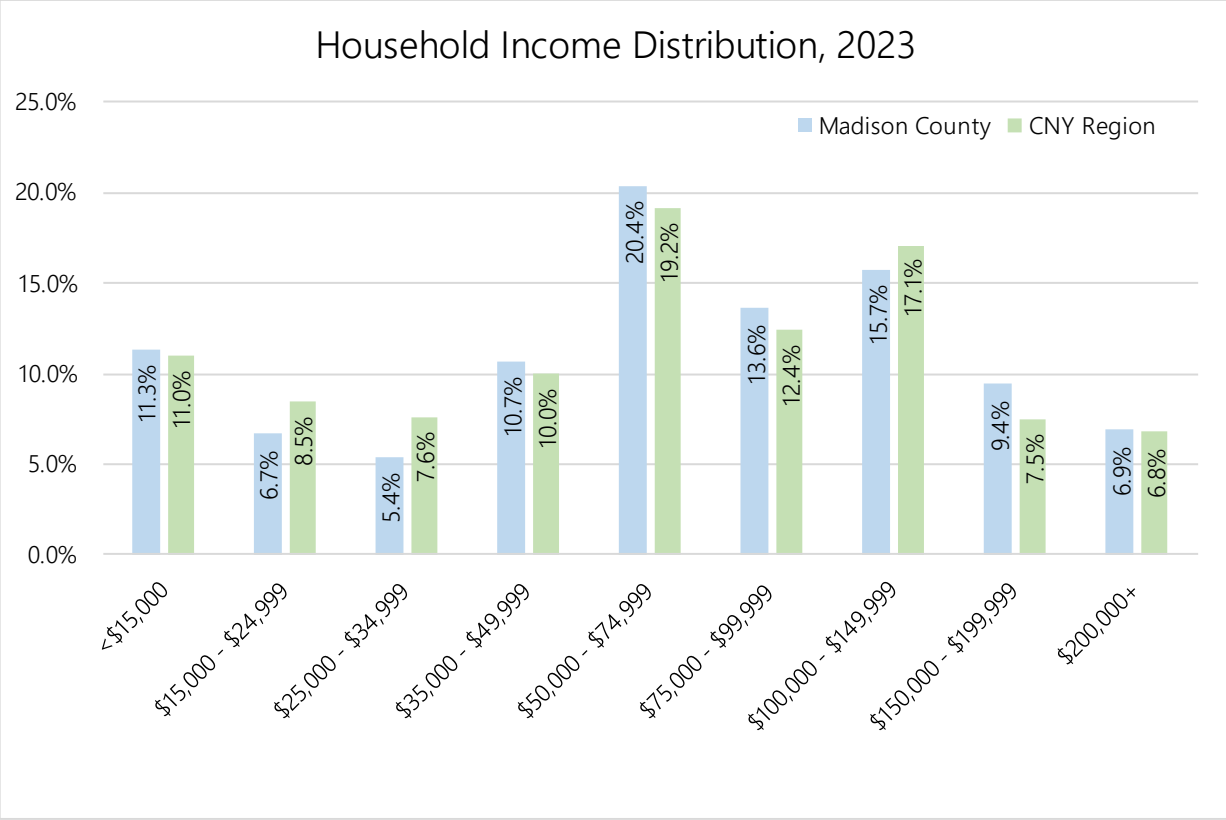
Income Distribution

The chart below compares the distribution of household incomes in Madison County and the CNY Region. The chart displays different income ranges on the horizontal axis and the vertical axis shows the percentage of households falling within those income ranges.

Overall, the distributions between the County and the Region are similar, though the County has slightly fewer households whose incomes fall at or below $75,000, and slightly more households at the upper end of the income distribution (above $75,000).

In Madison County, 11.3% of households earn less than $15,000, while 11.0% of households in the CNY Region earn the same income. 6.7% of households in Madison County earn between $15,000 and $24,999, while 8.5% of households in the CNY Region fall into the same income range.

In Madison County, 20.4% of households earn between $50,000 and $74,999, which is higher than the 19.2% of households earning the same in the Region. The Region and County have nearly identical shares of households that earn above $200,000, at 6.8% and 6.9% respectively.



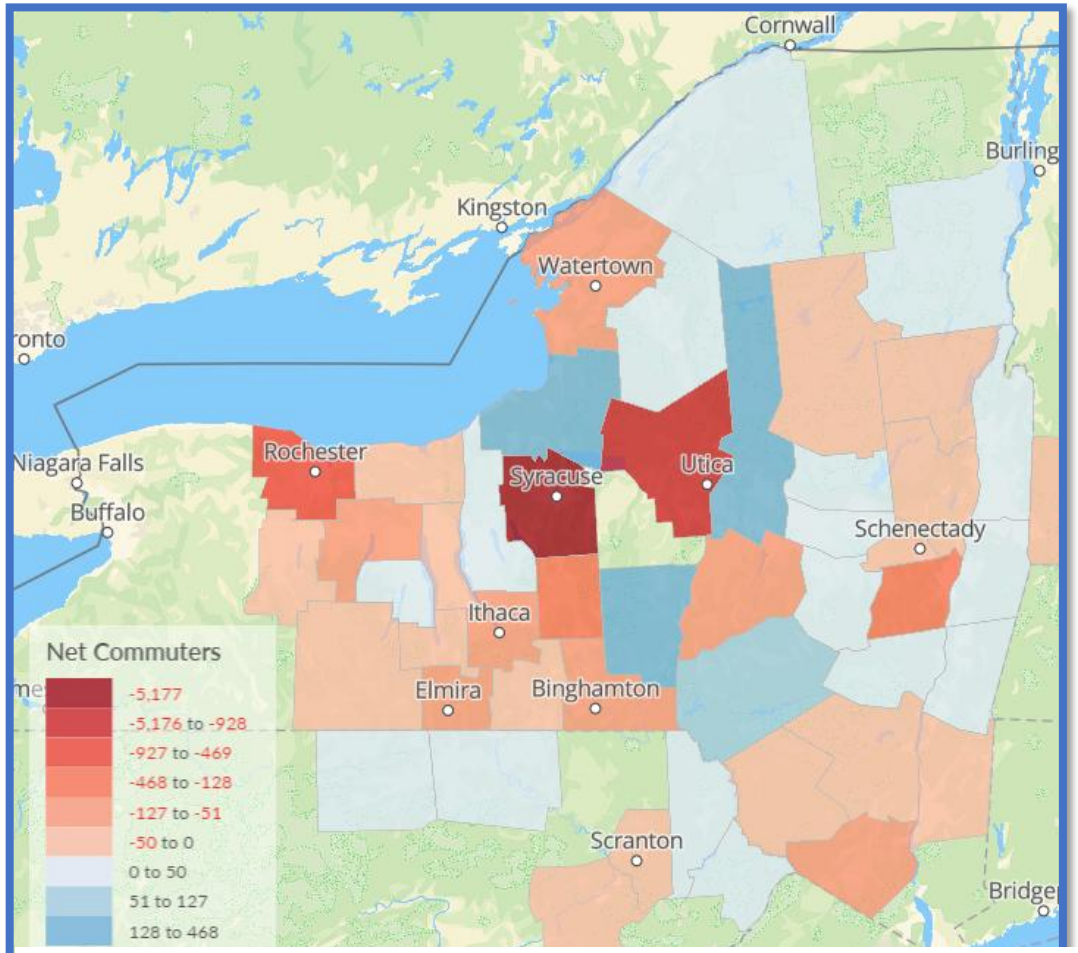
Demographic Summary: The Town and Village of Cazenovia experienced population decline since 2010, a trend that is anticipated to continue into 2028. Though the population has decreased, the number of households has increased in both the Town and Village. This is possible despite population decreases because household sizes are also decreasing. Median household incomes and home values are highest in the Town of Cazenovia, followed by the Village. Both household incomes and home prices are expected to significantly increase in each geography, though increases in home values will outpace increases in household incomes. The Town has the oldest population, while the Village has the youngest of any geography.

Commuting

This map presents data on inbound and outbound commuters to and from various counties of New York and Pennsylvania. The counties are colored and shaded based on the net number of commuters, calculated by subtracting the outbound commuters from the inbound commuters. A positive net number means more people are commuting into Madison County for work than leaving, while a negative net number means the opposite.

The county with the highest net number of commuters is Oswego County, NY, with 201 more commuters traveling to Madison County than Madison County residents traveling to Oswego. Herkimer County, NY is second with 133 net commuters to Madison County, followed by Chenango County, NY with 128.

However, many of the counties shown in the map have a negative net number of commuters to Madison County, meaning more residents of Madison County are leaving to work in those counties than there are residents from those counties commuting to Madison. Onondaga County, NY has the largest negative net number of commuters, with 5,177 more Madison County residents working in Onondaga. Oneida County, NY is second with -928 net commuters, followed by Monroe County, NY with -469.

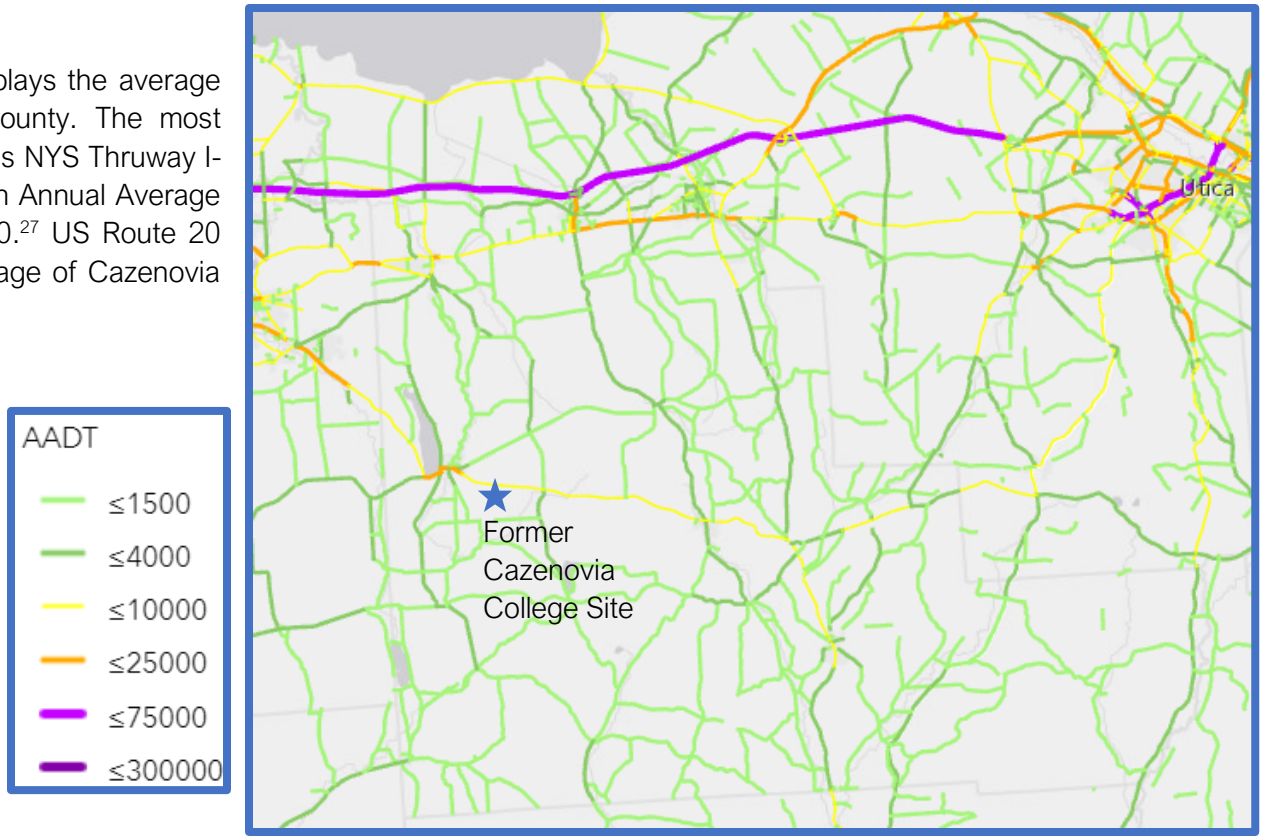


Source: Lightcast

Overall, Madison County has 11,384 inbound commuters and 18,335 outbound commuters, resulting in a net outflow of 6,951 commuters.

Daily Traffic Volume

The NYS DOT Traffic Data map displays the average daily traffic volumes in Madison County. The most heavily trafficked road in the County is NYS Thruway I-90 to the North. The Thruway has an Annual Average Daily Traffic (AADT) of about 43,380.[27] US Route 20 hugs the southern border of the Village of Cazenovia and has an AADT of about 10,680.



Commuting Summary: Madison County has a net out-commuting population, the majority of whom travel to Onondaga and Oneida Counties for work. U.S. Route 20, which passes through Cazenovia, is well-trafficked with about 10,680 vehicles per day. This data offers insights into the community's flow of residents, as well as its potential to capture commuters traveling longer distances as either residents or additional workforce.

[27] AADT is the total volume of vehicle traffic of a highway or road for a year divided by 365 days.

Industry Analysis

The table to the right shows the industry composition of Madison County and the CNY Region in 2023. The industries are categorized based on their NAICS (North American Industry Classification System) codes and ranked according to the number of jobs in Madison County. For each industry, the table lists the number of jobs and the percentage of the total jobs represented by that industry.

The largest industry in Madison County is the Health Care and Social Assistance sector, which accounts for 23% of the total jobs in the County. During interviews, local and regional economic development representatives noted a continued need for health services in Madison County, with Cazenovia being a logical area for those services given its position as an existing local hub. The second-largest industry in Madison County is Government (18.8%), followed by Retail Trade (12.6%) and Manufacturing (9.6%). Together, these four sectors comprise 64% of all jobs in the County.

Comparing Madison County to the CNY Region, the table shows that the County has a relatively high level of Health Care and Social Assistance and Retail Trade jobs, but a lower concentration of jobs in Professional, Scientific, and Technical Services; Administrative and Support and Waste Management; Educational Services; and Transportation and Warehousing.

Industry Composition

NAICS	Industry	Madison County		CNY Region	
		2023 Jobs	2023 % of Total	2023 Jobs	2023 % of Total
62	Health Care and Social Assistance	5,543	23.0%	51,823	13.9%
90	Government	4,526	18.8%	67,655	18.1%
44	Retail Trade	3,046	12.6%	39,146	10.5%
31	Manufacturing	2,310	9.6%	32,381	8.7%
72	Accommodation and Food Services	1,909	7.9%	28,282	7.6%
23	Construction	1,075	4.5%	17,142	4.6%
81	Other Services (except Public Administration)	929	3.9%	15,652	4.2%
11	Agriculture, Forestry, Fishing and Hunting	867	3.6%	4,966	1.3%
54	Professional, Scientific, and Technical Services	860	3.6%	18,563	5.0%
56	Administrative and Support and Waste Management and Remediation Services	577	2.4%	16,972	4.6%
61	Educational Services	475	2.0%	16,089	4.3%
52	Finance and Insurance	465	1.9%	11,030	3.0%
42	Wholesale Trade	439	1.8%	13,376	3.6%
71	Arts, Entertainment, and Recreation	401	1.7%	5,954	1.6%
48	Transportation and Warehousing	208	0.9%	14,590	3.9%
53	Real Estate and Rental and Leasing	180	0.7%	4,648	1.2%
51	Information	121	0.5%	4,062	1.1%
99	Unclassified Industry	74	0.3%	832	0.2%
55	Management of Companies and Enterprises	47	0.2%	5,235	1.4%
21	Mining, Quarrying, and Oil and Gas Extraction	31	0.1%	190	0.1%
22	Utilities	27	0.1%	4,271	1.1%
Total		24,110	100.0%	372,859	100.0%

Source: Lightcast

Projected Industry Growth Trends

Below, we consider anticipated growth trends across sectors that utilize industrial, office, and retail space in the CNY Region. We use regional data for the following analysis because economic modeling used to generate 10-year industry projections are less reliable on more narrow geographical levels, such as Madison County.

Industrial Sector Projected Growth

The table on the following page displays the top 25 industrial space-utilizing subsectors (at the 4-digit NAICS level), ranked by projected change in jobs, for the CNY Region. The Village of Cazenovia sits between three major areas for semiconductor industry investments: the NY-SMART Tech Hub, the NENY Battery Tech Hub, and the NY CREATES Albany NanoTech Complex. The NY-SMART Tech Hub stretches along the I-90 corridor from Buffalo to Syracuse and aims to increase the manufacturing capacity of semiconductors and related goods. The NENY Battery Tech Hub is south of Madison County and aims to bolster battery technology. To the east of Madison County, the NY CREATES Albany NanoTech Complex is the CHIPS for America flagship research and development facility. Madison County exists between the Tech Hubs and Albany and could grow into the role of connector between them. One regional economic development stakeholder indicated that there could be opportunities for the Cazenovia campus for to be leveraged for semiconductor workforce training. Connecting and coordinating with the Manufacturers Association of Central New York (MACNY) as recommended. There are numerous ongoing conversations throughout the CNY Region and across academic and workforce partners about how to grow the workforce for these emerging opportunities, although few programs have gotten off the ground as of the writing of this report. Ongoing engagement with regional workforce and economic development partners, such as CenterState CEO and the regional Empire State Development Office, would help to keep the Cazenovia College campus on the radar for consideration as these programs develop.

Among the sub-sectors shown, the following ten are anticipated to add the most jobs through 2033:

- Navigational, Measuring, Electromedical, and Control Instruments Manufacturing (+1,656)
- Couriers and Express Delivery Services (+1,283)
- Warehousing and Storage (+1,262)
- Grocery and Related Product Merchant Wholesalers (+397)
- Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers (+390)
- Plastics Product Manufacturing (+385)
- Local Messengers and Local Delivery (+380)
- Other Food Manufacturing (+313)
- Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers (+302)
- Cement and Concrete Product Manufacturing (+250)

In total, the industrial-space utilizing industries currently employ 54,161 individuals in the CNY Region. By 2033, these industries will have added 8,567 jobs, for an increase of 15.8%. While it is unlikely to have industrial or manufacturing as a use on the Cazenovia Campus, it is worth considering how these industries may drive other commercial demand in the region.

Top 25 Regional Industrial-Space Utilizing Industries by Projected Job Growth						
NAICS	Description	CNY Region				
		2023 Jobs	2033 Jobs	2023 - 2033 Change	2023 - 2033 % Change	
3345	Navigational, Measuring, Electromedical, and Control Instruments Manufacturing	4,717	6,373	1,656	35.1%	
4921	Couriers and Express Delivery Services	3,570	4,853	1,283	35.9%	
4931	Warehousing and Storage	4,168	5,430	1,262	30.3%	
4244	Grocery and Related Product Merchant Wholesalers	2,829	3,226	397	14.0%	
4248	Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers	1,016	1,405	390	38.4%	
3261	Plastics Product Manufacturing	2,575	2,960	385	15.0%	
4922	Local Messengers and Local Delivery	658	1,039	380	57.7%	
3119	Other Food Manufacturing	512	825	313	61.3%	
4231	Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers	1,430	1,731	302	21.1%	
3273	Cement and Concrete Product Manufacturing	587	837	250	42.5%	
3342	Communications Equipment Manufacturing	825	1,064	239	29.0%	
3359	Other Electrical Equipment and Component Manufacturing	589	823	233	39.6%	
3391	Medical Equipment and Supplies Manufacturing	1,990	2,213	223	11.2%	
3323	Architectural and Structural Metals Manufacturing	907	1,123	216	23.8%	
3332	Industrial Machinery Manufacturing	431	619	188	43.6%	
3339	Other General Purpose Machinery Manufacturing	1,037	1,220	183	17.7%	
3256	Soap, Cleaning Compound, and Toilet Preparation Manufacturing	243	416	173	71.3%	
3341	Computer and Peripheral Equipment Manufacturing	404	561	158	39.1%	
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	1,140	1,277	137	12.0%	
3115	Dairy Product Manufacturing	1,072	1,207	135	12.6%	
3329	Other Fabricated Metal Product Manufacturing	551	670	119	21.6%	
3254	Pharmaceutical and Medicine Manufacturing	685	803	118	17.2%	
3114	Fruit and Vegetable Preserving and Specialty Food Manufacturing	276	389	113	41.0%	
4242	Drugs and Druggists' Sundries Merchant Wholesalers	547	657	110	20.1%	
3121	Beverage Manufacturing	1,141	1,247	106	9.3%	
Total		54,161	62,729	8,567	15.8%	

Source: Lightcast

Office Sector Projected Growth

The table on the following page shows the top 25 office-space utilizing subsectors projected to add jobs in the CNY Region over the next ten years. Of these subsectors expected to grow, the following ten subsectors are projected to add the most jobs:

- Colleges, Universities, and Professional Schools (+3,430)
- General Medical and Surgical Hospitals (+3,223)
- Offices of Physicians (+1,727)
- Management of Companies and Enterprises (+1,387)
- Individual and Family Services (+1,357)
- Services to Buildings and Dwellings (+1,166)
- Employment Services (+803)
- Architectural, Engineering, and Related Services (+655)
- Outpatient Care Centers (+622)
- Offices of Dentists (+583)

In total, the office-space utilizing industries currently employ 128,423 individuals in the CNY Region. By 2033, these industries will have added 16,920 jobs, for an increase of 13.2%.

The growth projected for the Colleges, Universities, and Professional Schools sector is estimated based on the past growth of the sector in the CNY Region. However, this growth is most likely to be associated with existing colleges in other parts of the Region rather than in Cazenovia.

Instead, growth in medical subsectors are more likely to be relevant for Cazenovia. Stakeholders indicated a need for additional healthcare services in Madison County generally, with Cazenovia being a logical location due to easy access via multiple routes and roads traversing the county and surrounding region. Further, it was noted that many residents in the surrounding area already travel to Cazenovia for other reasons, and as such would be familiar and comfortable accessing new services there.

Top 25 Regional Office-Space Utilizing Industries by Projected Job Growth					
NAICS	Description	CNY Region			
		2023 Jobs	2033 Jobs	2023 - 2033 Change	2023 - 2033 % Change
6113	Colleges, Universities, and Professional Schools	13,351	16,781	3,430	25.7%
6221	General Medical and Surgical Hospitals	11,757	14,980	3,223	27.4%
6211	Offices of Physicians	8,612	10,339	1,727	20.1%
5511	Management of Companies and Enterprises	5,235	6,622	1,387	26.5%
6241	Individual and Family Services	7,789	9,147	1,357	17.4%
5617	Services to Buildings and Dwellings	5,752	6,918	1,166	20.3%
5613	Employment Services	6,040	6,842	803	13.3%
5413	Architectural, Engineering, and Related Services	4,686	5,342	655	14.0%
6214	Outpatient Care Centers	2,084	2,706	622	29.8%
6212	Offices of Dentists	2,689	3,272	583	21.7%
6216	Home Health Care Services	2,358	2,924	566	24.0%
5242	Agencies, Brokerages, and Other Insurance Related Activities	3,885	4,341	456	11.7%
6213	Offices of Other Health Practitioners	2,393	2,831	438	18.3%
5415	Computer Systems Design and Related Services	2,428	2,864	437	18.0%
5313	Activities Related to Real Estate	1,334	1,709	375	28.1%
5162	Media Streaming Distribution Services, Social Networks, and Other Media Networks and Content Providers	755	1,129	375	49.6%
5222	Nondepository Credit Intermediation	736	1,104	368	50.0%
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities	1,612	1,956	344	21.3%
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	1,683	2,018	335	19.9%
5411	Legal Services	2,653	2,844	191	7.2%
5419	Other Professional, Scientific, and Technical Services	1,539	1,721	182	11.8%
5616	Investigation and Security Services	1,795	1,950	155	8.6%
6111	Elementary and Secondary Schools	1,295	1,424	129	10.0%
5418	Advertising, Public Relations, and Related Services	518	615	97	18.8%
6219	Other Ambulatory Health Care Services	945	1,040	95	10.1%
Total		128,423	145,343	16,920	13.2%

Source: Lightcast

Retail Sector Projected Growth

The table on the following page displays the projected job growth in the Region among retail space utilizing sub-sectors.

For this market overview, we include sub-sectors of the Arts, Entertainment, and Recreation and the Accommodation and Food Services industries, in addition to traditional retail sub-sectors. Caz Arts, a 501(c)3 organization in Cazenovia, was created in 2020 and received their first New York State Council on the Arts (NYSCA) grant in 2023. Their efforts to organize local artists and create opportunities for locals and visitors to enjoy the arts can drive demand for other industries, such as restaurants, retail spaces, and traveler accommodations. Arts and culture activities also increase quality of life in communities and aid in talent attraction and retention, which impacts industrial- and office-space using industries. Caz Arts can act as a partner in the redevelopment of the Cazenovia campus, either leasing space for their own operations, organizing local artists around campus projects, or partnering with future campus tenants on supplementary programming.

There are 20 retail-space using industry subsectors with expected job growth from 2023 to 2033. The following ten are anticipated to add the most jobs:

- Restaurants and Other Eating Places (+2,549)
- Other Amusement and Recreation Industries (+962)
- Traveler Accommodation (+713)
    - According to a local economic development stakeholder, the current Hampton Inn & Suites in Cazenovia appears sufficient for current levels of visitation to the Village and nearby business park. As such, it would be important to consider new drivers of demand to accompany any new development of traveler accommodations.
- Automobile Dealers (+653)
- Building Material and Supplies Dealers (+370)
- Specialty Food Stores (+315)
- Drinking Places (Alcoholic Beverages) (+181)
- Other Motor Vehicle Dealers (+142)
- Lawn and Garden Equipment and Supplies Retailers (+119)
- Museums, Historical Sites, and Similar Institutions (+99)

In total, the retail-space using industries are expected to add 5,536 jobs over the next decade, a 10% increase from current employment of 55,172 in the CNY Region.

Top 20 Regional Retail-Space Utilizing Industries by Projected Job Growth					
NAICS	Description	CNY Region			
		2023 Jobs	2033 Jobs	2023 - 2033 Change	2023 - 2033 % Change
7225	Restaurants and Other Eating Places	21,502	24,052	2,549	11.9%
7139	Other Amusement and Recreation Industries	4,242	5,204	962	22.7%
7211	Traveler Accommodation	3,133	3,846	713	22.8%
4411	Automobile Dealers	3,727	4,380	653	17.5%
4441	Building Material and Supplies Dealers	3,484	3,854	370	10.6%
4452	Specialty Food Stores	1,148	1,463	315	27.5%
7224	Drinking Places (Alcoholic Beverages)	1,381	1,562	181	13.1%
4412	Other Motor Vehicle Dealers	660	802	142	21.6%
4442	Lawn and Garden Equipment and Supplies Retailers	633	753	119	18.8%
7121	Museums, Historical Sites, and Similar Institutions	312	411	99	31.8%
4453	Beer, Wine, and Liquor Retailers	580	628	48	8.3%
7131	Amusement Parks and Arcades	88	124	37	41.8%
7113	Promoters of Performing Arts, Sports, and Similar Events	266	286	20	7.6%
4413	Automotive Parts, Accessories, and Tire Retailers	1,156	1,169	12	1.1%
7115	Independent Artists, Writers, and Performers	455	465	9	2.0%
7112	Spectator Sports	209	219	9	4.4%
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	24	30	6	27.3%
7213	Rooming and Boarding Houses, Dormitories, and Workers' Camps	58	63	5	8.5%
7212	RV (Recreational Vehicle) Parks and Recreational Camps	125	129	4	3.0%
7132	Gambling Industries	12	15	3	25.0%
Total		55,172	60,708	5,536	10.0%

Source: Lightcast

Housing Market Analysis

The following market analysis presents Esri housing and NYSAR real estate market data for the County and Region.

Housing Tenure

The table below shows housing tenure statistics from 2023, indicating the percentage of housing units that are owner-occupied, renter-occupied, and vacant.[28] The proportion of owner-occupied housing units in the Village of Cazenovia is roughly the same as the CNY Region, while this proportion is higher in the Town and County. As would be expected, the proportion of renter-occupied housing is higher in the Village (22.3%) than in the Town or County but is still less than that of the Region. The percentage of traditional vacant housing units in the Town and Village—apartments and homes that are unoccupied but available for rent or sale—make up about 3% of the total housing stock in the Town and 2.8% in the Village. Other unoccupied housing units are those that are vacant for other reasons, such as seasonal/occasional homes, foreclosures, units where the owner is living elsewhere (like assisted living), units caught up in estate proceedings, condemned units, and more. These levels of total vacancy are higher in the Village than in the CNY Region (10.5%) -see footnote- but the Village's vacancy is largely driven by seasonal/occasional units.

Housing Tenure, 2023

	Village of Cazenovia		Town of Cazenovia		Madison County		CNY Region	
Owner-Occupied	603	60.4%	1,995	72.1%	20,710	67.9%	219,930	61.2%
Renter-Occupied	223	22.3%	341	12.3%	5,612	18.4%	101,699	28.3%
Vacant Units	30	3.0%	77	2.8%	589	1.9%	10,490	2.9%
Other Unoccupied Units	152	15.2%	354	12.8%	3,594	11.8%	27,243	7.6%
Total Housing Units	999	999	2,767	2,767	30,501	30,501	359,362	359,362

Source: Esri

Local stakeholders have indicated that there is far less vacancy than indicated in the data, and that the demand for housing far outweighs available units. This is supported by increasing values and sale prices for homes and rental rates for apartment units, as discussed later in this report. However, the above assessment is useful in understanding vacancy dynamics and why there are so few units available for new residents.

[28] Esri uses US Census Bureau estimates, which tend to overstate vacancy rates for housing tenure data. This data is still useful for comparative purposes (to County and Region), even if the absolute numbers are not accurate.

Home Values

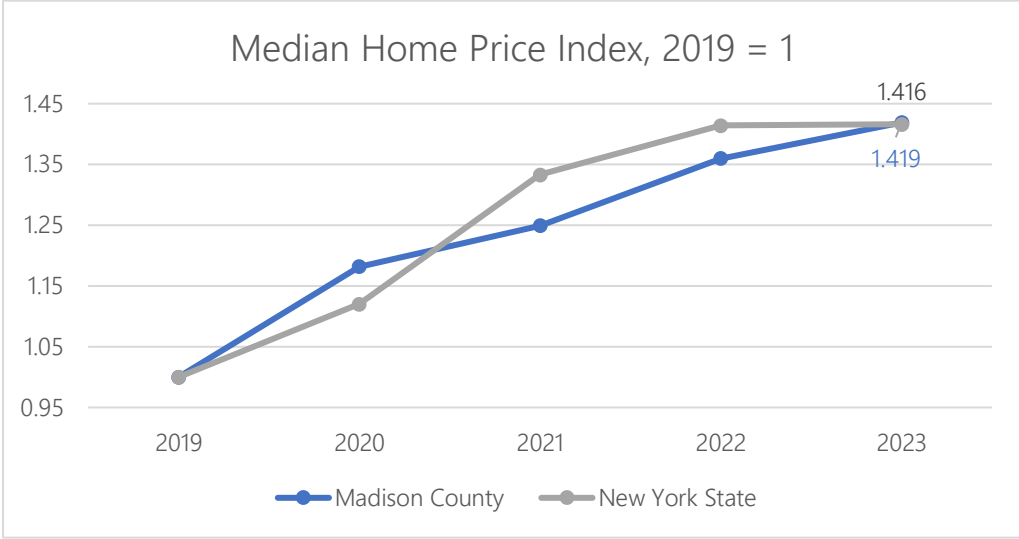
The table to the right shows the median and average home values for the Village, Town, County, and Region. When the average value of a dataset is higher than the median, it typically means that the distribution of the data is positively skewed. This means that there are some high values in the dataset that are causing the average to be pulled up relative to the median. Home values are higher in the local market areas compared to the CNY Region. Average home values in the Town and Village are far greater than their medians, particularly when compared to the difference between median and average home values in the County and CNY Region. This is likely a reflection of the high concentration of lakefront and seasonal properties in the Village and Town, which drive average home values up.[29]

Home Value, 2023

	Village of Cazenovia	Town of Cazenovia	Madison County	CNY Region
Median Home Value	$320,101	$348,441	$213,415	$187,115
Average Home Value	$503,308	$542,567	$336,415	$277,788

Source: Esri

Since 2019, the median sale price for a home in New York State increased by 41.6%, and in Madison County it increased by 41.9%. The strongest price increase in Madison County since 2018 occurred from 2019 to 2020 when the median price of a home sold in Madison County increased from $148,000 to $174,900.



[29] Seasonal/occasional homes make up 42.9% of vacant housing units in the Village and 50.1% of vacant housing units in the Town.

Sales & Inventory

The tables below show housing market indicators for Madison County and New York State for the years 2019 through 2023. The total number of closed sales in Madison County in 2023 was 520, a 15.9% decrease. At the end of 2023, there were 121 homes left in inventory in Madison County, representing a supply of 2.8 months. This is on-par with the State's Months of Supply Inventory figure of 2.8, but still very low and indicative of a tight supply. Each geography has seen decreases in this figure since 2019. Sale price compared to list price rose from 2019 to 2022, but has seen small decreases in the past year, with sale prices almost exactly equaling list prices. Overall, these trends point to a slight cooling of the housing market, but continued supply shortages.

Madison County Housing Market Indicators

	Total Closed Sales	New Listings	Inventory of Homes for Sale	Month Supply of Inventory	% of List Price Received	Median Sales Price
2023	520	625	121	2.8	99.9%	$210,000
2022	618	717	177	3.7	101%	$201,250
2021	658	772	160	2.9	101%	$184,850
2020	673	748	187	3.3	98%	$174,900
2019	619	932	305	5.9	96%	$148,000

Source: NYSAR Annual Real Estate Reports

New York State Housing Market Indicators

	Total Closed Sales	New Listings	Inventory of Homes for Sale	Month Supply of Inventory	% of List Price Received	Median Sales Price
2023	106,875	140,899	24,469	2.7	101%	$382,500
2022	136,174	171,388	31,222	2.8	102%	$382,500
2021	153,997	192,495	34,212	2.7	101%	$382,000
2020	130,628	192,426	44,203	3.8	98%	$360,000
2019	130,797	206,796	53,749	4.8	97%	$302,500

Source: NYSAR Annual Real Estate Reports

Housing Units

This table shows the percentage of housing units by geography and the year they were built. Over 40% of the units in the Village were built prior to 1940, a higher percentage than the comparison areas. Meanwhile, a small proportion of homes have been built since 1990, only 16.6% compared to over 22% in the Town and CNY Region. While the historic character of the Village is an asset, a smaller supply of modern housing units could be a barrier to new residents due to preferences, required maintenance, perceived quality, and/or costs.

Housing Units by Year Structure Built, 2023

Type	Village of Cazenovia	Town of Cazenovia	Madison County	CNY Region
Built 2020 or later	0.0%	0.0%	0.1%	0.1%
Built 2010 to 2019	4.6%	7.6%	3.1%	3.3%
Built 2000 to 2009	7.9%	8.5%	7.8%	6.3%
Built 1990 to 1999	5.0%	9.6%	11.3%	8.6%
Bulit 1980 to 1989	12.2%	11.4%	10.9%	10.9%
Built 1970 to 1979	9.6%	7.3%	10.7%	12.3%
Built 1960 to 1969	5.4%	5.6%	9.8%	11.6%
Built 1950 to 1959	7.0%	9.3%	9.8%	13.6%
Built 1940 to 1949	5.0%	5.7%	4.3%	6.2%
Built 1939 or earlier	43.1%	34.9%	32.3%	27.1%

Source: Esri

Housing Summary: The data above, along with the CoStar multi-family housing assessment on the following pages, shows that there is unmet demand for housing units in the community. There are moderate vacancy rates, consistent positive absorption, and consistent rent/sale price growth. Single-family housing in the Village has a high median home value of $320,101, and the County has experienced a tight supply of housing with 2.8 months supply of inventory in 2023. The housing stock is also older, with over two-thirds of the stock having been built before 1970 in both the Town and Village. The campus has a number of former single-family homes that can be converted back to residential use, as well as dormitories and other buildings that have the potential for conversion into multi-family homes.

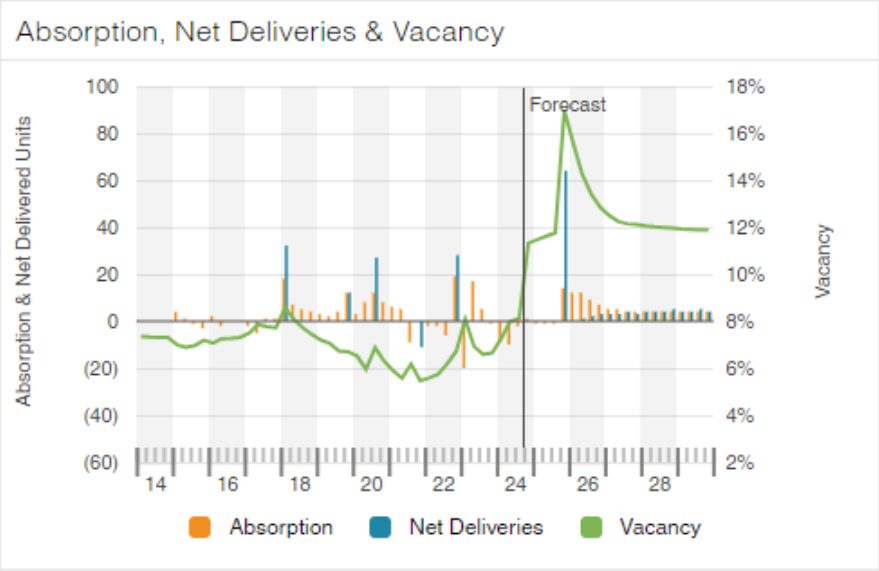
CoStar Real Estate Market Analysis

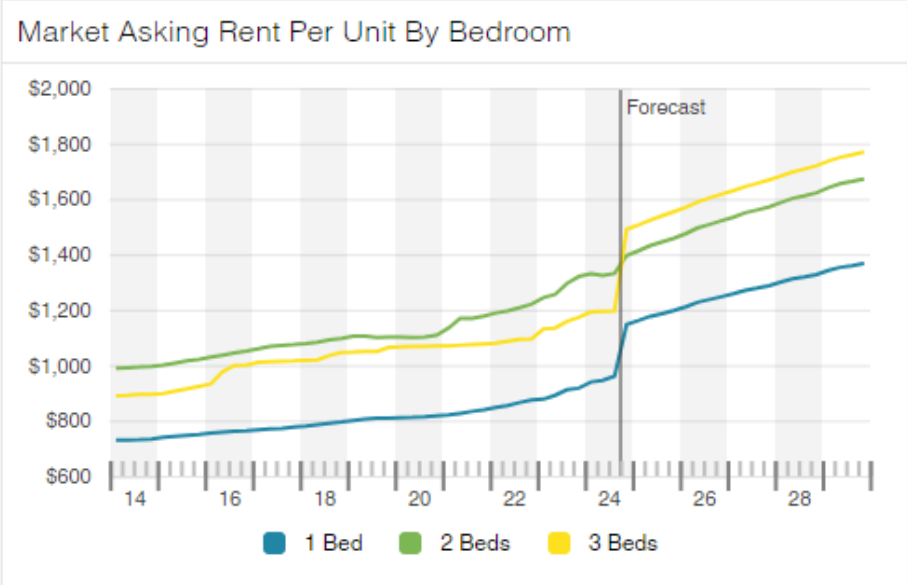
This section is a real estate market analysis for Madison County based on the data available in the CoStar database, including information about rents, vacancy rates, deliveries and absorption, and more for a selection of properties.

Multi-Family Housing Real Estate Market

INVENTORY UNITS	UNDER CONSTRUCTION UNITS	12 MO ABSORPTION UNITS	VACANCY RATE	MARKET RENT/UNIT	MARKET SALE PRICE/UNIT	MARKET CAP RATE
1,430 +0%	125 +95.3%	(22) -283.0%	8.1% +1.5%	$1,147 +3.3%	$172K -4.0%	8.7% +0.4%
Prior Period 1,430	Prior Period 64	Prior Period 12	Prior Period 6.6%	Prior Period $1,111	Prior Period $179K	Prior Period 8.3%

There are 1,430 multi-family housing units in Madison County included in the CoStar database, currently renting for an average of $1,147 per month. The County's multi-family market shows the highest vacancy rate in the past ten years at 8.1% and consistently positive leasing activity. The vacancy rate is projected to rise sharply with a new 64 unit proposed delivery in Cazenovia, NY and a proposed delivery of 61 units in Morrisville, NY in 2025. The new units are expected to be absorbed relatively quickly by the market. Market rents have persistently increased each year in the previous ten years. Generally moderate vacancy rates in the last decade, consistent positive absorption, and consistent rent growth together suggest there may be unmet demand for additional multi-family residential units. However, additional data over time will provide a better understanding of how this market has been affected by the college closure and potential reuse.

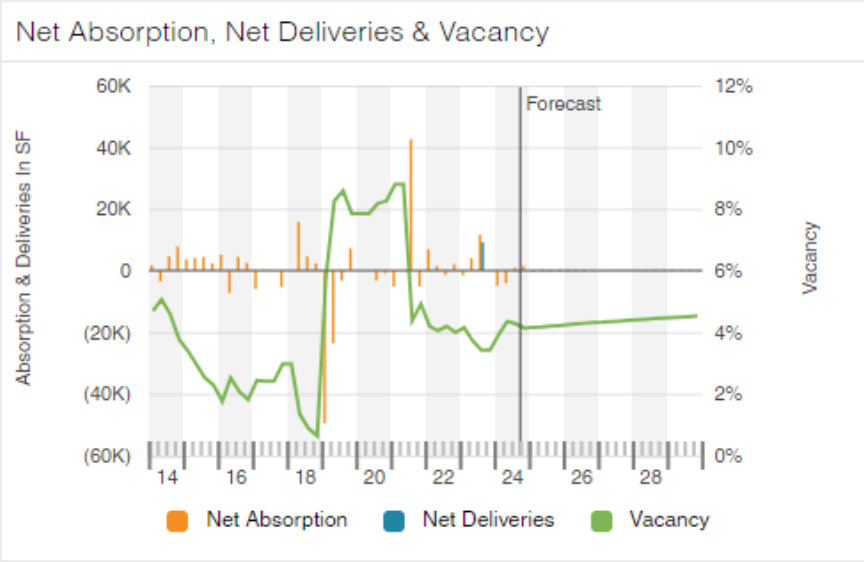


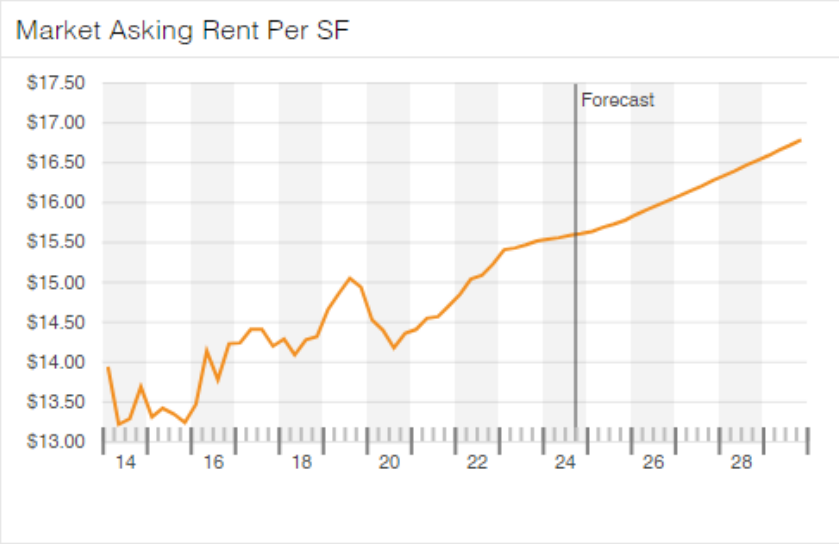


Office Real Estate Market

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
968K +0%	0 -	(6K) -139.6%	4.0% +0.6%	$15.58 +0.7%	$121 -8.2%	13.1% +1.1%
Prior Period 968K	Prior Period 0	Prior Period 15.2K	Prior Period 3.4%	Prior Period $15.48	Prior Period $131	Prior Period 12.0%

CoStar's data for the County's office real estate consists of 968,000 square feet of space across 109 buildings. The office market saw a dramatic, sustained spike in vacancy rates from the end of 2019 to the start of 2022. This spike was driven almost exclusively by one property that went from fully occupied to fully vacant in Q1 of 2019, becoming fully occupied again in Q3 2021.[30] There has been only one small delivery in the last ten years, in 2023.[31]



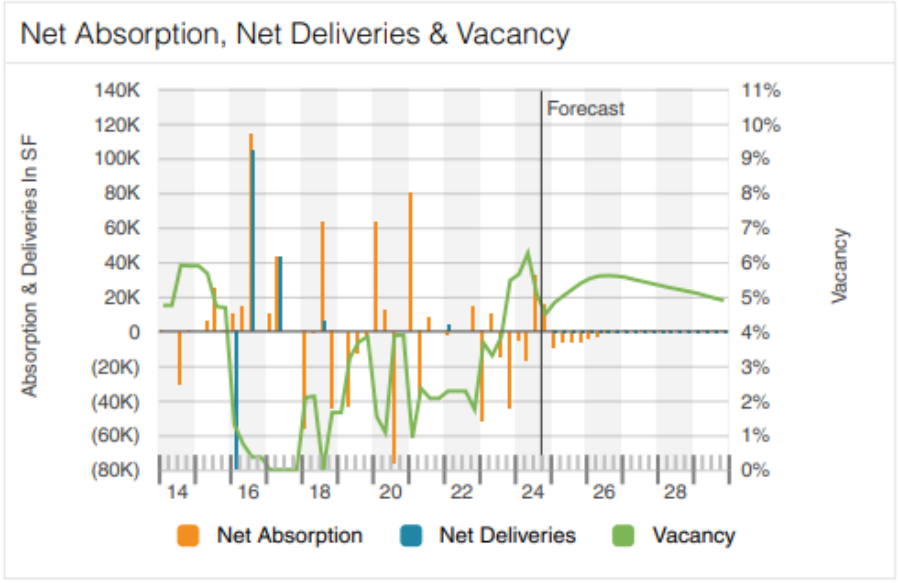


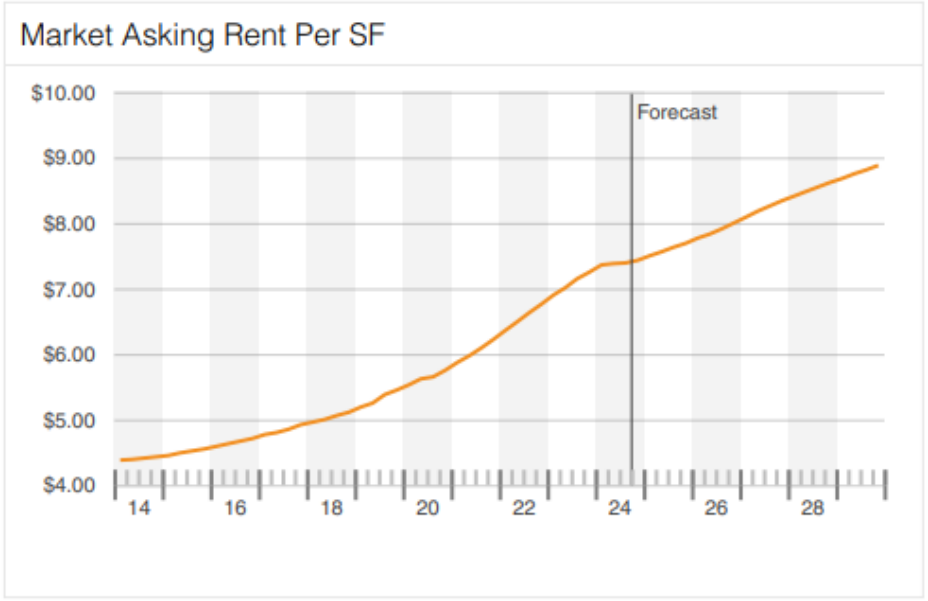
[30] 1 Remington Dr., Cazenovia, NY 13035.
[31] 7391 NY-13, Canastota, NY 13032.

Industrial Real Estate Market

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
2.7M +0%	0 -	14.5K +121.0%	4.1% -0.5%	$7.40 +2.9%	$69 -0.7%	10.4% +0.7%
Prior Period 2.7M	Prior Period 0	Prior Period (69.4K)	Prior Period 4.6%	Prior Period $7.19	Prior Period $70	Prior Period 9.7%

CoStar's data for Madison County's industrial real estate market consists of 2.7 million square feet of industrial space across 93 buildings. The County's industrial real estate market has been somewhat volatile over the last ten years with vacancy rates ranging from 0% to 6.3%, currently estimated at 4.1%. There have been few deliveries since 2014.[32] Rent growth has increased each year over the last ten years, a trend that is expected to continue.



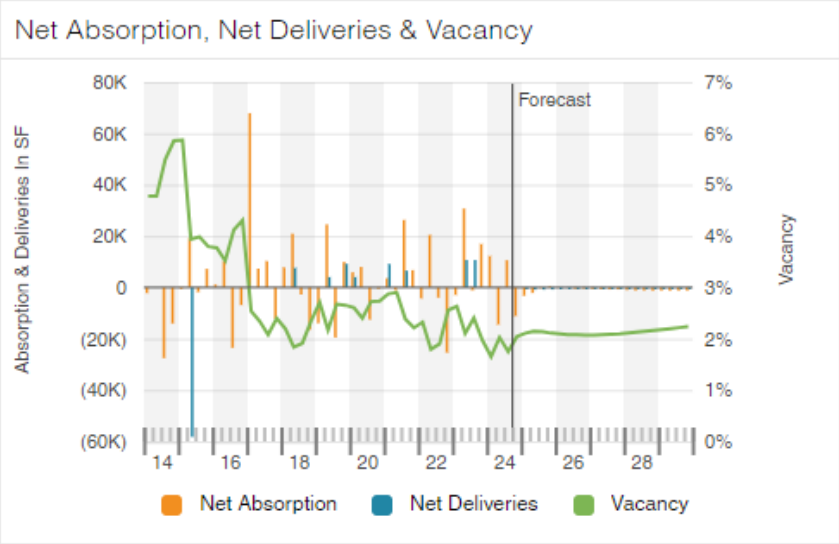


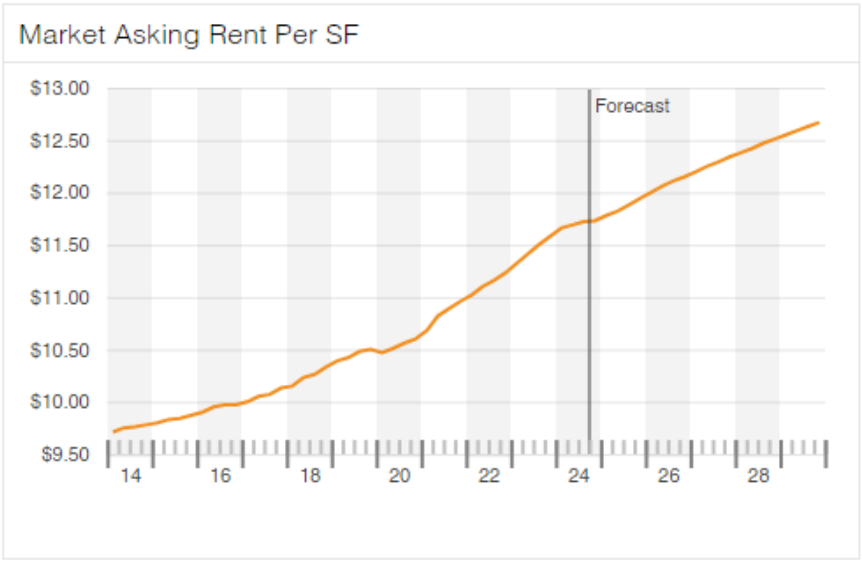
[32] Two deliveries make up most of the spike in late 2016: one at 33 Rippleton Rd (28,000 sf), and the other at 368 Lenox Ave (76,624 sf).

Retail Real Estate Market

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
3.9M +0%	0 -	8.9K -57.3%	2.0% -0.2%	$11.72 +1.6%	$139 +1.7%	8.0% +0.1%
Prior Period 3.9M	Prior Period 0	Prior Period 20.8K	Prior Period 2.2%	Prior Period $11.53	Prior Period $137	Prior Period 7.9%

CoStar reports overall retail vacancy rates at 2.0%, slightly above a ten-year low for the 3.9 million square feet of inventory captured in the CoStar database. A number of small-scale deliveries over the last ten years, along with consistently dropping vacancy rates, suggests there is unmet demand for additional retail real estate in the County. However, the recent closure of Cazenovia College may reduce some of this demand for retail space, at least until the college campus is redeveloped. Rent growth has persistently increased every year from 2014 but remains significantly below typical rents in metro areas.





Hospitality Real Estate Market

CoStar's hospitality data captures information from an area's "flagged" hotels, which are those hotels owned or branded by a national chain. The data does not capture data from small, unbranded properties such as boutique hotels and short-term rental listings.

Below are key performance indicators from the CoStar data for the hospitality market in Madison County.

INVENTORY ROOMS	UNDER CONSTRUCTION ROOMS	12 MO OCC RATE	12 MO ADR	12 MO REVPAR	MARKET SALE PRICE/ROOM	MARKET CAP RATE
458 +0%	0 -	60.7% +4.0%	$135 +3.9%	$82 +8.1%	$82K +9.8%	10.6% +0.7%
Prior Period 458	Prior Period 0	Prior Period 58.4%	Prior Period $130	Prior Period $76	Prior Period $74.7K	Prior Period 9.9%

Madison County's hospitality real estate market has shown improving fundamentals recently. CoStar's data includes 458 rooms in Madison County. The 12-month occupancy rate of 60.7% is increased (by 4%) from the prior period and is higher than the 10-year average of 53%. The 12-month Average Daily Rate (ADR) is currently estimated at $135, which is 3.9% higher than the prior 12-month period and the highest it has been in the past decade. This means that hotels have been able to increase the occupancy rate while also charging more per room per night. The 12-month Revenue Per Available Room (RevPAR) is $82, greater than the 10-year average of $58.21.

For comparison purposes, the hospitality market's key performance indicators in the CNY Region are shown below.

INVENTORY ROOMS	UNDER CONSTRUCTION ROOMS	12 MO OCC RATE	12 MO ADR	12 MO REVPAR	MARKET SALE PRICE/ROOM	MARKET CAP RATE
9,575 -5.0%	432 +120.4%	59.3% +0.9%	$135 +4.2%	$80 +5.2%	$93K +19.9%	10.6% +0.2%
Prior Period 10,083	Prior Period 196	Prior Period 58.7%	Prior Period $129	Prior Period $76	Prior Period $77.6K	Prior Period 10.4%

CoStar's data includes 9,575 rooms in the Region and 432 rooms currently under construction, an increase of 120.4% from the prior period. Like Madison County, the Region's hospitality market is experiencing positive growth in the key performance indicators of occupancy rates, pricing, and revenue.

Conclusion

Based on current and projected employment data, real estate statistics, and recommended reuses by the community, the former Cazenovia College campus could support a variety of industries and uses.

It is worth noting that the Village of Cazenovia is conveniently located within a major investment area for semiconductors given multiple ongoing efforts, including the NY-SMART I-Corridor Tech Hub, semiconductor activity in Albany, and the NENY Battery Tech Hub. Though the campus is not well-suited to accommodate any industrial uses directly, Cazenovia and Madison County are well positioned to participate in regional and state growth in high-tech industries. As this growth occurs in the area, the campus could support industrial and manufacturing-related services.

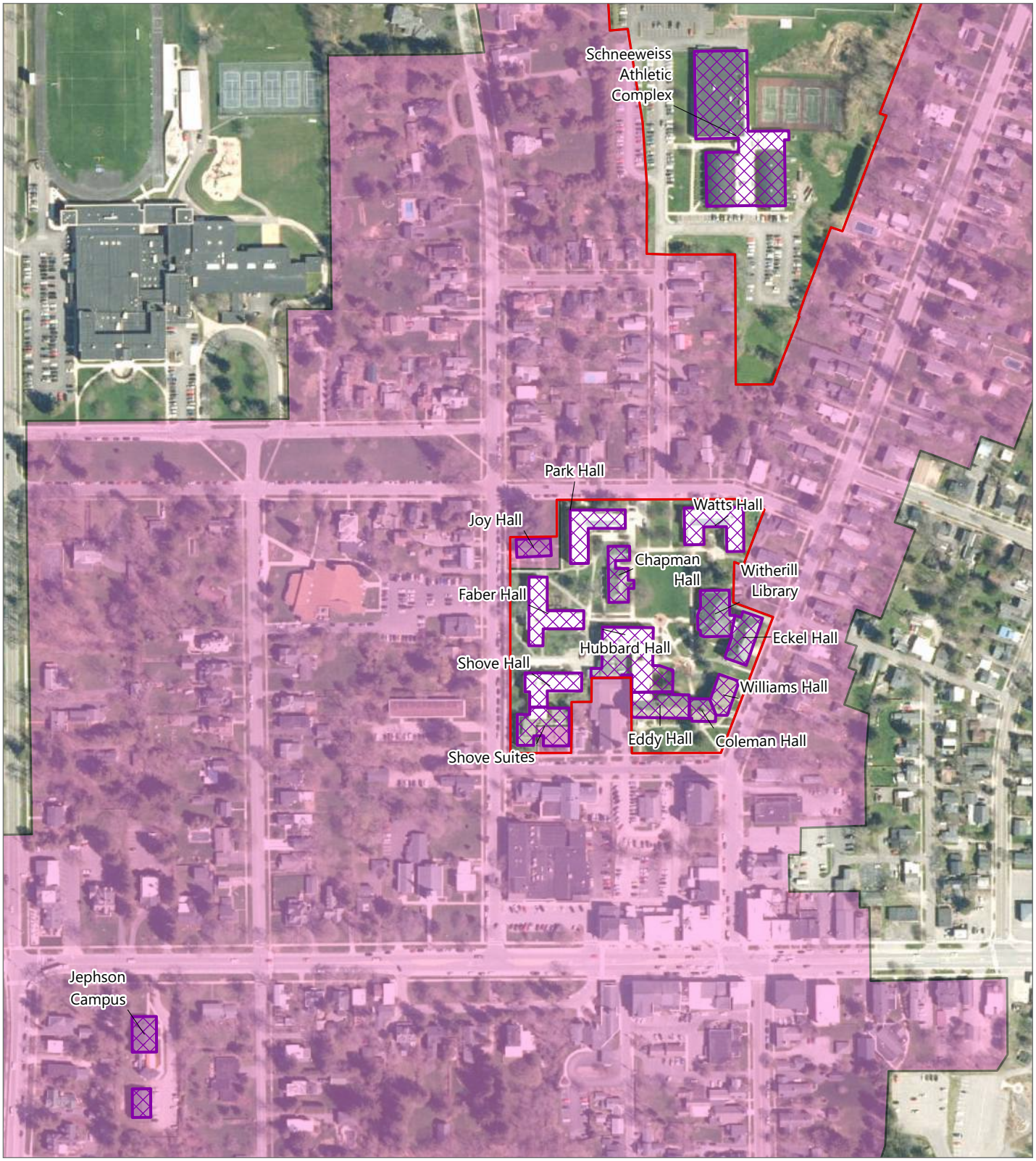
Housing, both single- and multi-family, is another potential reuse for the campus as data indicates that there is unmet demand for housing. The Village has moderate vacancy rates, consistent positive absorption, and consistent growth of rents and sale prices. Given the existing dorms and other residential buildings on the campus, campus facilities could be converted to meet some of this demand. Some buildings have the potential for adaptive reuse as apartments (depending upon structural analysis), and the campus has a number of buildings that were originally single-family homes and could be returned to this use.

Data also anticipates significant regional job growth in industries such as traveler accommodations, restaurants, and entertainment and arts over the next decade. While careful attention should be paid to demand drivers for these types of uses, the spaces available on campus could be viable to support these industries. These industries were also identified as gaps in the Village by the community in existing surveys conducted by the Cazenovia Area Community Development Association.

Finally, the campus is also well positioned for healthcare as well. Various healthcare subsectors are growing in the region, and it has been indicated that Cazenovia is a good location to serve a broader area for these services. In particular, additional healthcare services in Cazenovia could help to serve rural populations in the surrounding area.

Appendix B: Historic Building Review Attachments

Attachment A. Cazenovia College – Historic Buildings



Cazenovia College Reuse

Village of Cazenovia, Madison County, New York

Historic Buildings Review

Cazenovia College Building Footprint

State/National Register of Historic Places - Eligible Historic District

State/National Register of Historic Places - Listed Resource

0 100 200 400

Feet

Basemap: Esri "World Imagery" map service

Photo 1

Coleman Hall, front elevation.

Photo 2

Entry hall of Coleman Hall.

Photo 3

Coleman Hall lobby, looking into Williams Hall.

Photo 4

Coleman Hall lobby, looking into Eddy Hall.

Photo 5

Williams Hall, showing brick and stone walls.

Photo 6

Williams Hall, circulation areas.

Photo 7

Eddy Hall, front elevation.

Photo 8

Typical campus classroom (Eddy Hall).

Photo 9

Hubbard Hall, south elevation.

Photo 10

Hubbard Hall, north and east elevations.

Photo 11

Hubbard Hall, formal event space.

Photo 12

Hubbard Hall, cafeteria.

Photo 13

Hubbard hall, informal event space.

Photo 14

Shove Hall, north elevation.

Photo 15

Shove Hall, residential hallway.

Photo 16

Typical campus dorm room (Shove Hall).

Photo 17

Shove Suites, a non-contributing resource in proposed district.

Photo 18

Farber Hall, west elevation.

Photo 19

Farber Hall, east elevation.

Photo 20

Farber Hall, dormitory lounge.

Photo 21

Farber Hall, lobby.

Photo 22

Park Hall, west and south elevations.

Photo 23

Park Hall, view facing northeast.

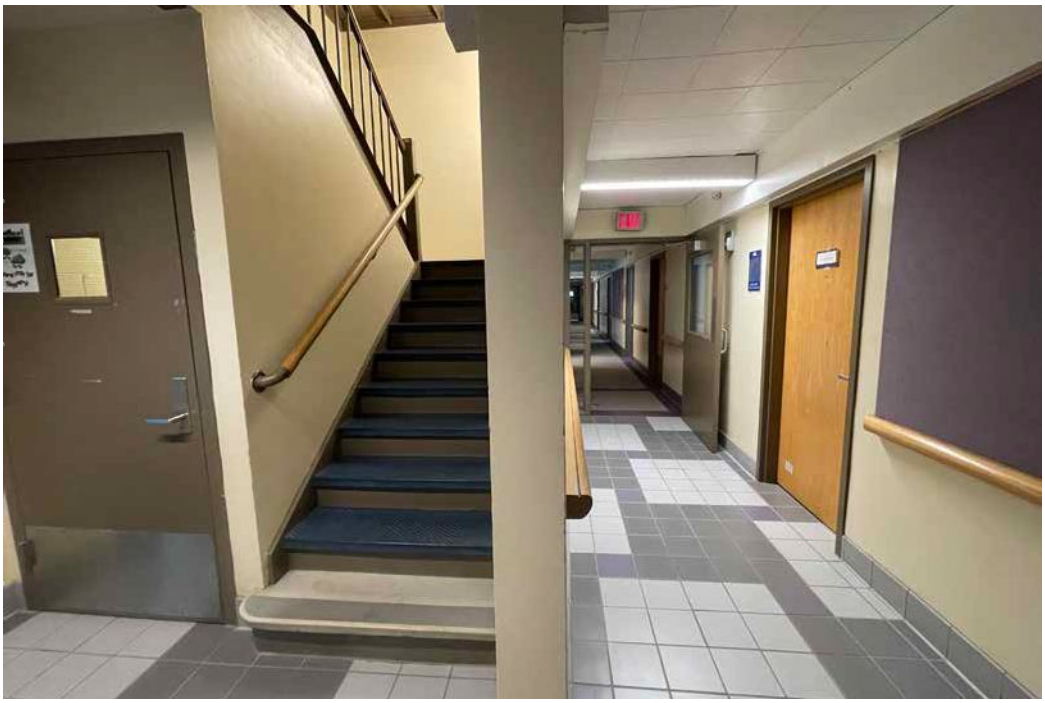


Photo 24

Park Hall, circulation areas.

Photo 25

Chapman Hall, west elevation.

Photo 26

Chapman Hall, entry from quad.

Photo 27

Chapman Hall, foyer.

Photo 28

Chapman Hall, snack bar in former gymnasium.

Photo 29

Chapman Hall, game room in former gymnasium.

Photo 30

Witherill Library, west elevation.

Photo 31

Witherill Library, first floor reading area.

Photo 32

Witherill Library, librarian station.

Photo 33

Witherill Library, view towards staircase.

Photo 34

Eckel Hall, entry at rear of Witherill Library.

Photo 35

Eckel Hall, east elevation.

Photo 36

Eckel Hall, classroom hallway.

Photo 37

Eckel Hall, lecture hall.

Photo 38

Watts Hall, south and east elevations.

Photo 39

Watts Hall, east elevation and courtyard.

Photo 40

Watts Hall, lobby.

Photo 41

Schneeweiss Athletic Complex, west elevation with rear addition visible.

Photo 42

Schneeweiss Athletic Complex, west elevation as seen from addition.

Photo 43

Schneeweiss Athletic Complex, gymnasium.

Photo 44

Schneeweiss Athletic Complex, pool room.

Photo 45

Joy Hall, listed in the Cazenovia Village Historic District.

Photo 46

Joy Hall, interior view.

Photo 47

Joy Hall, former dining room.

Photo 48

Jephson Campus, listed in the Cazenovia Village Historic District.

Photo 49

Jephson Campus, large addition on historic building.

Photo 50

Jephson Campus, ca. 1975 office building.

Photo 51

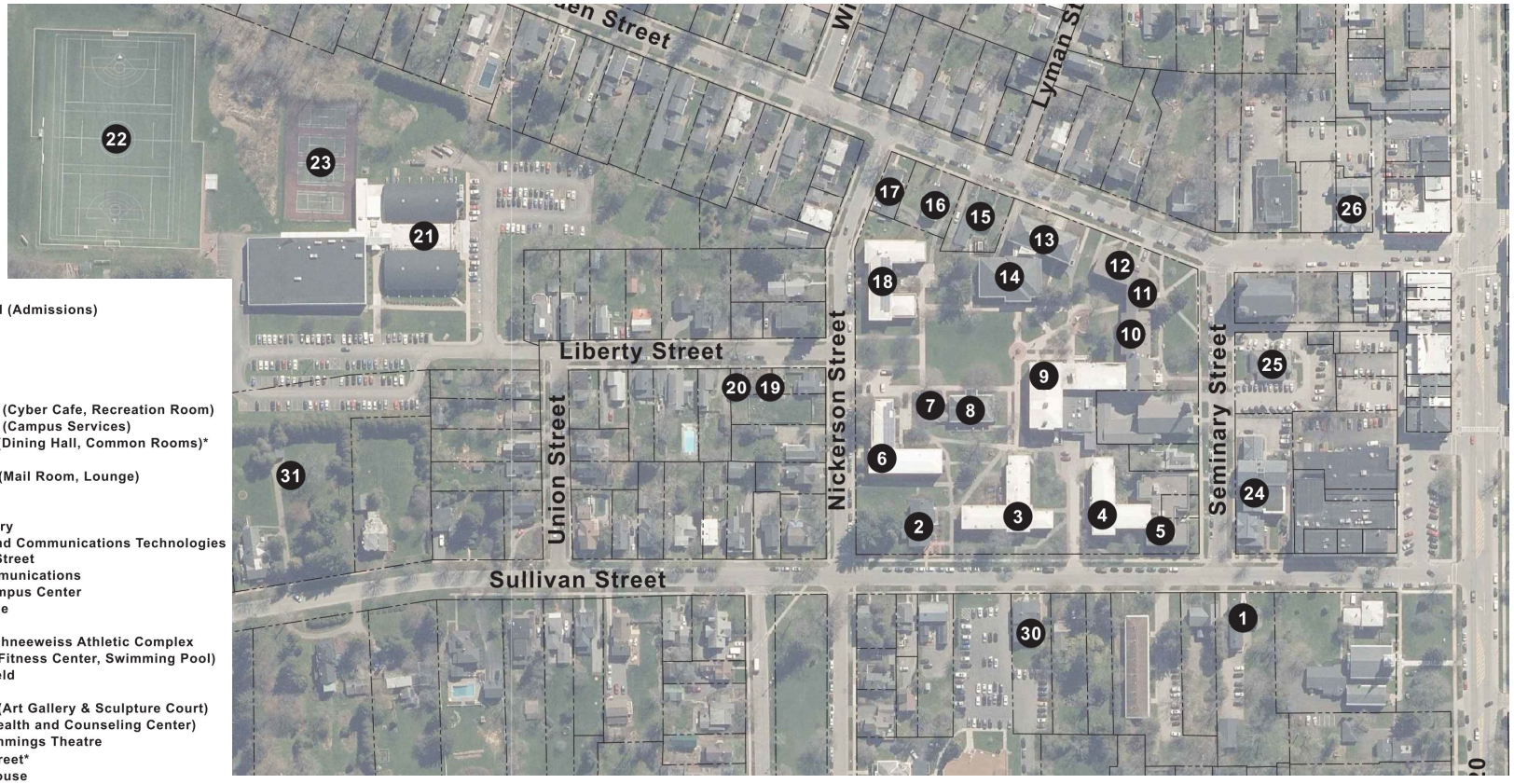
Jephson Campus, new layout and finishes in historic building.

Photo 52

Jephson Campus, new layout and finishes in historic building.

Appendix C: Select Existing Building Conditions Reports

A team of building specialists, including an architect (Alan Guidera, AIA) and a structural engineer (Eric Romeiser, PE) from MRB Group, along with building systems engineers (Manasseh Burt, PE and Mike Ingerson, PE) from Jade Stone Engineering, conducted multiple site visits in January 2025 to review buildings 03 through 14, 18, and 24 of the former Cazenovia College. Later, an MRB architect (Alan Guidera, AIA) returned to conduct a visual inspection of the Schneeweiss Athletic Complex (21) and the Catherine Cummings Theater (26).



Legend:

1. Constable Hall (Admissions)
2. Joy Hall
3. Farber Hall*
4. Shove Hall*
5. Shove Suites*
6. Park Hall*
7. Chapman Hall (Cyber Cafe, Recreation Room)
8. Chapman Hall (Campus Services)
9. Hubbard Hall (Dining Hall, Common Rooms)*
10. Eddy Hall
11. Coleman Hall (Mail Room, Lounge)
12. Williams Hall
13. Eckel Hall
14. Witherill Library
15. Information and Communications Technologies
16. 43 Lincklaen Street
17. Office of Communications
18. Watts Hall Campus Center
19. Carriage House
20. Alumni House
21. Stephen M. Schneeweiss Athletic Complex (Gymnasium, Fitness Center, Swimming Pool)
22. Christakos Field
23. Tennis Courts
24. Reisman Hall (Art Gallery & Sculpture Court)
25. Sigety Hall (Health and Counseling Center)
26. Catherine Cummings Theatre
30. 15 Sullivan Street*
31. President's House

* Denotes Residence Buildings

Approach

The work for this report included observing exterior and interior elements of select buildings to assess their current conditions and to identify deficiencies. Existing building documentation and historical data were analyzed before the review to establish a knowledge base. The architectural building review targeted features of the exterior envelope such as condition of foundations, masonry, roofing, and windows and doors to understand feasibility for redevelopment and identify any potential hurdles to future re-use. Interior review included understanding the condition of existing finishes, building layout, general space configuration, life safety, window and doors, and accessibility.

Building evaluations were limited to visual observations and did not include building code studies, testing, or structural analyses to verify all implications for redevelopment. However, there was discussion and acknowledgement of restrictions and concerns during the reconnaissance work.

General Findings

Architecture & Structure

Most of the buildings reviewed during the assessment were found to be well-maintained. However, despite this attention to care, various levels of repair and reconstruction are recommended to preserve these buildings. Most of the buildings' interior finishes, particularly in the residence halls and offices, are worn and approaching the end of their useful life. A small number of materials that may contain asbestos were identified, though these are either non-friable or located in hard-to-reach areas. Suspicious materials, including 9x9 vinyl floor tiles, floor mastic, and plaster pipe fittings, should be sampled and tested for confirmation before abatement.

Accessibility improvements are recommended, as many spaces have not been updated since the early 2000s and lack essential features such as accessible door hardware, grab bars, and compliant elevators. These upgrades would be required if the buildings undergo renovations or a change in occupancy.

Life safety components were visible and appeared to be properly covered. The location and number of fire-rated stairwells and egress points all appear to be configured within the parameters of the applicable building codes. All buildings and areas contain smoke detectors and fire alarm notification devices. All buildings dedicated to housing were fully sprinklered.

The structural conditions of the assessed buildings range from well-maintained to in need of significant repairs. Most buildings have brick masonry exteriors in fair to good condition, though localized areas, particularly in Chapman Hall, need substantial restoration due to mortar deterioration, cracking, and spalling. The roofs vary in age, with many nearing or exceeding their expected lifespan, making replacement or maintenance necessary. Wood framing elements in attic and roof structures generally show no significant deficiencies, though some areas require preventative maintenance. However, in several buildings, metal floor decks and steel joists exhibit surface corrosion, particularly in basements and humid areas, necessitating further investigation.

Chapman Hall stands out as the most structurally compromised building, requiring extensive masonry repairs due to cracks, missing mortar, and severe ice damming. Additionally, deterioration in the coal bin ceiling has exposed corroded reinforcement, demanding immediate infill to prevent collapse. The building's windows and entrance doors are also in poor condition, further affecting structural integrity and energy efficiency.

Farber Hall remains in fair condition overall but has extensive surface corrosion on the first-floor metal deck and open web steel joists, necessitating the removal of ceiling finishes for further assessment. Its roof membrane system has reached the end of its service life and requires replacement.

Shove Hall has localized corrosion on its floor deck, with ceiling removal recommended to fully assess the extent of steel joist and deck deterioration.

Shove Suites has signs of water infiltration at a below-grade entrance, causing damaged flooring and potential long-term structural concerns. Additionally, concrete spalling in the basement mechanical room has exposed a reinforcing strand, warranting further investigation and repairs.

In Park Hall, severe corrosion has compromised some first-floor joists, requiring structural investigation and likely replacement. Surface corrosion has been observed in a small section of the second-floor metal deck, but further assessment is needed to determine the full extent of the issue.

Old Hubbard Hall presents structural concerns, with wall and ceiling cracking on the second and third floors, particularly at connections between old and new sections. Further investigation is required to determine whether the cracking is a structural issue or a serviceability concern.

Immediate action is necessary for Chapman Hall's masonry restoration and coal bin ceiling infill, as well as for Park Hall's corroded joists and Old Hubbard Hall's structural assessment. In the short term, several buildings require roof replacements, corrosion mitigation on metal decks and joists, and investigations into water infiltration concerns. Long-term monitoring should focus on regular structural inspections for corrosion and masonry degradation, along with potential mechanical ventilation improvements in buildings with limited airflow. While most buildings remain structurally sound, targeted interventions are required to prevent further deterioration.

Most of the roofs were last replaced in the early 2000s, with some receiving new roofing in the 2010s. Due to weather conditions at the time of the assessment, direct roof access was not possible.

However, a review of the Facilities Department's Roofing Log indicated that many roofs are out of warranty. No active water leaks or visible roof damage were observed from grade level, through third-floor windows, or on interior ceilings. Among the buildings assessed, Chapman Hall exhibited the most severe ice damming, which requires immediate attention. If left unaddressed, this issue could lead to interior damage.

Additionally, large ice formations, each weighing hundreds of pounds, can fall from a height of forty feet near the sidewalk, posing a safety hazard.

Electrical

The Cazenovia College Campus is currently served by an underground medium voltage (4,800-volt) electrical service. The electrical service originates at an outdoor ground-mounted primary electrical switchgear (owned by National Grid). Once through the primary electrical switchgear, power is sent underground to four (4) pad mounted transformers. The transformer converts the 4,800-volt incoming voltage down to 208Y/120-volt, 3-phase for use throughout the Campus distribution system and facilities. The Campus distribution system includes switchboards, main distribution panelboards, distribution panelboards, automatic transfer switches (ATS), lighting panelboards, emergency panelboards, disconnects, pump starters/VFDs, controls, and miscellaneous devices/instruments pertinent to the operation of the Campus. The primary electrical switchgear is dated back to 1967. One leg of the switchgear was replaced in 2019, but the remaining three (3) legs are original. The pad-mounted transformers are dated as follows: Watts Hall – 1960's, Witherill Library – 1995, Hubbard Hall – 1966, and Farber Hall – 1987.

Lighting Systems

Most of the interior/exterior lighting systems consist of fluorescent and incandescent fixtures. These existing lamp types are inefficient in comparison to modern products. Most of the existing lighting control was observed to be by means of manual switching (minimal automatic control observed), which is not in compliance with the current New York State Energy Code. It was noted that general illumination levels were inadequate in several areas throughout the buildings in comparison to current standards. It was also noted while on site that the exterior lighting is accomplished by means of exterior building mounted wall-pack lighting fixtures as well as some lighting poles.

Recommendations:

It is recommended that all inefficient interior/exterior lighting systems be replaced with modern and efficient LED lighting systems. It is recommended that all interior fixtures be controlled by means of an occupancy sensor or vacancy switch where practical (such as administrative areas). It is recommended to utilize LED exterior wall packs above egress exits to provide general site illumination. All exterior lighting fixtures should be controlled via a programmable time switch for automatic control (on at sunset and off at sunrise). Inadequate illumination levels are to be improved and corrected to current lighting standards. By replacing all existing lighting systems with modern LED technology and utilizing improved controls, the facility will experience a reduction in energy consumption and will meet/exceed current New York State Energy Code requirements.

Feeders/Branch Circuitry:

Existing electrical feeders and branch circuitry were not examined as part of the field survey, as these items were not visible nor readily accessible without removing covers and panel doors. It is assumed that most of the electrical feeders and branch circuitry are either original to the facility or were replaced during the renovation projects.

New York State Energy Code Compliance:

The current New York State Energy Code requires spaces within administrative type areas to have automatic operation of lighting systems as a means of energy conservation. Minimal automatic lighting controls were observed where required by code.

Recommendations:

The use of vacancy sensors to automatically turn lights off after a programmed time delay is the most common practice to meet the New York State Energy Code requirements. It is recommended to implement these automatic controls where practical in the form of occupancy sensors, vacancy switches, and programmable time switches. Refer to the above lighting article for additional information.

Power System Analysis:

Per NEC and NFPA, arc flash warning labels shall be applied to all electrical equipment likely to require examination, adjustment, servicing, or maintenance while energized. This may include (but is not limited to) switchboards, panelboards, control panels, disconnects, and main breakers. In several instances, it was observed that the arc flash labeling was not present where required. In addition, service equipment should clearly identify the maximum available fault current to properly verify equipment is sufficiently rated to withstand such a fault. The service equipment was observed to not be properly labeled.

Recommendations:

A power system study should be completed to ensure adherence to NEC, NFPA, and OSHA codes/requirements for all electrical distribution equipment. Arc flash warning labels should be applied to existing electrical equipment that is likely to require examination, adjustment, servicing, or maintenance while energized. These labels will provide qualified individuals who intend to perform tasks on equipment during an energized state critical personal protective equipment (PPE) information and boundary information (limited approach, restricted, approach, etc.).

Contents: Building Condition Reports

FARBER HALL (BUILDING 3)

ARCHITECTURAL ASSESSMENT

Farber Hall, located at 16 Sullivan Street, began its life in 1959 as an all-women's dormitory. Since then, it has transitioned and served both women and men until the college's closure in 2023. Spanning 27,866 square feet over three stories, this building has undergone interior cosmetic modifications, with the most recent updates completed in 1999.

Farber Hall accessible entrance

Exterior Envelope:

The brick masonry exterior is in good shape, with no identifiable signs of deterioration or other concerns. The roof, last replaced in 2001, features a white Sarnafil PVC membrane that is reaching the end of its useful life. Due to weather conditions as the time of the building review, the team did not have access to the roof to review. Considering the age and lack of warranty, replacement of this system with new materials is recommended. The exterior fixed and casement windows are double-paned insulated glass with aluminum frames. They appear in excellent shape even though they are to be approaching 30 years old they still have many years of serviceable function. The exterior insulated aluminum and fiberglass entrance doors are in good shape.

Interior Conditions:

The interior finishes include painted plaster and lath over concrete masonry unit (CMU) walls, gypsum board ceilings in all dorm rooms, and suspended acoustic ceilings in the common areas, corridors, and rest rooms. Broadloom carpet is installed in the dorm rooms, corridor, and lounge. Vinyl composition tile (VCT) is installed in the utility rooms, and rubber stair treads and rubber tile are installed in the stairwell.

Lounge

The restrooms are equipped with ceramic tile flooring and walls, solid surface sinks, and laminate toilet partitions. Generally, the interior finishes are in fair condition and do not need to be addressed.

The interior doors for the dorm rooms and support spaces are hollow metal frames with solid core wood doors and hardware. The doors used at the stairwells and mechanical spaces are fire-rated hollow metal. All the interior doors, frames, and hardware are in good general condition. Despite its age, the building shows no signs of suspicious hazardous materials or water infiltration issues.

Accessibility:

The building requires additional accessibility accommodation improvements. The last major update to the building was in 1999 and no additional accessibility measures have been implemented in the twenty-six years since. This building does not have an elevator. If future use of this building requires a change in occupancy type, it is likely that an elevator will be required to meet accessibility requirements. Additionally, the toilet rooms would require updates to provide code compliant turn radii, grab bars, and fixtures. The stairwell stairs will need to have the railing modified to provide 12” extensions if applicable as well as a guard under the stairs to prevent low headroom injury.

Typical stairwell - improvements to the handrails recommended

Life Safety:

A visual assessment of fire/life safety components found the building to be fully sprinklered with an alarm. Emergency lighting and horn strobes were installed in the common areas and exit signs were observed to be positioned well. Fire extinguishers were present throughout the building.

Typical dorm room. Note: sidewall mounted sprinkler head and fire strobe located about the door.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

A portion of the attic space of Farber Hall was accessible for visual observation. Where visible, the roof framing consists of tongue and groove roof plank supported by wood rafters. The rafters are supported by continuous wood knee walls, bearing on wood ceiling joists. The ceiling joists are supported by the exterior bearing walls and a single continuous line of steel beams and columns aligned with the hallway wall below. The roof and attic ceiling framing span perpendicular to the hallway walls.

Wood rafters and supporting knee wall

Steel beams and column

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (2nd, 3rd, 4th, and 5th Floors):

Most of the structural floor framing for the building is hidden behind finishes and could not be visually observed during the walkthrough. Additionally, building plans were not available to determine concealed framing components. At a few localized areas, sections of the floor framing were visible through holes in the ceiling finishes. In these areas, open web steel joists spanned perpendicular to the hallways and supported a metal floor deck. The metal deck is likely topped with a concrete slab, though this could not be visually confirmed. Based on the visual observation of a steel beam and column line in the attic space of the building, it is likely that the existing open web steel floor joists span from the exterior wall to this same beam line aligned with the hallway wall below.

Metal deck on open web steel joists

Observations:

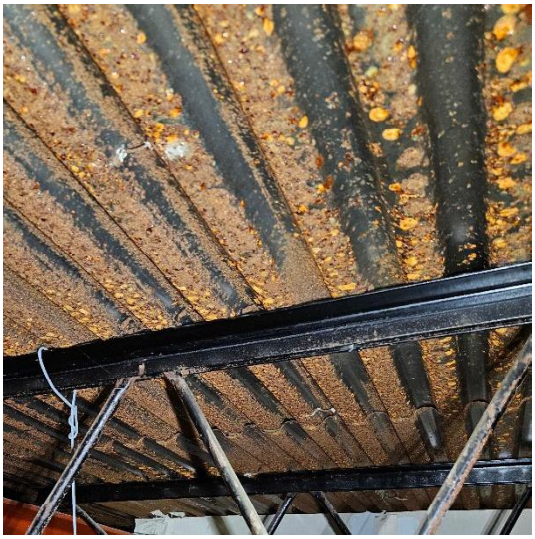
- No structural deficiencies were noted during the walk-through survey of the 2nd, 3rd, 4th, and 5th floors framing.

Recommendations:

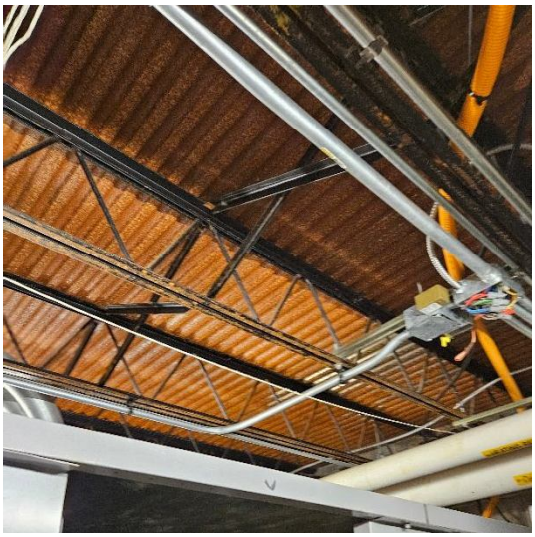
- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (1st Floor and Basement):

Where open to visual observation at the north wing of the building, the first-floor structure was found to be a metal deck supported by open web steel joists, likely with a concrete topping slab, though the topping slab could not be visually verified. The steel floor joists are supported by exterior bearing walls and interior steel beam and column lines. The basement floor was found to be concrete slab-on-grade, except for the addition at the southwest corner of the building, which was found to be comprised of dirt and rock material.



Heavy surface corrosion at metal deck



Metal deck and OWSJ corrosion

Metal deck and OWSJ corrosion

Dirt/stone at flooring conditions

Observations:

- Extensive surface rust was noted at the bottom face of the first-floor metal deck where visible at the north wing of the building.

- Varying levels of surface rust were noted on the open web steel joists supporting the first-floor deck at the north wing of the building.

Recommendations:

- The basement ceiling finishes should be removed to allow a full structural assessment of the existing first-floor metal deck and open web steel joists, ensuring a thorough evaluation of the extent and severity of the observed corrosion. At a minimum, surface rust on the metal deck and steel joists should be removed, followed by the application of a protective zinc-rich paint to the cleaned metal surfaces to prevent future corrosion.

- The structural assessment may uncover localized areas of the metal deck and steel joist floor system that have progressed to a point where reinforcement and/or replacement is necessary, though this was not encountered during the field walkthrough.

ELECTRICAL

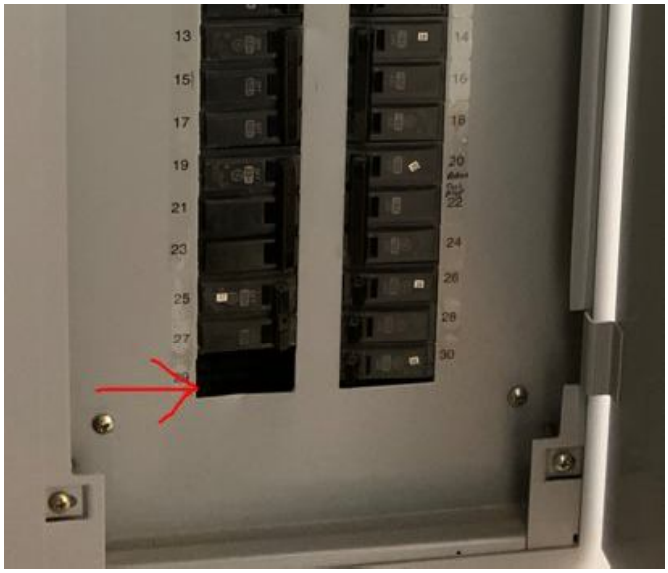
Evaluation:

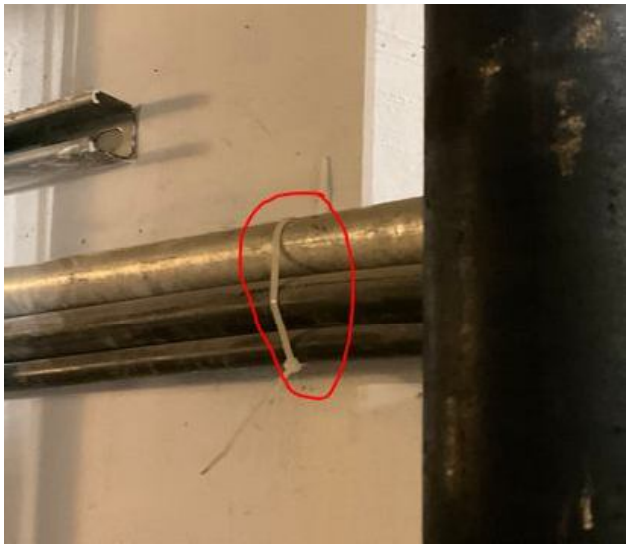
Farber Hall is served by an underground 1,200 amp, 208Y/120-volt, three-phase, four-wire electrical service. The service entrance feeder terminates within the safety switch. The metering equipment (E-Mon demand meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the safety switch into a GE 1200-amp switchboard. Once through the main service disconnecting means, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building. There is an emergency generator system (EGS) installed within the building that consists of the following: 225-amp Cummins Automatic Transfer Switch (ATS), Cummins 60kW natural gas generator, and an emergency distribution panelboard. The EGS system provides emergency power to select loads throughout the building given a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards located in the electrical/utility room and throughout the building. The distribution equipment spans various sizes, ratings, and manufacturers. That said, most equipment was manufactured by GE. It was observed that the distribution equipment, conduit, and wiring all appear to have been replaced during the 1990's renovations. All the equipment appears to be in satisfactory condition. *Note: Typical useful life of distribution equipment similar to those installed around the building is 30 years.*

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 1990's renovation project. The equipment has reached the end of its useful life, but everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing circuit breaker filler plate in a panel, wires zip-tied to conduits, loose exposed wires, and missing junction box covers. Our recommendation is to correct these safety concerns/code violations.





CENTRAL HEATING & COOLING

Evaluation:

Existing boilers

The building's central heating system consists of two natural gas boilers that send hot water out to various equipment such as fan coil units, cabinet unit heaters, cabinet unit ventilators, and two air handlers. The boilers are approximately 2018 vintage and are rated at 1,100,000 BTU/HR each. The boilers and surrounding piping appear to be in good condition. The primary hot water boiler loop circulation is provided by 1HP Marathon pumps, which also appear to be in good condition and have approximately the same vintage as boilers. From there, the main hot water supply and return to the secondary heating devices are circulated by two Marathon 10HP base mounted pumps. These Marathon pump motors appear to have replaced original Bell & Gossett as the B&G body remains. These pumps have moderate corrosion at flange locations and should be reviewed for replacement.

The central cooling system is supported by a skid mounted chiller within the basement area. The capacity of the chiller was unable to be verified during the visit, but nameplate information provided a build year of 2001. Chilled water circulation is performed by a Bell & Gossett 1/2HP pump. Cooling tower is remote pad mounted unit assumed to be same vintage as chiller. This system is in relatively good condition and the expected useful life of this type of equipment is 25-30 years.

Skid mounted chiller

Recommendations:

In general, the visible systems are in fair condition and have serviceable life remaining. However, with most of the equipment approaching 20 years in use, replacement should be considered as part of any upcoming project. Heating hot water base mounted pumps should be reviewed for replacement. Other than the limited areas served by air handlers, there is little-to-no mechanical ventilation system in place. If planned usage of the building changes from current use, a forced air mechanical system may be required to be installed to meet current ventilation code requirements.

Deteriorated pumps

PLUMBING SYSTEMS

Evaluation:

The main water service entrance is within the boiler room. This service entrance contains a moderately new meter isolated by gates valves along with a bypass loop and backflow prevention device. Domestic hot water service is provided by two 420,000BTU/HR natural gas hot water heaters (circa 1999) which feed a large steel storage tank. In general, the domestic water piping is serviceable, with pockets of corrosion at typical locations such as discharge point of backflow device. The plumbing fixtures in general appear to be of the same vintage as the original building. While currently still serviceable, they are approaching the end of their useful lives.

Sanitary waste is for the most part gravity-fed except for a lift station for the lowest levels of the building, which is a multi-pump system with a local alarm. The pumps and control panel appear to be in fair condition.

Existing plumbing fixtures

Recommendations:

None.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Membrane roof	$1,500,000
2. Architectural – Multi-stop elevator	$850,000
3. Structural – Corroded metal deck inspection and repair	$60,000
4. Electrical – Code violation improvements	$10,000
5. Heating and Cooling – Marathon pump replacement	$50,000
6. Plumbing – Hot water pump	$7,000
TOTAL	**$2,477,000**

SHOVE HALL (BUILDING 4)

ARCHITECTURAL ASSESSMENT

Shove Hall, constructed in 1966, originally served as a college dormitory. This building has three floors and a basement, featuring a mix of dormitory spaces, common shared areas, and building maintenance spaces (utility, mechanical, janitor). The following assessment provides an overview of the building's current condition.

Exterior Envelope:

The building's brick masonry exterior is in good condition, showing no signs of structural concerns or water infiltration. The roof, consisting of a white Sarnafil PVC membrane, was last replaced in 2000 and is nearing the end of its functional lifespan. Additionally, the warranty is expired. Replacement of the roofing system is recommended.

The aluminum-framed windows are in good condition and feature double-paned glazing. The entrance doors consist of an aluminum storefront system with double-paned insulated glass and egress hardware. However, the main entrance door does not have electronic access control hardware. The doors are in fair condition, with visible deterioration from salt and water beginning to appear.

Interior Conditions:

Shove Hall consists of three floors, including a basement, and follows a center corridor layout with dorm rooms and support spaces around the perimeter. The first floor includes a large lounge and offices. Stairwells are located at each end and in the middle of the building. The building does not have an elevator, and if occupancy were to change, a new elevator would likely be required.

The floor finishes vary based on program use. The corridors and dorm rooms have broadloom carpeting, while the toilet rooms have ceramic tile flooring and walls. The laundry, janitor closets, and stairwells have VCT flooring. The interior partitions throughout the building are painted plaster and lath, which are in good condition. Overall, the interior finishes in Shove Hall are in fair condition but are worn and reaching the end of their useful life.

The interior doors for dorm rooms and support spaces are solid wood with hollow metal frames. The door hardware for support spaces, such as janitor closets, does not meet accessibility requirements, and it is recommended that these be replaced with accessible lever-type hardware. The toilet and shower rooms are fully tiled, have solid surface sinks, and are in good condition, though they lack the required accessibility features.

Life Safety Systems:

Shove Hall is fully sprinklered. Heat and smoke detectors are hardwired in each space, with fire alarm horn strobes and fire extinguisher cabinets in corridors and common areas. Additional life safety systems include battery-backed exit signs, emergency lighting, and pull switches. None of the systems were actively tested as part of this assessment.

Accessibility:

Improvements to building accessibility are recommended. Interior door hardware, toilet and shower areas, and stair handrails would require upgrades in a building renovation project.

Despite the building's age, there are no indications of hazardous materials or water infiltration issues.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

A portion of the attic space of Shove Hall was accessible for visual observation. Where visible, the roof framing consists of plywood sheathing supported by wood rafters. The rafters are supported by continuous wood knee walls, bearing on wood ceiling joists. The ceiling joists are supported by the exterior bearing walls and a single continuous line of steel beams and columns aligned with the hallway wall below. The roof and attic ceiling framing span perpendicular to the hallway walls.

Wood rafters and supporting knee wall, with ceiling joists bearing on steel beam

4" CMU at hallway wall below

Observations:

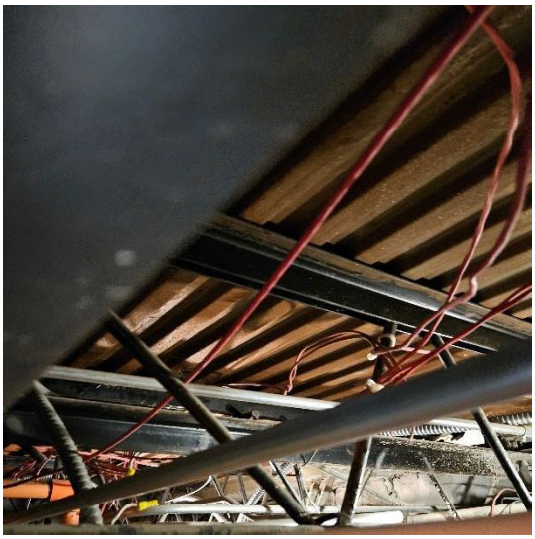
- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

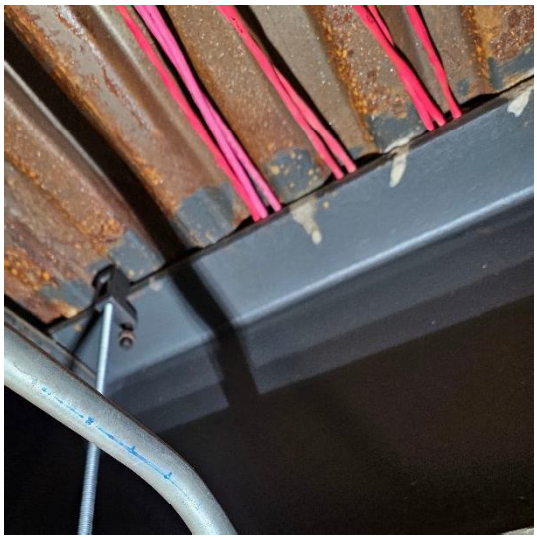
- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

Most of the structural floor framing for the building is hidden behind finishes and could not be visually observed during the visual review. The entirety of the first-floor and third-floor framing was hidden from view, along with most of the second-floor framing. A small access hole in the existing first-floor ceiling finish allowed for a visual observation of a localized area of the second-floor framing where the two building wings meet. A metal deck on open web steel floor joists was found in this area of the building. The basement floor consists of concrete slab-on-grade. Building plans were not available to determine concealed framing components.



Surface corrosion on metal deck



Surface corrosion on metal deck

Observations

- Surface corrosion on the underside of the metal floor deck at second floor framing.

Recommendations

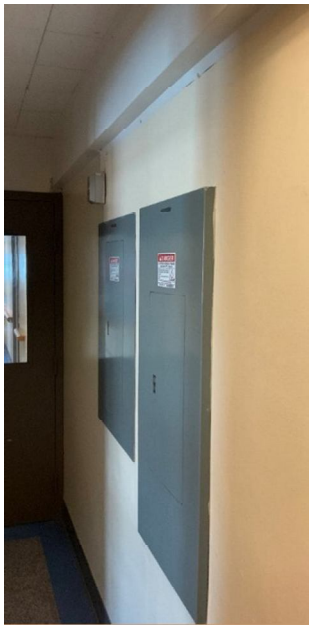
- Ceiling finishes should be removed and localized areas of each floor to determine the extent of surface corrosion on the metal floor decks. Where the corrosion has progressed beyond a light surface patina, the steel should be cleaned and coated with (1) coat of a zinc-rich primer.

ELECTRICAL

Evaluation:

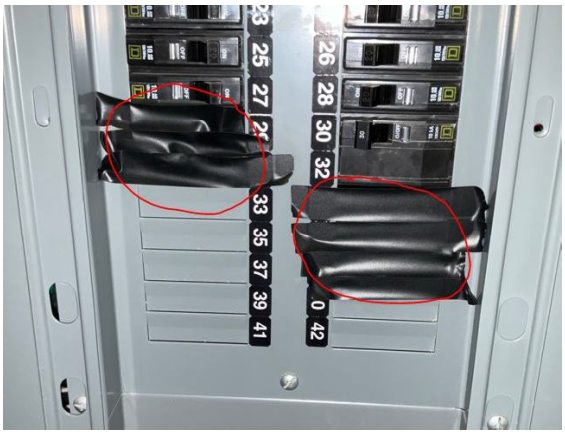
Shove Hall is served by an underground 800 amp, 208Y/120-volt, three-phase, four-wire electrical service. The service entrance feeder terminates within the safety switch. The metering equipment (meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the safety switch into a Square D 800-amp switchboard. Once through the main service disconnecting means, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building. There is an emergency generator system (EGS) installed within the building that consists of the following: 225-amp Cummins Automatic Transfer Switch (ATS), Cummins 60kW natural gas generator, and an emergency distribution panelboard. The EGS system provides emergency power to select loads throughout the building given a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

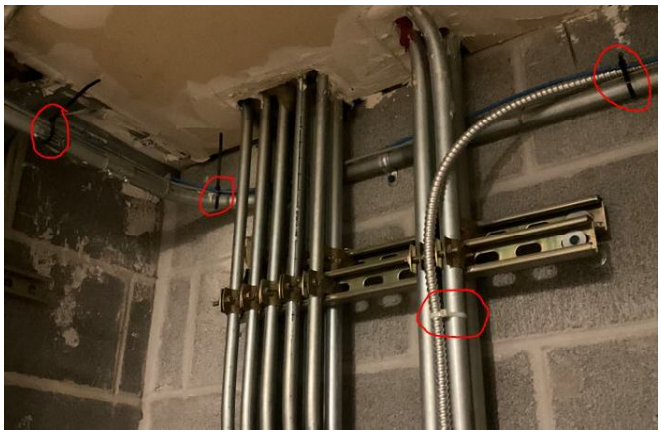
The electrical distribution system is made up of several distribution panelboards, located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by Square D. It was observed that the distribution equipment, conduit, and wiring all appears to have been replaced during the 1990's renovations. All the equipment appears to be in satisfactory condition. The typical useful life of distribution equipment like that installed around the building is 30 years.



Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 1990's renovation project. The equipment has reached the end of its useful life, but everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing circuit breaker filler plates in a panel, wires zip-tied to conduits, and missing junction box knock outs. Our recommendation is to correct these safety concerns/code violations.





CENTRAL HEATING & COOLING

Evaluation:

The building's central heating system consists of two natural gas boilers that send hot water out to varying types of equipment such as cabinet unit heaters, fan coils, fin tube radiation and (2) two air handling units. The boilers are approximately 1997 vintage and are rated at 900,000 BTU/HR each. The boilers and surrounding piping show signs of deterioration, mainly at fitting connection points. Hot water appears to have (5) five zones within the boiler room and circulation provided by a myriad of pump sizes/brands. The main line pumps are Baldor 3hp. The two remote air handlers appear to be 2006 based upon serial numbers, but no CFM data is available. Both units contain heating coils only with local pumps for circulation.

No central cooling system was observed during the visit.

Air handler

Boilers

Recommendations:

In general, the visible systems are in fair condition and have serviceable life remaining. However, with most of the equipment approaching 20 years in use, replacement is recommended in the event of a future major building project.

Other than the limited areas served by air handlers, there is little to no mechanical ventilation system in place. If the planned usage of the building changes occupancy, a forced air mechanical system may be required to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The main water service entrance was not observed in the boiler room. Instead, it was located in a janitor's closet, where isolated backflow prevention was present. Domestic hot water service is provided by (2) two 420,000BTU/HR natural gas hot water heaters (circa 1999). Also observed in the space is an electric water tank/heater circa 1966. The main disconnect to the equipment was on and the temperature gauge displayed hot water present. It is unclear if this unit is heating water or simply providing storage for the natural gas units. In general, the domestic water piping appears to be serviceable. Plumbing fixtures in general appear to be of the same vintage as original building. While serviceable, they currently are approaching the end of their useful lives.

Sanitary waste is gravity-fed except for a multi-pump lift station with an alarm at the lowest levels of the building. The existing pumps and control panels appear to be in fair condition. The plumbing fixtures in general appear to be of similar vintages and in fair condition. While serviceable, they are approaching the end of their useful life and replacement should be considered in the event of a major project in the future.

1966 Electric water heater

Plumbing fixtures

Recommendations:

Based on the vintage and inefficiencies of the 1966 electric water heater, it would be beneficial to remove this component from the system. The 1999 vintage gas-fired water heaters are recommended for replacement.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Membrane roof	$320,000
2. Architectural – Multi-stop elevator	$850,000
3. Architectural – Accessibility upgrades	$30,000
4. Structural – Corroded metal deck inspection and repair	$50,000
5. Electrical – Code violation improvements	$10,000
6. Heating and Cooling – Central heating system replacement	$150,000
7. Heating and Cooling – Adding mechanical ventilation	$40,000
8. Plumbing – Sanitary pump replacement	$15,000
9. Plumbing – Gas-fired hot water heater replacement	$200,000
TOTAL:	**$1,665,000**

SHOVE SUITES (BUILDING 5)

ARCHITECTURAL ASSESSMENT

Built in 2006, Shove Suites served as a three-story, 23,250-square-foot college dormitory. Unlike the adjacent Shove Hall that is configured as traditional dorm rooms, Shove Suites utilizes suite-style configurations.

Building Envelope:

The building's brick and concrete block masonry exterior is in good condition, with no signs of structural damage or water infiltration. The roof, last replaced in 2005, consists of EPDM membrane and stone ballast. Considering its age, the EPDM is nearing the end of its lifespan, and its warranty is likely expired. A detailed roof inspection is recommended with replacement likely in the next 5 years. The aluminum-framed windows remain in good condition and feature double-paned glazing. However, the aluminum exterior doors exhibit visible salt damage in some areas. Additionally, additional storm drains are needed at the bottom of the egress stairwell leading to the east side exit door. During extreme rainfall events, the existing drains cannot handle the storm water capacity and the corridor floods.

Deterioration at bottom of window framing at sidewalk

Interior Conditions:

Shove Suites has a consistent interior layout across its three floors, with each floor divided into six to seven shared suites by painted gypsum board partitions. Each suite includes a carpeted common living area with a kitchenette, carpeted bedrooms, and a shared bathroom finished with ceramic tile on both the floor and walls. The ceilings in the suites vary depending on the space. In the shared living area, a gypsum board ceiling is installed, allowing for heating distribution. In the bedrooms, the ceiling consists of exposed concrete floor planks that have been textured and painted.

The suite doors, including those at the entry and within the unit, are wood doors with hollow metal frames. The door hardware is accessible and remains in good condition. The corridors, stairwells, and utility spaces feature vinyl composition tile (VCT) flooring with a rubber base. In the corridors, the ceilings are suspended acoustic panels, while the stairwells and utility spaces are open to the structure above. The stairwell doors are fire-rated metal with hollow metal frames and accessible hardware. These doors contain wired glass, which is recommended for replacement with fire-rated safety glass. Overall, the interior condition of Shove Suites is very good.

Accessibility:

Shove Suites only requires minor improvements to meet accessibility requirements. The building is equipped with an elevator.

Life Safety:

A visual assessment of fire/life safety components found the building to be fully sprinklered with an alarm. Emergency lighting and horn strobes were installed in the common areas and exit signs were observed to be positioned well. Fire extinguishers were noted to be provided throughout the building. Stairwells with exterior egress are provided at the end of each corridor.

Typical dorm room

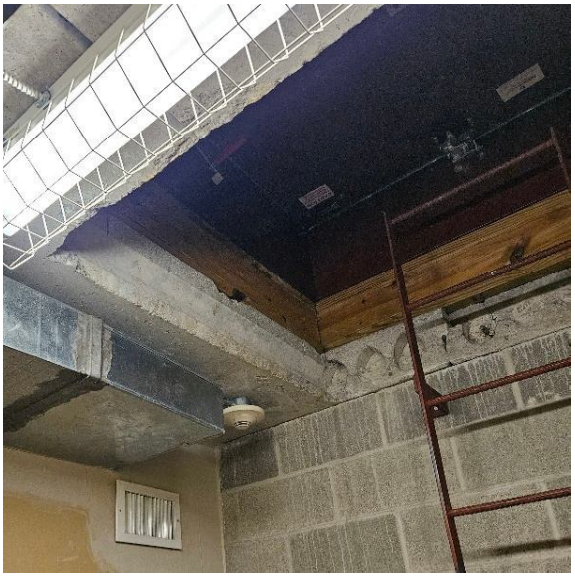
Typical corridor and elevator

Deterioration noted at the bottom of the window framing

STRUCTURAL SYSTEM DESCRIPTION

Roof & Floor Structure:

At locations where the roof and floor framing can be visually observed, construction consists of precast concrete hollow-core plank decking supported by steel beams, columns, and masonry bearing walls. The basement mechanical room consists of a concrete slab-on-grade with a mixture of masonry and cast-in-place concrete foundation walls.



Exposed hollow-core concrete roof deck on CMU bearing wall

Hollow-core floor plank supported by a steel beam and column line

Damaged tile and signs of water infiltration at below grade egress

Exposed floor plank strand at basement mechanical room

Observations:

- Signs of water infiltration and damaged floor tile were noted at the below-grade entrance to the building.
- Concrete spalling of a precast hollow-core plank in the basement mechanical room of the building has exposed a reinforcing strand within the plank member.

Recommendations:

- Further investigation should be undertaken at the below-grade entry to determine the cause of intermittent water infiltration. Review of the existing floor drains and surrounding grading should be part of the investigation.

ELECTRICAL

Evaluation:

Shove Suites is served by an underground 1200 amp, 208Y/120-volt, three phase, four-wire electrical service. The service entrance feeder terminates within the service disconnect. Power is routed from the service disconnect into an Eaton 1200-amp switchboard. Once through the main service disconnecting means, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building. There is an emergency generator system (EGS) installed within the building that consists of a 125-amp Cummins Automatic Transfer Switch (ATS), which is fed from the Cummins 60kW natural gas generator located in Shove Hall, and an emergency distribution panelboard. The EGS system provides emergency power to select loads throughout the building given a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means through use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility room and throughout the building. Each suite has its own 60-amp subpanel. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by Eaton. It was observed that the distribution equipment, conduit, and wiring all appears to have been replaced during a mid-2000's renovation. All the equipment appears to be in satisfactory condition. It is noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the mid-2000's renovation project. The equipment has not reached the end of its useful life, and everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing junction box covers. Our recommendation is to correct these safety concerns/code violations.

CENTRAL HEATING & COOLING

Evaluation:


Boilers

The building's central heating system consists of two natural gas boilers sending hot water out to a secondary heat pump system located throughout the building. The boilers are approximate 2006 vintage and are rated at 600,000 BTU/HR each. The boilers and surrounding piping appear to be in good condition. During the time of inspection, Boiler #1 was inoperable due to a minor mechanical failure. The facility has the replacement part on order. The primary hot water boiler loop circulation is provided by 1/2HP Bell & Gossett pumps, which also appear to be in relatively good condition and approximately same vintage as boilers. From there, the main hot water supply and return to the secondary heating devices are circulated by two Bell & Gossett 5HP base mounted pumps rated at 155gpm. The pumps and piping in the immediate area appear to be in good condition. The Boiler #1 flue has been partially replaced/repaired. This installation may warrant review for replacement.

The central cooling system is supported by an exterior Evapco roof mounted open cooling tower which appears to have been installed in 2006. The cooling tower capacities could not be determined at time of visit due to tag information being unavailable, but the expected useful life of the cooling tower is 25-30 years. The extent of conditioned air within the building is unknown.

Recommendations:

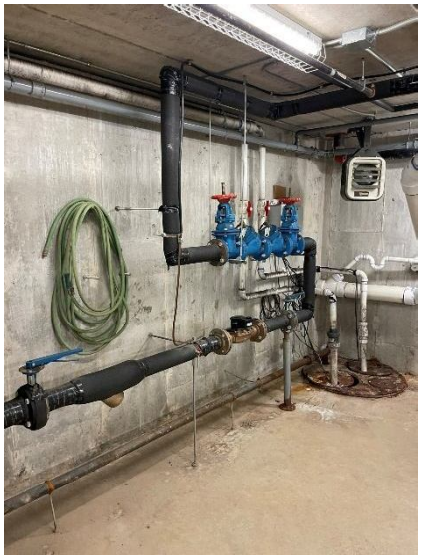
In general, the visible systems are in fair condition and have serviceable life remaining. However, with most of the equipment approaching 20 years in use, replacement should be considered as part of any upcoming project.

Other than in some of the larger gathering areas, there is little-to-no mechanical ventilation system in place. If the planned usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements. The Boiler #1 flue should be checked for proper operation/venting and issues should be addressed if necessary.

PLUMBING SYSTEMS

Evaluation:

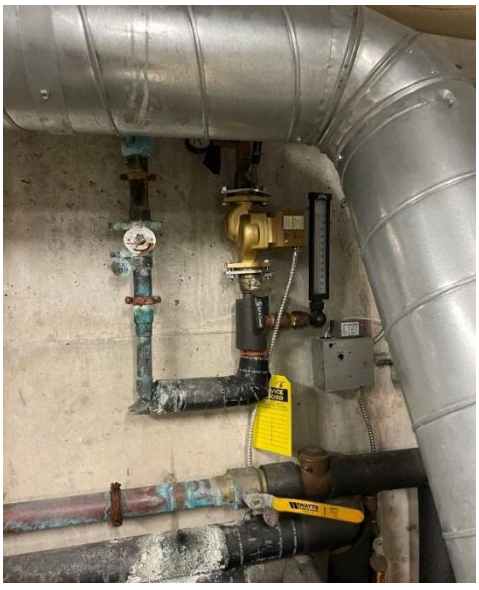
The main water service entrance comes into the boiler room and has a newer meter isolated by butterfly valves on each side. There is a main line backflow preventer present. Domestic hot water service is provided by one 399,000BTU/HR natural gas hot water heater (2006) which is connected to (2) two approximately 150-gallon storage tanks. In general, the domestic water piping has a fair amount of mostly surface corrosion at fitting locations. Sanitary waste is for the most part gravity-fed except for a lift station for the lowest levels of the building. The lift station is a multi-pump system with a local alarm. The pumps and control panel appear to be in fair condition, and the plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives.



Domestic water service entrance

Recommendations:

Domestic water piping within the boiler room with visible corrosion at joints and some devices such as balancing valves should be reviewed for replacement.



Boiler #1 flue

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Membrane roof	$310,000
2. Architectural – Minor accessibility upgrades	$20,000
3. Structural – Drainage issue at below-grade entrance inspection and repair	$50,000
4. Structural – First floor precast plank repair above mechanical room	$85,000
5. Electrical – Code violation improvements	$10,000
6. Heating and Cooling – Forced air mechanical system installation	$85,000
7. Heating and Cooling – Adding Mechanical Ventilation	$20,000
8. Plumbing – Balancing valves replacement	$4000
TOTAL:	**$584,000**

PARK HALL (BUILDING 6)

ARCHITECTURAL ASSESSMENT

Built in 1961, Park Hall is a three-story, 29,200 square-foot building that originally served as a college dormitory. It is generally laid out with a center corridor configuration with small dormitory rooms along the perimeter.

Exterior Envelope:

The brick masonry exterior is in excellent shape, with no signs of structural concerns or water infiltration. The roof, last replaced in 2002 (north wing) and 2010 (west wing), is composed of a white Sarnafil PVC membrane. The north wing roof is out of warranty and the west wing roof's warranty has two years remaining. Full replacement in the future is recommended. The exterior fixed and casement windows are double-paned insulated glass with aluminum frames. They appear in excellent shape, and even though they are approaching 30 years old, they still have many years of serviceable function. The exterior insulated aluminum storefront systems and fiberglass entrance doors are also in good condition.

Interior Conditions:

The interior finishes include painted plaster and lath over CMU walls, gypsum board ceilings in all dorm rooms, and suspended acoustic ceilings in the common areas, corridors, and toilet rooms. Broadloom carpet is installed in the dorm rooms, corridor, and lounge. Ceramic tiles are installed in the main lobby, vestibule, and toilet rooms. Solid surface sinks and laminate toilet partitions are used in the rest rooms. Generally, the interior finishes are in fair condition and do not need to be addressed.

The interior doors for the dorm rooms and support spaces are hollow metal frames with solid core wood doors and hardware. The doors used at the stairwells and mechanical spaces are fire rated hollow metal. All the interior doors, frames, and hardware are in good general condition. The building shows no signs of suspicious water infiltration issues.

In the basement generator room, the plaster wrap on existing piping is suspected of containing asbestos. Further investigation, sampling, testing, and abatement is recommended.

Accessibility:

The building requires improvements with accessibility accommodation. This building does not have an elevator. If future use of this building requires a change in occupancy type, it is likely that an elevator will be required to meet accessibility requirements. Additionally, the toilet rooms would require updates to provide code compliant turn radii, grab bars, and fixtures. The stairs will need to have the railing modified to provide 12” extensions if applicable.

Life Safety:

A visual assessment of fire/life safety components found the building to be fully sprinklered with an alarm. Emergency lighting and horn strobes were installed in the common areas and exit signs were observed to be positioned well. Fire extinguishers were noted to be provided throughout the building.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

The attic space of Park Hall was accessible for visual observation. The roof framing consists of tongue and groove roof plank supported by wood rafters. The rafters are supported by continuous wood knee walls, bearing on wood ceiling joists. The ceiling joists are supported by the exterior bearing walls and a single continuous line of steel beams and columns aligned with the hallway wall below. The roof and attic ceiling framing span perpendicular to the hallway walls. The hallway walls appear to consist of 4" masonry, continuing to the first floor below.

Interior steel beam supporting wood joist ceiling

T&G deck on wood rafters bearing on a wood knee wall and ceiling joists

Observations:

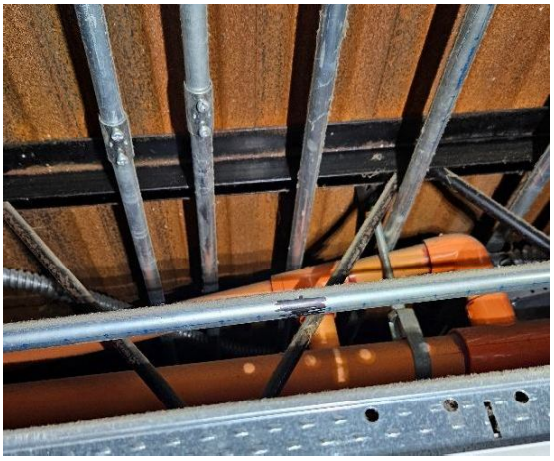
- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

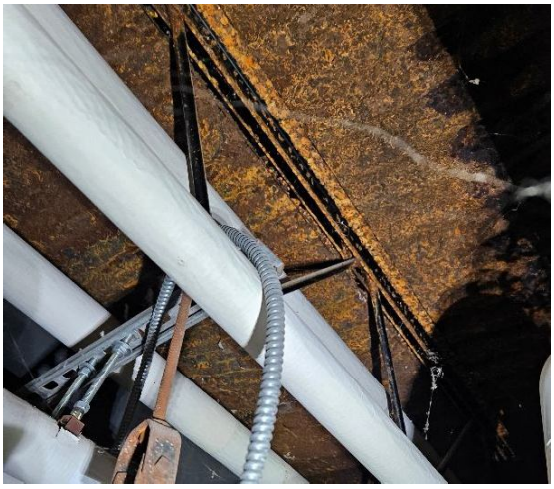
The third-floor and majority of the second-floor framing was hidden behind finishes and could not be visually observed. Additionally, building plans were not provided to determine concealed framing components. A localized area of the second-floor framing could be viewed from the first-floor lobby below; at this location, the second-floor framing consists of a metal deck on open web steel floor joists. Where exposed to visual observation, the first-floor framing consists of a concrete slab on metal deck, supported by open web steel floor joists. The floor joists bear on interior steel beam and column lines and exterior masonry bearing walls. The basement floor consists of both slab-on-grade construction and dirt/stone material.



Surface corrosion on second-floor metal deck above first-floor lobby

Heavily corroded first-floor joist at foundation wall bearing location

Extensive surface corrosion at first-floor deck and floor joists



Extensive surface corrosion at first-floor deck and floor joists

Observations:

- Extensive surface corrosion was noted at the second-floor metal deck above the first-floor lobby. This small area of the second-floor framing was the only visually accessible area; the full extent of the surface corrosion could not be verified.
- The exposed first-floor metal deck and open web steel floor joists at the east wing of the building were found to have extensive surface corrosion.
- Six (6) first-floor open web steel floor joists below the lobby and men's bathroom are severely corroded where they bear on an existing masonry foundation wall. The observed damage has potentially compromised the overall strength of the joist members.

Recommendations:

- Ceiling finishes should be removed in localized areas below the first-, second- and third-floor framing to determine the extent of surface corrosion on the existing metal deck and open web steel floor joists. The surface corrosion should be removed and the members coated in one (1) coat of a zinc-rich primer.
- A structural investigation and analysis of the corroded first-floor deck and open web steel joists should be performed to determine if the structural capacity of the floor system has been compromised.
- The six (6) heavily corroded first-floor joists below the lobby and men's bathroom should be repaired or replaced, as determined by a structural engineer's assessment of the existing conditions.

ELECTRICAL

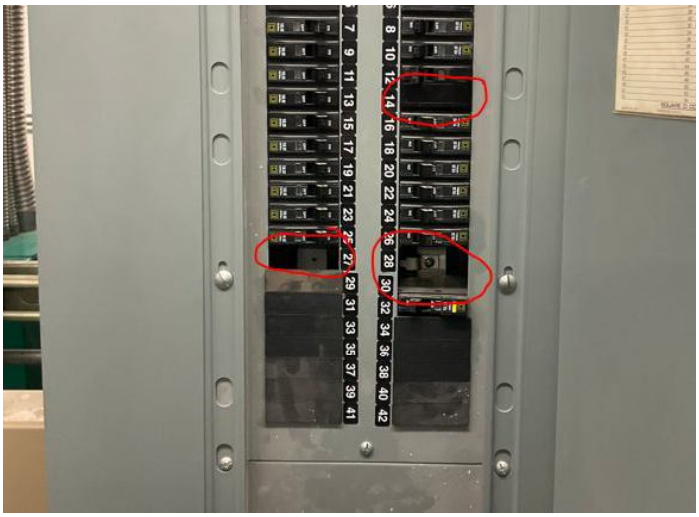
Evaluation:

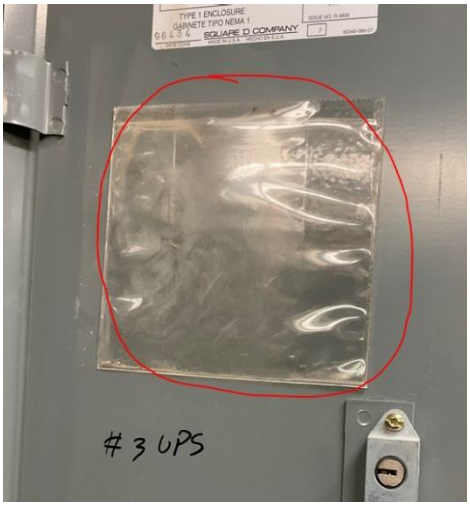
Park Hall is served by an underground 400 amp, 208Y/120-volt, three phase, four-wire electrical service. The service entrance feeder terminates within the safety switch. The metering equipment (E-Mon demand meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the safety switch into a Square D switchboard. Once through the main service disconnecting means, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building. There is an emergency generator system (EGS) installed within the building that consists of the following: 225-amp Cummins Automatic Transfer Switch (ATS), Cummins 60kW natural gas generator, and an emergency distribution panelboard. During the site visit, the maintenance staff noted that the Park Hall switchboard is fed from the Hubbard Hall switchboard and is therefore provided emergency power from the generator located at Hubbard Hall. The EGS in Park Hall provides power to a few select loads within the facility. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by Square D. It was observed that the distribution equipment, conduit, and wiring all appears to have been replaced during the 1990's renovations. All the equipment appears to be in satisfactory condition. It is noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 1990's renovation project. The equipment is nearing the end of its useful life, but everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing circuit breaker filler plates in a panel, wires zip-tied to conduits, and a missing panel directory. Our recommendation is to correct these safety concerns/code violations.





CENTRAL HEATING & COOLING

Evaluation:

The building's central heating system consists of two natural gas boilers that sends hot water out to varying types of equipment such as cabinet unit heaters, fan coils, fin tube radiation and one (1) air handling unit. The boilers are approximately 1997 vintage and are rated at 900,000 BTU/HR each. The boilers and surrounding piping show signs of deterioration mainly at fitting connection points. Hot water appears to have several zones within the boiler room and circulation provided by a myriad of pump sizes/brands. One of the main boiler loop pumps is very noisy and should be replaced. The remote air handler appears to be 2006 based upon serial numbers, but no CFM data is available. This air handler is heating only. There was no central cooling equipment evident during inspection

Boilers

Recommendations:

In general, the visible systems are in fair condition and have serviceable life remaining. However, with most of the equipment approaching 20 years in use, replacement should be considered as part of any upcoming project. Other than the limited areas served by air handlers, there are little-to-no mechanical ventilation systems in place. If the planned usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements.


Air handler

PLUMBING SYSTEMS

Evaluation:

Domestic hot water service appears to be provided from the main heating boilers. The boilers send heating water to coils located within two large storage tanks in an adjacent space. From there, the hot water is distributed throughout the building. These tanks have newer blanket style insulation but based on tank tags they are likely similar in vintage to original building. In general, the domestic water piping is serviceable, with pockets of corrosion. The plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives. Sanitary waste is for the most part gravity-fed except for a lift station for the lowest levels of the building, which is a multi-pump system with a local alarm. At least one of the pumps and control panels appear to have been replaced within the last five years.

Lift station replacement

Recommendations:

It is recommended to further inspect the water storage tanks, as there is evidence of corrosion at connection flanges.

Flange corrosion

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Membrane roof	$300,000
2. Architectural – Plaster pipe wrap asbestos investigation and abatement	$10,000
3. Architectural – Multi-stop elevator	$850,000
4. Architectural – Accessibility upgrades	$15,000
5. Structural – Corroded metal deck and steel joists inspection and repair	$80,000
6. Structural – First floor structural capacity investigation	$20,000
7. Structural – Heavily corroded steel joist replacement	$115,000
8. Electrical – Code violation improvements	$10,000
9. Heating and Cooling – Forced air mechanical system installation	$85,000
10. Plumbing – Corroded connection flange inspection and repair	$4,000
TOTAL:	**$1,489,000**

CHAPMAN HALL (BUILDING 7)

ARCHITECTURAL ASSESSMENT

Built in 1894, the 5,700-square-foot Chapman Hall served as a college student center and the location of the school's administrative offices.

Building Envelope:

The brick masonry exterior is generally in poor condition and several areas need to be rebuilt. There is evidence of cracked and missing mortar joints, spalling brick, cracked brick, and efflorescence. The level of deterioration present and the duration of the exposure may have created additional, unseen damage that was not visible at the time of the review. The building has very large and detailed frieze board around the perimeter, which is in good condition. Preventative work to the roof and roof edge is recommended to prevent damage to these architecturally beautiful elements. At the time of the review, several very large pieces of ice weighing hundreds of pounds each were observed on the ground below the roof edge. A combination of the roof valleys and the large amount of heat loss through the roof has led to ice dam conditions that create these massive pieces of ice.

A majority of the exterior windows appear to be original to the building. They are of wood construction with muntins creating true divided lites from single-pane glazing. The wood trim and casing is showing evidence of deterioration and peeling paint. The glazing putty that holds the individual panes of glass in place is failing, leading to air infiltration. Further deterioration of the windows is expected without repair or replacement. A small number of lower-level windows in the building have been previously replaced with vinyl framed windows. The existing wood main entrance doors are in poor cosmetic condition but remain secure. Access is controlled by an electronic card reader.

Step cracking and heavy deterioration on the brick

Interior Conditions:

The first floor of Chapman Hall consists of two large activity rooms with high ceilings and exposed wood trusses. As these rooms were previously used as a student activity space, the interior finishes reflect their former purpose, featuring gymnasium-style flooring partially covered by broadloom carpet. The vaulted ceiling is made of tongue-and-groove wood planks, which contrast with the dark brown painted trusses.

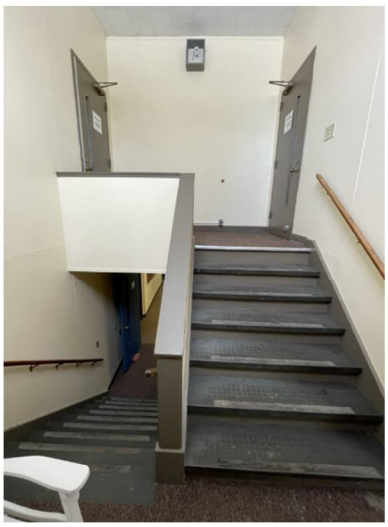
The basement level is accessible via a man lift or fire-rated stairs and is divided into various office and storage spaces. A large student group room has a makeshift raised flooring system that is recommended for removal, with necessary repairs to the underlying slab. A small amount of vinyl tile, suspected to contain asbestos, was found in the mechanical closet, and further sampling and testing are advised. Overall, while the interior environment is in fair condition, the finishes are worn and have reached the end of their lifespan.

Accessibility:

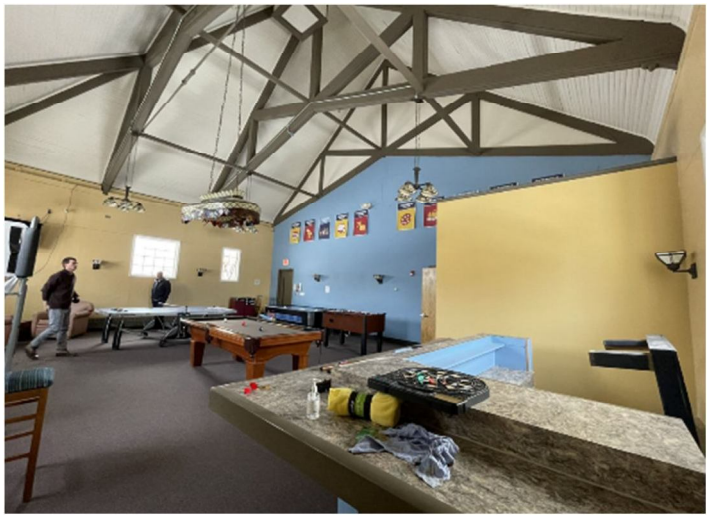
Improvements to building accessibility are recommended in the next renovation project. The building is equipped with a lift that appears dated and is possibly missing safety features that are required on lifts sold today. Further investigation of the lift is recommended if it is to remain.

Life Safety:

A visual assessment of fire/life safety components found that the building is equipped with a fire alarm and emergency strobes but is not sprinklered. Fire extinguishers were noted to be provided throughout the building.



Fire-rated stairwell between floors and first-floor spaces



First-floor large activity room

STRUCTURAL SYSTEM DESCRIPTION

Roof Structure:

The roof structure of the Chapman Hall – Student Center consists of exposed wood roof trusses, clear spanning from exterior wall to exterior wall.

Exposed roof trusses

Exposed hip roof framing

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Crawl Space, Lower, and Upper Floors):

Large sections of the upper floor framing were hidden from view by finishes, and building plans were not provided to determine concealed framing components. Gauging by a few localized exposed areas, the upper floor framing appears to be 2x floor planks supported on wood beams that bear on interior framing and exterior bearing walls. The foundation walls appear to be constructed from multi-wythe brick.
The lower floor structure consists of what appears to be an early precast concrete floor system with concrete planks supported by inverted precast concrete t-beams. The crawl space floor is dirt with miscellaneous rock and building materials within the space.

Corroded and damaged concrete ceiling above old coal bin

Precast plank at first floor

Observations:

- The concrete ceiling above the old coal pit area of the building has significant concrete damage, exposing the reinforcing bars within the slab web members. Additionally, the exposed reinforcing bars are heavily corroded.

Recommendations:

- The coal bin area should be infilled to protect against collapse of the existing ceiling framing. A new access point to the crawl space area below the building should also be constructed to replace the current access from the coal bin area.

ELECTRICAL

Evaluation:

Chapman Hall is served by an underground 1200 amp, 208Y/120-volt, three phase, four-wire electrical service. The service entrance feeder terminates within the safety switch. The metering equipment (E-Mon demand meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the safety switch into a GE 1200-amp switchboard. Once through the main service disconnecting means, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building. During the site visit, the maintenance staff noted that Chapman Hall is fed from the Hubbard Hall switchboard and is therefore provided emergency power from the generator located at Hubbard Hall. The Hubbard Hall EGS provides emergency power to select loads throughout the building in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by GE. It was observed that the distribution equipment, conduit, and wiring all appears to have been replaced during the 1990's renovations. Cursory observations indicate that all electrical distribution equipment has not had industry-accepted preventative maintenance, which would provide a better understanding of the internal working condition.

All the equipment appears to be from the 1990's and is in satisfactory condition. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 1990's renovation project. The equipment has reached the end of its useful life, but everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing circuit breaker filler plate in a panel, wires zip-tied to conduits, loose exposed wires, and missing junction box covers. Our recommendation is to correct these safety concerns/code violations.

CENTRAL HEATING & COOLING

Evaluation:

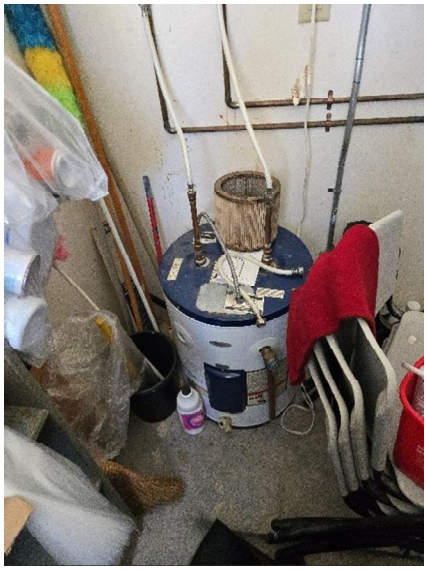
The building's central heating system consists of two natural gas boilers that send hot water out to varying types of equipment such as cabinet unit heaters, fan coils, and fin tube radiation. This building is a little unique in that the boilers are in separate sections of the building and serve each section individually. The boilers are approximately 2010 vintage and are rated at 110,000 BTU/HR each with local Taco controllers. The boilers and surrounding piping are in relatively good condition. Hot water appears to have multiple zones within the boiler room and circulation provided by fractional horsepower Taco pumps. There was no central cooling system observed during inspection.

Boiler for Section 1

PLUMBING SYSTEMS

Evaluation:

There was a small 19-gallon domestic hot water heater observed within a janitorial space. This appears to tie into existing piping and is assumed to serve local hot water requirements only. No other plumbing systems were observed during inspection.



Domestic water heater

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Brick masonry repair and repointing	$50,000
2. Architectural – Roof and roof edge preventative work	$45,000
3. Architectural – Flooring system removal and replacement	$35,000
4. Architectural – Window Repairs and Replacement	$50,000
5. Architectural – Lift inspection and repair	$5000
6. Architectural – Accessibility upgrades	$4500
7. Structural – Infill coal pit and crawl space access	$75,000
8. Electrical – Code violation improvements	$10,000
TOTAL:	**$274,500**

CHAPMAN CENTER ADDITION (BUILDING 8)

ARCHITECTURAL ASSESSMENT

The addition to Chapman Hall, built in 1980, previously served as a gallery space until it was closed off from the original Chapman Hall building and converted into offices.

Building Envelope:

The brick masonry on the exterior of the Chapman Center Addition building is generally in good shape. Minor repointing is needed by mechanical door #10. The existing built-up wood frieze board is in good shape, despite minor peeling paint, but at risk of damage from severe ice damming. It is presumed that heat loss through the building's eaves and roof perimeter is the cause of the continuous ice damming. If not corrected, in addition to the damage to the exterior frieze, gutters, and roof edge, the building is at risk of water infiltration from the roof into the building envelope, leading to damage and mold. The original windows and doors have been replaced with vinyl windows and insulated steel doors, both of which are in good condition. The sloped roof was not fully visible due to the weather conditions and snow. Of the areas observed, the existing architectural shingles appeared to be in good shape.

Interior Conditions:

Chapman Center is equipped with a fire alarm system, but the building is not sprinklered. The first floor has been divided into similar sized offices with painted gypsum board walls, solid wood doors with hollow metal frames, broadloom carpeting, and suspended acoustic ceilings. There is one (1) gender neutral toilet room with a ceramic tile floor and painted gypsum board walls. Similar to the first floor, the basement has been divided into several work and storage spaces by gypsum board partitions, suspended acoustic tile ceilings, and a mixture of broadloom carpeting and VCT.

Severe ice damming at eaves

9x9 vinyl floor tile was identified in the mechanical room that may contain asbestos. Sampling and testing of the material is recommended.

Accessibility:

The building requires minor accommodations to meet accessibility requirements, such as replacement of the knob doors levers, the addition of toilet grab bars, and an accessible handwash sink in the existing toilet room.

Life Safety:

A visual assessment of fire/life safety components found that the building is equipped with a fire alarm and emergency strobes but is not sprinklered. Fire extinguishers were noted to be provided throughout the building.

First-floor common area

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

The roof framing of the Chapman Center building consists of tongue and groove roof plank supported by wood roof trusses. The roof trusses span from exterior bearing wall to exterior bearing wall.

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement and 1st Floors):

The first-floor structure consists of 2x wood floor joists, bearing on a combination of exterior bearing walls, interior wood bearing walls, and steel beams. The basement floor is a concrete slab-on-grade.

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

ELECTRICAL

Evaluation

Chapman Center is served by an underground 1200 amp, 208Y/120-volt, three phase, four-wire electrical service. The service entrance feeder terminates within the safety switch. The metering equipment (E-Mon demand meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the safety switch into a GE 1200-amp switchboard. Once through the main service disconnecting means, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building. During the site visit, the maintenance staff noted that Chapman Hall is fed from the Hubbard Hall switchboard and is therefore provided emergency power from the generator located at Hubbard Hall. The Hubbard Hall EGS can provide emergency power to select loads throughout the building in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by GE. It was observed that the distribution equipment, conduit, and wiring all appears to have been replaced during the 1990's renovations. Cursory observations indicate that all electrical distribution equipment has not had industry-accepted preventative maintenance, which would provide a better understanding of the internal working conditions.

All the equipment appears to be from the 1990's and is in satisfactory condition. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 1990's renovation project. The equipment has reached the end of its useful life, but everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing circuit breaker filler plate in a panel, wires zip-tied to conduits, loose exposed wires, and missing junction box covers. Our recommendation is to correct these safety concerns/code violations.

CENTRAL HEATING & COOLING

Evaluation:

The building's central heating system consists of two natural gas boilers sending hot water out to varying types of equipment such as cabinet unit heaters, fan coils, and fin tube radiation. This building is a little unique in that the boilers are in separate sections of the building and serve each individually. The boilers are approximately 2010 vintage and are rated at 110,000 BTU/HR each with local Taco controllers. The boilers and surrounding piping are in relatively good condition. Hot water appears to have multiple zones within the boiler room and circulation provided by fractional horsepower Taco pumps. There was no central cooling system observed during inspection.

Boiler for Section 1

PLUMBING SYSTEMS

Evaluation:

There was a small 19-gallon domestic hot water heater observed within a janitorial space. This appears to tie into existing piping and is assumed to serve local hot water requirements only. No other plumbing systems observed during inspection

Domestic water heater

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Minor brick masonry repair and repointing	$8,000
2. Architectural – Repainting wood frieze board	$18,000
3. Architectural – Ice damn repair and preventative work	$60,000
4. Architectural – Mechanical room tile asbestos investigation and abatement	$15,000
5. Architectural – Minor accessibility upgrades	$3,000
6. Electrical – Code violation improvements	$10,000
TOTAL:	**$114,000**

NEW HUBBARD HALL (BUILDING 9)

ARCHITECTURAL ASSESSMENT

New Hubbard Hall was constructed in 1959 to replace Callahan Hall, which was tragically destroyed in a fire, and serves as an addition to the surviving Hubbard Hall. The building includes a dining hall and commercial kitchen facilities on the first floor, with student housing located on the upper levels.

Building Envelope:

The exterior brick masonry at New Hubbard Hall is generally in good condition, with a few specific areas requiring attention. Around the perimeter of the walk-in cooler, multiple sections have cracked or missing bricks and deteriorating mortar joints. Efflorescence appears in several locations, indicating potential water infiltration and possible internal damage within the wall cavity. A more detailed investigation is recommended to identify the source of moisture and address the issue appropriately. Adjacent to the walk-in cooler, the kitchen loading dock is in poor condition. Installing new guardrails and truck dock bumpers is advised to improve safety and functionality. The exterior doors consist of insulated, painted metal doors and aluminum storefront doors.

The roof, last replaced in 2005, consists of a white Sarnafil PVC membrane that is nearing the end of its useful life, and replacement is recommended.

Interior Conditions:

New Hubbard Hall's first floor features a large dining hall, a main lobby, a commercial kitchen, and various support spaces. The dining hall interior includes a combination of carpet and floor tile, along with a high acoustical tile ceiling accented by gypsum soffits and lighting. Two full walls of windows provide ample natural light.

Adjacent to the dining hall, the commercial kitchen is fully equipped with professional-grade cooking appliances and a dishwasher. A rear elevator connects the kitchen to the basement, where ingredients are stored. However, the elevator is currently out of service and in need of repair.
The second and third floors of New Hubbard Hall have dorm rooms and staircases along the perimeter, while the central core contains the corridor, toilet/shower rooms, and support spaces. The painted plaster and lath walls are in good condition. The dorm rooms and corridor have broadloom carpet and rubber wall base, though both are worn and need replacement. The toilet and shower rooms have ceramic tile floors and wainscoting, and despite their age remain in good condition.

Ceiling finishes vary throughout. The dorm rooms and stairwells have hard plaster ceilings, while the corridor and toilet/shower rooms feature suspended acoustic ceiling tiles. Potentially asbestos-containing vinyl tile is present in several locations, including the second-floor Luggage Room, stairwell landing, third-floor utility closet, empty phone nooks, and trash room. Sampling and testing are recommended.

The dorm room and support space doors are original stile and rail wood doors with spherical hardware. These handles do not meet accessibility standards and should be replaced with compliant lever-style handles. The stairwell doors and cross-corridor doors are fire rated hollow metal with metal frames.

Accessibility:

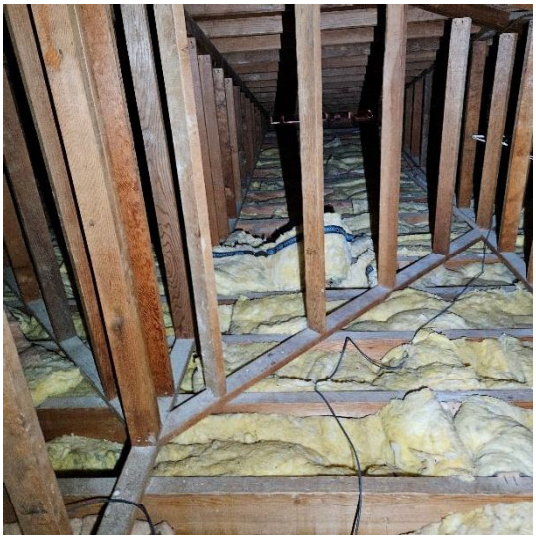
The building requires improvements regarding accessibility accommodation. General toilet rooms would require updates to provide code-compliant turn radii, grab bars, and fixtures. The stairs will need to have the railing modified to provide 12” extensions if applicable.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

A portion of the attic space of New Hubbard Hall was accessible for visual observation. Where visible, the roof framing consists of plywood sheathing supported by wood rafters. The rafters are supported by continuous wood knee walls, bearing on wood ceiling joists. The roof and attic ceiling framing span perpendicular to the hallway walls.

Wood rafters and supporting knee wall



Knee walls and ceiling joists

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

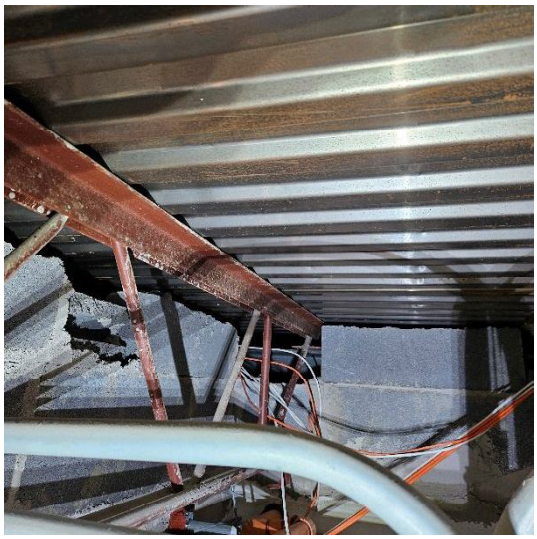
- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

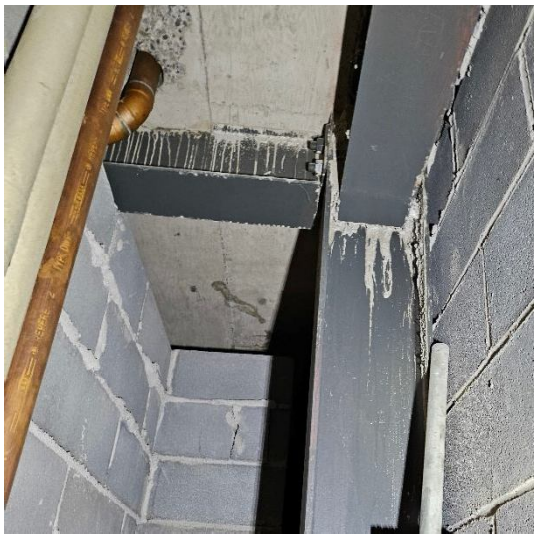
Most of the structural floor framing for the building is hidden behind finishes and could not be visually observed during the walkthrough. Additionally, building plans were not provided to determine concealed framing components.

At a few localized areas, visual access to the underside of the third-floor framing was available during the walkthrough. At these areas, the floor framing consists of a concrete slab on metal deck, supported by open web steel floor joists. Similarly, where visible from below, the second-floor framing consists of a concrete slab on metal deck, supported by open web steel joists bearing on interior steel beams and masonry bearing walls. At the second- and third-floor communal bathrooms, the floor slab appears to be constructed of cast-in-place reinforced concrete or precast concrete plank, supported by steel beams and columns.

The first-floor framing appears to be a concrete slab and beam system, though limited visual access prevented a full review of the framing system. The basement floor consists of concrete slab-on-grade.



Metal deck on open web steel joists



Concrete floor slab & support steel below third-floor bathrooms

Observations:

- No structural deficiencies were noted during the walk-through survey of the basement, first-, second-, and third-floor framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

ELECTRICAL

Evaluation:

New Hubbard Hall is served by an underground 2000-amp, 208Y/120-volt, three phase electrical service. The service entrance feeder terminates within the switchboard circuit breaker. Power is routed from the circuit breaker into an ASCO 2000-amp Automatic Transfer Switch (ATS). Once through the ATS, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building as well as the following facilities: Eddy Hall, Coleman Hall, Williams Hall, Chapman Hall, and Park Hall. There is an emergency generator system (EGS) that consists of a 2000-amp ASCO ATS located within the electrical room of the building and a Cummins 500kW diesel generator installed in a sound attenuating enclosure outside the building. The EGS system can provide emergency power to all loads throughout the building in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by GE. It was observed that the distribution equipment, some conduit, and some wiring appear to have been replaced during the 2000's renovations. Additionally, the distribution panels in the kitchen were replaced/retrofitted in 2020 with new Siemens panels and circuit breakers. Cursory observations indicate that all electrical distribution equipment has not had industry-accepted preventative maintenance, which would provide a better understanding of the internal working conditions.

The equipment appears to date from a range of years between the 2000's and 2020 and is in satisfactory condition. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.


Power Generation
www.cumminspower.com

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 2000's and 2020 renovation projects. The equipment has not reached the end of its useful life, and everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing junction box knockouts, and inadequate working space in front of two (2) of the distribution panels. Our recommendation is to correct these safety concerns/code violations.

CENTRAL HEATING & COOLING

Evaluation:

These four buildings (Hubbard, Eddy, Coleman, & Williams) share one overall footprint. The buildings' central heating system consists of four (4) 850,000BTU/HR natural gas boilers that operate in a lead lag type system with any number of boilers operating depending on building demand. This updated system was installed in 2019. Each boiler has individual primary loop pumps while building-wide distribution is handled by two base mounted Bell & Gossett 7.5HP pumps equipped with variable frequency drives for control. All associated piping, piping components, and support systems appear to have been upgraded during this 2019 timeframe. There is one packaged roof top unit with a natural gas heating side and Dx cooling. The heating side is 224,000 BTU/HR while cooling capacity is 1114,000 BTU/HR. The extent of heating/cooling limits for this unit is unknown.

As part of this building network, there is an operational industrial-style kitchen capable of providing daily meals to occupants. Within this kitchen is a large exhaust hood which is connected to a 10,000 CFM upblast type exhaust fan. There is also a roof mounted natural gas make up air unit associated with the hood that preheats the fresh air being brought inside depending on outdoor temperatures.

Recommendations:

Other than the limited areas served by air handlers, there are little-to-no mechanical ventilation systems in place. If the usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives.

Recommendations:

None.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Truck dock improvements	$14,000
2. Architectural – Roof replacement	$420,000
3. Architectural – Masonry inspection and repointing	$50,000
4. Architectural – Service elevator repair	$12,000
5. Architectural – Vinyl tile asbestos testing and abatement	$18,000
6. Architectural – Accessibility upgrades	$9,000
7. Electrical – Code violation remediation	$10,000
TOTAL:	**$533,000**

OLD HUBBARD HALL (BUILDING 9)

ARCHITECTURAL ASSESSMENT

Hubbard Hall, built in 1827 as part of the original Genesee Seminary, has been a cornerstone of the campus for nearly 200 years. The building played a significant role in the institution's progression from a seminary to a junior college in the 1940's and later to a fully co-educational collegiate program by 1982. Over the course of its history, Hubbard Hall has undergone both minor and major renovations to adapt to evolving needs.

Building Envelope:

The exterior of Old Hubbard Hall is generally in fair condition, with some areas requiring maintenance and repair. The building has vinyl windows with insulated glass, which are in good condition. However, the stairwell windows appear to be original wood and may need attention. The surrounding windowsills would benefit from preventative maintenance to extend their lifespan.

The concrete steps leading from the west side stairwell, along with the wood guards and roof, are deteriorating and should be replaced. The brick exterior is mostly in good shape, but there are a few problem areas. Efflorescence is visible on the outside corners of the roof pediment, indicating water infiltration and mineral deposits on the brick surface. Mortar deterioration has been observed at each main entrance door and along the driveway. Additionally, step cracking is present at various locations on the rear and east side of the building.

The building features wood accent trim and a frieze board. While the frieze board is in good condition, some portions of the trim around the main entrance doors require repair.

Interior Conditions:

The second and third floors of Old Hubbard Hall have dorm rooms and staircases along the perimeter, while the central core contains the corridor, toilet/shower rooms, and support spaces. The painted plaster and lath walls are in good condition. The dorm rooms and corridor have broadloom carpet and rubber wall base, though both are worn and need replacement. The toilet and shower rooms have ceramic tile floors and wainscoting, and despite their age remain in good condition.

Ceiling finishes vary throughout. The dorm rooms and stairwells have hard plaster ceilings, while the corridor and toilet/shower rooms feature suspended acoustic ceiling tiles. Potentially asbestos-containing vinyl tile is present in several locations, including the second-floor Luggage Room, stairwell landing, third-floor utility closet, empty phone nooks, and trash room. Sampling and testing are recommended.

The dorm room and support space doors are original stile and rail wood doors with spherical hardware. These handles do not meet accessibility standards and should be replaced with compliant lever-style handles. The stairwell doors and cross-corridor doors are fire rated hollow metal with metal frames.

Accessibility:

The building requires improvements regarding accessibility accommodation. This building does not have an elevator. If future use of this building requires a change in occupancy type, it is likely that an elevator will be required to meet accessibility requirements. Additionally, the toilet rooms would require updates to provide code-compliant turn radii, grab bars, and fixtures. The stairs will need to have the railing modified to provide 12” extensions if applicable.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

The attic space below the gable roof section of Old Hubbard Hall was not accessible during the field walkthrough. Additionally, building plans were not provided to determine concealed framing components. A small hole in the hard ceiling finishes below the flat roof portion of the building indicated open web steel roof joists spanning perpendicular to the hallway walls. End bearing locations of the roof joists could not be verified in the field.

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

Most of the structural floor framing for the building is hidden behind finishes and could not be visually observed during the walkthrough. Access to the third-floor framing was not available, but the framing likely consists of a concrete slab supported by open web steel floor joists, based on the framing encountered at other floors within the building.

Where visible, the second-floor framing consists of a concrete slab on draped mesh, supported by open web steel floor joists. Similarly, where visible, a portion of the first-floor framing consists of a concrete slab on draped mesh, supported by open web steel joists. A concrete slab and beam system was also encountered while investigating the first-floor framing. The basement floor of the building was found to be a concrete slab-on-grade.

Concrete slab & beam floor system floor joists (typical floor condition)

Concrete slab on draped mesh & open web steel

Cracking in 2nd floor wall finish

Cracking in 2nd floor ceiling finish

Observations:

- A continuous crack in the wall and ceiling finishes of the second floor, immediately adjacent to the connection between the old and new Hubbard Hall buildings, was discovered during the field walkthrough. Discoloration around the cracking seems to indicate that this has been an ongoing problem that was repaired and then cracked again. The existing finishes prevented a visual assessment of the issue to determine the cause. A faint hairline crack was also encountered at the walls of the third floor, adjacent to the doorway between the old and new buildings.

Recommendations:

- Further investigation should be undertaken to determine the cause of the cracking at the second-floor and third-floor connections between the old and new buildings to determine if the cracking is a structural concern or a serviceability concern.

ELECTRICAL

Evaluation:

Old Hubbard Hall is served by an underground 2000-amp, 208Y/120-volt, three phase electrical service. The service entrance feeder terminates within the switchboard circuit breaker. Power is routed from the circuit breaker into an ASCO 2000-amp Automatic Transfer Switch (ATS). Once through the ATS, power is routed through a series of breakers to distribution panelboards that feed the remainder of the building as well as the following facilities: Eddy Hall, Coleman Hall, Williams Hall, Chapman Hall, and Park Hall. There is an emergency generator system (EGS) that consists of a 2000-amp ASCO ATS located within the electrical room of the building and a Cummins 500kW diesel generator installed in a sound attenuating enclosure outside the building. The EGS system can provide emergency power to all loads throughout the building in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

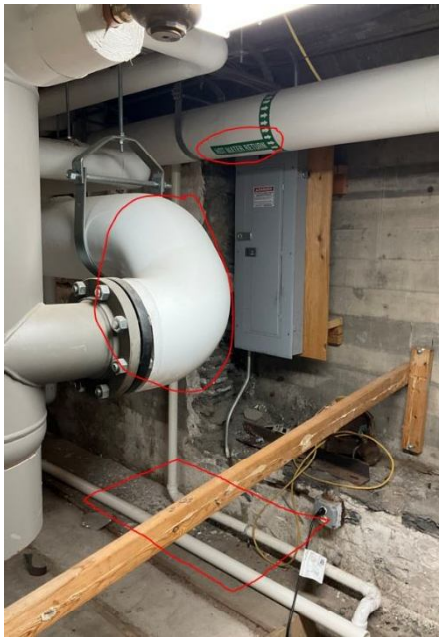
The electrical distribution system is made up of a number of distribution panelboards located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is manufactured by GE. It was observed that the distribution equipment, some conduit, and some wiring appear to have been replaced during the 2000's renovations. Additionally, the distribution panels in the kitchen were replaced/retrofitted in 2020 with new Siemens panels and circuit breakers. Cursory observations indicate that all electrical distribution equipment has not had industry-accepted preventative maintenance, which would provide a better understanding of the internal working conditions.

The equipment appears to date from a range of years between the 2000's and 2020 and is in satisfactory condition. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.


Power Generation
www.cumminspower.com

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 2000's and 2020 renovation projects. The equipment has not reached the end of its useful life, and everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing junction box knockouts, and inadequate working space in front of two (2) of the distribution panels. Our recommendation is to correct these safety concerns/code violations.



CENTRAL HEATING & COOLING

Evaluation:

These four buildings (Hubbard, Eddy, Coleman, & Williams) share one overall footprint. The buildings' central heating system consists of four (4) 850,000 BTU/HR natural gas boilers that operate in a lead lag type system with any number of boilers operating depending on building demand. This updated system was installed in 2019. Each boiler has individual primary loop pumps while building-wide distribution is handled by two base mounted Bell & Gossett 7.5HP pumps equipped with variable frequency drives for control. All associated piping, piping components, and support systems appear to have been upgraded during this 2019 timeframe. There is one packaged roof top unit with a natural gas heating side and Dx cooling. The heating side is 224,000 BTU/HR while cooling capacity is 1114,000 BTU/HR. The extent of heating/cooling limits for this unit is unknown.

As part of this building network, there is an operational industrial-style kitchen capable of providing daily meals to occupants. Within this kitchen is a large exhaust hood which is connected to a 10,000 CFM upblast type exhaust fan. There is also a roof mounted natural gas make up air unit associated with the hood that preheats the fresh air being brought inside depending on outdoor temperatures.

New boilers

Kitchen hood exhaust/make up air and rooftop unit

Recommendations:

Other than the limited areas served by air handlers, there are little-to-no mechanical ventilation systems in place. If the planned usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives.

The kitchen equipment appears to be serviceable, with expected levels of wear and tear at sinks, service areas, and drainage locations. As expected, there is a mix of indirect and direct waste from equipment as well as a floor mounted grease interceptor.

Three-bay sink to grease trap in kitchen

Recommendations:

None.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Window inspection and repair	$52,000
2. Architectural – Concrete stair replacement	$35,000
3. Architectural – Masonry inspection and repointing	$18,000
4. Architectural – Door trim repair	$2,000
5. Architectural – Carpet and wall base replacement	$32,000
6. Architectural – Vinyl tile asbestos testing and abatement	$45,000
7. Architectural – Accessibility upgrades	$6,000
8. Structural – Wall cracking investigation	$1,500
9. Electrical – Distribution panels maintenance	$4,000
10. Electrical – Code violation remediation	$6,000
11. Heating and Cooling – Force air system installation	$85,000
12. Plumbing – Fixture repair/replacement	5,000
TOTAL:	**$291,500**

EDDY HALL (BUILDING 10)

ARCHITECTURAL ASSESSMENT

Eddy Hall, one of the oldest buildings on campus, was constructed in 1827 as part of the original Seminary. Renovations in the late 1950s enabled connections to the neighboring buildings of Coleman, Williams, and Hubbard Halls. A distinctive feature of Eddy Hall is its eight-stop elevator, which accommodates the varying floor heights of the four interconnected buildings.

Building Envelope:

The brick masonry exterior is in good shape with only minor signs of deterioration. Salt has damaged the mortar in areas adjacent to building entrances. Repointing will be necessary at these locations to prevent water infiltration. Additionally, the shed roof that resides over this building entrance is starting to fail from water and ice falling on it. A new, more robust roof, preferably one that matches the building's characteristics, should be considered for its replacement.

The exterior windows appear to be original to the building. They are of wood construction with muntins creating true divided lites from single pane glazing. The wood trim and casing shows evidence of deterioration and peeling paint. The glazing putty that holds the individual panes of glass in place is failing, leading to air infiltration. Further deterioration is expected of the windows without repair or replacement. Due to weather conditions as the time of the building review, the team did not have access to review the existing sloped architecture shingled roof. The built-up frieze board around the roof perimeter is starting to show signs of deterioration from weather and sun exposure.

Interior Conditions:

The interior finishes throughout the building include painted plaster and lath over CMU walls and suspended acoustic ceilings in the common areas, corridors, classrooms, and offices. The interior finishes (carpet, tile, paint, ceilings) on the second and third floors appear to be at least 25 years old if not older, whereas most of the first-floor interior finishes were recently updated for the building's current occupants, the New York State Police Basic School Auxiliary Academy.

The second and third floors have VCT in most offices and broadloom carpet in the corridors. The toilet rooms on these levels have ceramic tile floors and walls. As previously noted, most of these finishes are worn and reaching the end of their useful life. The interior classroom and office doors on these floors are hollow metal frames with solid core wood doors and non-accessible spherical handles. Spherical handles are not accessible and should be replaced with lever type handles. The doors used in the stairwells and mechanical spaces are fire rated hollow metal doors and frames with accessible lever hardware. They are in fair condition.

The first floor's interior finishes, interior doors, and lighting fixtures have been mostly replaced within the last few years. The main corridor is in good shape with new broadloom carpeting, acoustic ceiling tiles, and LED lighting. Adjacent classroom spaces, which were unavailable for a detailed review, contain similar finishes. The toilet rooms have been updated with new floor and wall tile, fixtures, and toilet partitions.

Vinyl floor tile was identified in Office #108 and the second level stairwell landing that may contain asbestos. Sampling and testing of the material is recommended.

Accessibility:

The building requires improvements regarding accessibility accommodation. Additionally, the toilet rooms would require updates to provide code compliant turn radii, grab bars, and fixtures. The stairs will need to have the railing modified to provide 12" extensions if applicable. The second- and third-floor door hardware should be replaced with accessible lever type handles.

Life Safety:

A visual assessment of fire/life safety components found that the building is equipped with a fire alarm and emergency strobes but is not sprinklered. Fire extinguishers were noted to be provided throughout the building.

Architectural Recommendation:

Observations:

- Improve Accessibility Accommodations – Add Elevator Tower
- Improve Accessibility Accommodation – Improve accessibility of all toilet rooms

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

The attic space above Eddy Hall was accessible for visual observation. The gable roof structure consists of precast concrete plank supported by steel framing members. The attic floor / third-floor ceiling consists of open web steel joists. The roof and attic ceiling framing span perpendicular to the hallway walls. From the attic space, an 8” masonry block wall was visible at the north hallway wall below. Steel columns supporting the roof structure bear on this masonry wall at the attic floor level. The 8” masonry wall at the north side of the buildings hallways likely serves as a bearing wall for the floor framing at the levels below. A 4” masonry block wall was visible at the south hallway wall.

Precast plank on steel frames

Third-floor OWSJ ceiling joists and 8” masonry block bearing wall

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

Where exposed to view, the first, second, and third floors of the building consist of a metal deck (likely concrete filled) over open web steel floor joists. The basement floor was found to be a concrete slab-on-grade. The floor framing appears to run perpendicular to the hallway walls, bearing on a steel beam and column line at the interior of the building and on the exterior bearing walls.

Extensive surface corrosion

Extensive surface corrosion

Observations:

- Where exposed to view, the metal deck at each floor was noted to have extensive surface corrosion.
- Where exposed to view, the open web steel floor joists were noted to have varying levels of surface corrosion on the members

Recommendations:

- Ceiling finishes should be removed to perform a full structural assessment of the metal deck and open web steel joists floor framing at each level to determine the extent and severity of the noted

corrosion. At a minimum, the surface rust on the metal deck and steel joists should be cleaned and a protective coating of a zinc-rich paint should be applied to the cleaned metal surfaces to protect against future corrosion damage.

- The structural assessment may uncover localized areas of the metal deck and steel joist floor system that have progressed to a point where reinforcement and/or replacement is necessary, though this was not encountered during the field walkthrough.

ELECTRICAL

Evaluation:

Eddy Hall, Coleman Hall, and Williams Hall are all served from the switchboard in Hubbard Hall. Power is routed through a series of breakers to distribution panelboards that feed the buildings. The EGS in Hubbard Hall can provide emergency power to all loads throughout the buildings in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility rooms and throughout the buildings. The distribution equipment is of various sizes, ratings, and manufacturers. Most of the panelboards were replaced in the early 2000's or in the 2020 renovation project. There were a number of older Frank Adam panelboards. The exact date of installation is unknown, but likely predates the 1980's. All the equipment from the early 2000's and the 2020 renovation project are in satisfactory condition. The equipment that predates the 1980's is well past its useful life. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 2000's and 2020 renovation projects. This equipment is in overall good condition. The equipment that predates the 1980's has reached the end of its useful life, and while still functional, it should be considered for replacement. The only deficiencies noted during the site visit included missing junction box covers and inadequate working space in front of two (2) of the distribution panels. Our recommendation is to correct these safety concerns/code violations.

CENTRAL HEATING & COOLING

Evaluation:

These four buildings (Hubbard, Eddy, Coleman, & Williams) share one overall footprint. The buildings' central heating system consists of four (4) 850,000 BTU/HR natural gas boilers that operate in a lead lag type system with any number of boilers operating depending on building demand. This updated system was installed in 2019. Each boiler has individual primary loop pumps while building-wide distribution is handled by two base mounted Bell & Gossett 7.5HP pumps equipped with variable frequency drives for control. All associated piping, piping components, and support systems appear to have been upgraded during this 2019 timeframe. There is one packaged roof top unit with a natural gas heating side and Dx cooling. The heating side is 224,000 BTU/HR while cooling capacity is 1114,000 BTU/HR. The extent of heating/cooling limits for this unit is unknown.

Recommendations:

Other than the limited areas served by air handlers, there are little-to-no mechanical ventilation systems in place. If the planned usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives.

Recommendations:

None.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Brick masonry minor restoration	$12,000
2. Architectural – Shed Roof Replacement	$21,000
3. Architectural – Wood windows restoration	$25,000
4. Architectural – Wood trim restoration	$12,000
5. Architectural – Accessibility Upgrades	$4,000
6. Architectural – Multistop elevator	$850,000
7. Structural – Investigation and repair of corroding metal floor deck and joists.	$32,000
8. Electrical – Code violation improvements	$10,000
9. Heating and Cooling – Forced air mechanical system installation	$85,000
TOTAL:	**$1,051,000**

COLEMAN HALL (BUILDING 11)

ARCHITECTURAL ASSESSMENT

Coleman Hall was built on the site of the original courthouse constructed in 1810, which was later destroyed by a fire. Coleman served as an educational instruction building for Cazenovia College until its closure.

Building Envelope:

The brick masonry exterior is in good shape but with some evidence of water infiltration as evident from efflorescence below the outside corners of the front façade's roof pediment. The stone water table beneath the brick is in good condition but requires minor pointing at select joints. The exterior windows appear to be original to the building. They are of wood construction with muntins creating true divided lites from single pane glazing. The wood trim and casing is showing evidence of deterioration and peeling paint. The glazing putty that holds the individual panes of glass in place is failing, leading to air infiltration. Further deterioration is expected of the windows without repair or replacement. The existing exterior doors are in fair shape with some deterioration at the bottom of the wood casing. Due to weather conditions at the time of the building review, the team did not have access to review the existing sloped architectural shingled roof up-close.

Interior Conditions:

The third floor features painted plaster and lath walls, which are generally in good condition except for water damage in the lecture hall beneath a window. This floor includes a large lecture hall, a lounge, and a lobby. The flooring throughout is broadloom carpet, and the ceilings consist of suspended acoustic tiles. There is visible staining on the ceiling tiles in the elevator lobby, indicating a past water leak. Overall, the interior finishes are dated and at the end of their useful life.

The first floor is currently occupied by the New York State Police Basic School Auxiliary Academy's offices. Minor interior finish updates were recently completed, and the space is in good condition. The lobby, corridor, and offices feature broadloom carpeting, base trim, and suspended acoustic ceilings. Interior doors vary in frame types and styles, but many still have spherical knobs, which do not meet accessibility requirements and should be replaced with lever-type handles. Fire-rated metal doors with wired glass separate fire areas; however, the wired glass should be replaced with fire-rated safety glazing. The original brass student mailboxes remain, reflecting the building's long history.

Main lobby

A small set of stairs in the corridor leads to Coleman Hall. A lift was installed near the rear egress door to provide an accessible route to Eddy Hall. Additionally, an elevator was added in 2010 at the opposite end of the building between Coleman and Williams Halls. This elevator serves both buildings and remains in good condition.

The basement, formerly a bookstore, now serves as furniture storage. Many interior finishes have been removed, leaving the space partially unfinished. Evidence of 9x9 floor tile is visible through staining and residue on the concrete, which may be residual mastic from the removed tiles. Sampling and testing for asbestos are recommended.

Accessibility:

The building requires improvements regarding accessibility accommodation. Elevator access is located in the adjacent, connected building. The toilet rooms would require updates to provide code compliant turn radii, grab bars, and fixtures. The stairs will need to have the railing modified to provide 12" extensions if applicable.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

The attic space above Coleman Hall was accessible for visual observation. The gable roof structure consists of precast concrete plank supported by steel trusses. The third-floor ceiling appears to be supported by the bottom chord of the steel roof trusses.

Precast roof panels on steel frame

Third-floor ceiling support framing

Observations:

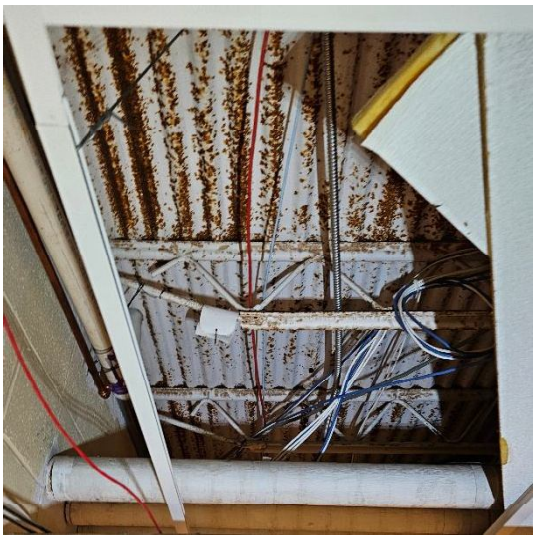
- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, and 2nd Floors):

The second-floor structure was hidden by finishes and could not be visually inspected to determine framing type and condition. Additionally, building plans were not provided to determine concealed framing components. Where exposed, the first-floor framing consists of concrete on a metal deck, supported by open web steel floor joists. The basement floor is slab-on-grade construction.



Surface corrosion on deck and joists

Extensive corrosion on deck and joists

Observations:

- Where exposed to view, the metal deck at the first-floor was noted to have extensive surface corrosion.
- Where exposed to view, the open web steel floor joists were noted to have varying levels of surface corrosion on the members.

Recommendations:

- Ceiling finishes should be removed to perform a full structural assessment of the metal deck and open web steel joists floor framing at each level to determine the extent and severity of the noted corrosion. At a minimum, the surface rust on the metal deck and steel joists should be cleaned and a protective coating of a zinc-rich paint should be applied to the cleaned metal surfaces to protect against future corrosion damage.
- The structural assessment may uncover localized areas of the metal deck and steel joist floor system that have progressed to a point where reinforcement and/or replacement is necessary.

ELECTRICAL

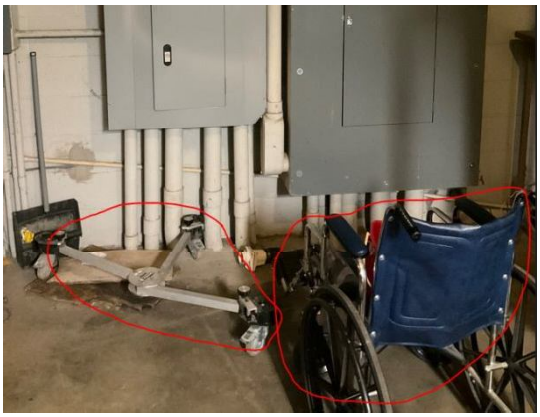
Evaluation:

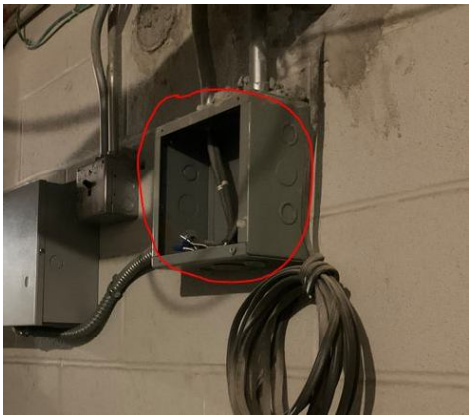
Eddy Hall, Coleman Hall, and Williams Hall are all served from the switchboard in Hubbard Hall. Power is routed through a series of breakers to distribution panelboards that feed the buildings. The EGS in Hubbard Hall can provide emergency power to all loads throughout the buildings in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility rooms and throughout the buildings. The distribution equipment is of various sizes, ratings, and manufacturers. Most of the panelboards were replaced in the early 2000's or in the 2020 renovation project. There were a number of older Frank Adam panelboards. The exact date of installation is unknown, but likely predates the 1980's. All the equipment from the early 2000's and the 2020 renovation project are in satisfactory condition. The equipment that predates the 1980's is well past its useful life. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 2000's and 2020 renovation projects. This equipment is in overall good condition. The equipment that predates the 1980's has reached the end of its useful life, and while still functional, it should be considered for replacement. The only deficiencies noted during the site visit included missing junction box covers and inadequate working space in front of two (2) of the distribution panels. Our recommendation is to correct these safety concerns/code violations.





CENTRAL HEATING & COOLING

Evaluation:

These four “buildings” share one overall footprint. The buildings’ central heating system consists of four (4) 850,000 BTU/HR natural gas boilers that operate in a lead lag type system with any number of boilers operating depending on building demand. This updated system was installed in 2019. Each boiler has individual primary loop pumps while building-wide distribution is handled by two base mounted Bell & Gossett 7.5HP pumps equipped with variable frequency drives for control. All associated piping, piping components, and support systems appear to have been upgraded during this 2019 timeframe. There is one packaged roof top unit with a natural gas heating side and Dx cooling. The heating side is 224,000 BTU/HR while cooling capacity is 1114,000 BTU/HR. The extent of heating/cooling limits for this unit is unknown.

As part of this building network, there is an operational industrial-style kitchen capable of providing daily meals to occupants. Within this kitchen is a large exhaust hood which is connected to a 10,000 CFM upblast type exhaust fan. There is also a roof mounted natural gas make up air unit associated with the hood that preheats the fresh air being brought inside depending on outdoor temperatures.

Recommendations:

Other than the limited areas served by air handlers, there are little-to-no mechanical ventilation systems in place. If the planned usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives.

Recommendations:

None.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Masonry inspection and repointing	$14,000
2. Architectural – Window repair/replacement	$16,000
3. Architectural – Water damage investigation and repair at façade and roof eaves	$22,000
4. Architectural – Severe ice damming inspection and preventative measures	$35,000
5. Architectural – Vinyl tile asbestos testing and abatement	$5,000
6. Architectural – Accessibility upgrades	$7,000
7. Architectural – Wire glass replacement	$8,000
8. Structural – Corroded metal deck and joist inspection and repair	$40,000
9. Electrical – Distribution panels maintenance	$25,000
10. Electrical – Code violation remediation	$10,000
11. Heating and Cooling – Force air system installation	$85,000
TOTAL:	**$267,000**

WILLIAMS HALL (BUILDING 12)

ARCHITECTURAL ASSESSMENT

Williams Hall, built in 1854, is one of the oldest buildings on the Cazenovia College campus. Over the years, it has served various functions, including housing enrollment services, career services, and adult continuing education programs. Modifications made to the building in the 1960s altered its original architectural character, resulting in its exclusion from the Cazenovia Village Historic District. Originally a standalone structure, Williams Hall is now physically connected to Coleman Hall and Eddy Hall.

Building Envelope:

Williams Hall's exterior is constructed of two masonry materials: coursed rubble limestone and clay brick masonry. The brick façade is in fair condition, with several areas requiring repointing. Efflorescence was observed on the brick below more than half of the windowsills, along with damaged and missing mortar—an indication of water infiltration into the wall cavity. These areas should be addressed promptly to prevent further deterioration of the façade.

The limestone coursed rubble masonry is also in fair condition, though general inspection and repointing are recommended to prevent long-term deterioration. Several grade-level windows and window wells provide access to the basement level of Williams Hall. Deterioration in multiple window locations has led to openings in the building envelope, allowing water and pests to enter. Repairing these conditions is recommended to prevent further damage.

The exterior windows appear to be vinyl replacements, though the installation date is unknown. They are generally in good condition. The main entrance doors are wood stile and rail, and while they remain functional, they are in poor condition, with visible cracking in one door panel and signs of finish deterioration. Replacement of this door set is recommended. The side egress door is painted metal with accessible hardware and appears to be in good condition.

Due to weather conditions at the time of the review, the assessment team was unable to inspect the sloped architectural shingle roof directly. However, observations from grade revealed ice damming and icicle buildup along the roof eaves. Additionally, general repair and painting are recommended for the wood eaves, frieze board, corbels, and miscellaneous trim to maintain the building's integrity.

Interior Conditions:

The second and third floors of Williams Hall have painted plaster and lath walls that are in fair shape. After general wear and damage from years of use, the plaster will require repair. These floors contain classrooms and offices with a mix of VCT and broadloom carpeting. The carpet shows signs of wear, while the VCT is delaminating due to the subfloor flexing underfoot. This condition will need to be addressed as a repair for both floors. All rooms have acoustic tile ceilings, with minor damage noted in some classrooms. The vinyl tile in the stairwells is suspected to contain asbestos, and sampling and testing are recommended. Overall, the interior finishes are dated and have reached the end of their useful life.

The first floor is currently occupied by the New York State Police Basic School Auxiliary Academy's offices. Minor interior finish updates were recently completed, and the space is in good condition. The interior doors consist of various frame types and door styles. Many doors have spherical knobs that do not meet accessibility requirements and should be replaced with lever-type handles. Metal fire-rated doors with wired glass are used between fire areas.

The basement, primarily used for file storage, is under-conditioned, damp, and shows evidence of water on the floor. The space is mostly unfinished and considered non-occupiable. A small amount of 9x9” vinyl tile is present, which should be sampled and tested for asbestos.

Accessibility:

The building requires improvements regarding accessibility accommodation. This building does not have an elevator. If future use of this building requires a change in occupancy type, it is likely that an elevator will be required to meet accessibility requirements. Additionally, the toilet rooms would require updates to provide code compliant turn radii, grab bars, and fixtures. The stairs will need to have the railing modified to provide 12” extensions if applicable.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

Williams Hall did not have an accessible attic space to inspect the roof and attic framing. Additionally, building plans were not provided to determine concealed framing components. A small, localized hole in the ceiling finish of the third floor indicated wood ceiling joists spanning from exterior wall to hallway wall.

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

The existing floor and ceiling finishes prevented a visual observation of the second- and third-floor framing members. At a few localized areas where the first-floor framing was visible from the basement below, the first-floor framing consists of a wood floor deck supported by wood floor joists. The basement floor is a mixture of slab-on-grade construction at the records room and a dirt floor elsewhere in the building.

Third-floor ceiling and stone wall

First-floor joists and dirt crawl space

Unsupported first-floor joists

Water damage in basement

Observations:

- During the field walkthrough, the third floor was noted to have a noticeable pitch. Localized low spots in the third floor were also encountered. Due to the existing finishes, the structure below could not be assessed to determine if the floor pitch and low spots were a structural concern, caused by long-term creep, or had another cause.
- A set of first-floor joists are not adequately supported at their bearing ends.
- Ongoing periodic water intrusion was visible at the northwest foundation wall of the building.

Recommendations:

- The third-floor framing should be investigated for any structural concerns related to the sloped floor and localized low spots.
- The unsuitable first-floor joist bearing condition should be repaired to provide adequate end bearing for the floor joists above the foundation wall opening.

ELECTRICAL

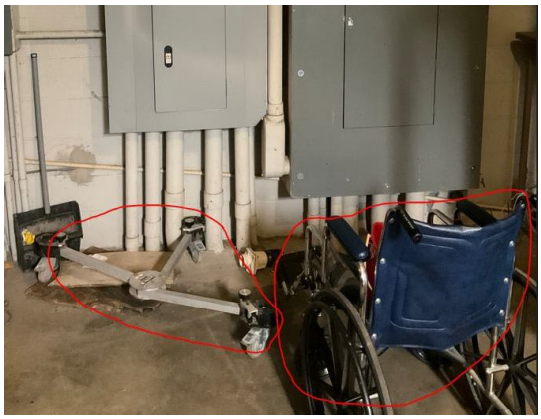
Evaluation:

Eddy Hall, Coleman Hall, and Williams Hall are all served from the switchboard in Hubbard Hall. Power is routed through a series of breakers to distribution panelboards that feed the buildings. The EGS in Hubbard Hall can provide emergency power to all loads throughout the buildings in the event of a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility rooms and throughout the buildings. The distribution equipment is of various sizes, ratings, and manufacturers. Most of the panelboards were replaced in the early 2000's or in the 2020 renovation project. There were a number of older Frank Adam panelboards. The exact date of installation is unknown, but likely predates the 1980's. All the equipment from the early 2000's and the 2020 renovation project are in satisfactory condition. The equipment that predates the 1980's is well past its useful life. It should be noted that the typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above, most electrical distribution equipment appears to be from the 2000's and 2020 renovation projects. This equipment is in overall good condition. The equipment that predates the 1980's has reached the end of its useful life, and while still functional, it should be considered for replacement. The only deficiencies noted during the site visit included missing junction box covers and inadequate working space in front of two (2) of the distribution panels. Our recommendation is to correct these safety concerns/code violations.



CENTRAL HEATING & COOLING

Evaluation:

These four buildings share one overall footprint. The buildings' central heating system consists of four (4) 850,000 BTU/HR natural gas boilers that operate in a lead lag type system with any number of boilers operating depending on building demand. This updated system was installed in 2019. Each boiler has individual primary loop pumps while building-wide distribution is handled by two base mounted Bell & Gossett 7.5HP pumps equipped with variable frequency drives for control. All associated piping, piping components, and support systems appear to have been upgraded during this 2019 timeframe. There is one packaged roof top unit with a natural gas heating side and Dx cooling. The heating side is 224,000 BTU/HR while cooling capacity is 114,000 BTU/HR. The extent of heating/cooling limits for this unit is unknown.

As part of this building network, there is an operational industrial-style kitchen capable of providing daily meals to occupants. Within this kitchen is a large exhaust hood which is connected to a 10,000 CFM upblast type exhaust fan. There is also a roof mounted natural gas make up air unit associated with the hood that preheats the fresh air being brought inside depending on outdoor temperatures.

Recommendations:

Other than the limited areas served by air handlers, there are little-to-no mechanical ventilation systems in place. If the planned usage of the building changes, a forced air mechanical system may need to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The plumbing fixtures in general appear to be of the same vintage as the original building. While currently serviceable, they are approaching the end of their useful lives.

The kitchen equipment appears to be serviceable, with expected levels of wear and tear at sinks, service areas, and drainage locations. As expected, there is a mix of indirect and direct waste from equipment as well as a floor mounted grease interceptor.

Three-bay sink to grease trap in kitchen

Recommendations:

None.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Limestone inspection and repointing	$7,500
2. Architectural – Masonry inspection and repointing	$12,000
3. Architectural – Window repair/replacement	$30,000
4. Architectural – Main entrance door replacement/repair	$6,000
5. Architectural – Ice damming investigation	$28,000
6. Architectural – Exterior wood Trim repair	$10,000
7. Architectural – Vinyl tile asbestos testing and abatement	$7,000
8. Architectural – VCT Flooring Replacement	$24,000
9. Architectural – Accessibility upgrades	$6,000
10. Architectural – Wire glass replacement	$15,000
11. Structural – 1st floor bearing condition repair	$6,000
12. Electrical – Distribution panels maintenance	$14,000
13. Electrical – Code violation remediation	$10,000
14. Heating and Cooling – Force air system installation	$85,000
TOTAL:	**$260,500**

ECKEL SCIENCE BUILDING (BUILDING 13)

ARCHITECTURAL ASSESSMENT

Eckel Hall, a three-story educational building constructed in 1967, originally served as a lecture hall and classroom facility. Partial renovations in 2014 updated the third floor, introducing new science laboratories and support spaces.

Building Envelope:

The brick masonry exterior is in excellent shape, with no signs of structural concerns or water infiltration. The climbing vine vegetation on the back of the building should be removed. While ivy and vegetation may enhance the collegiate aesthetic, the plant's tendrils adhere to the brick surface and can cause long-term damage to both the brick and mortar. The main roof, last replaced in 2014 is composed of a black EPDM with a 20 year warranty. The roofing membrane has 9 years of warranty remaining. An inspection is recommended when the warranty runs out to determine the next project cope. The greenhouse received a new PVC roof in 2009. No warranty was found noted in the existing documentation. Full replacement in the future is recommended. The exterior fixed and casement windows are double-paned insulated glass with aluminum frames. They appear in excellent shape, and even though they are approaching 30 years old, they still have many years of serviceable function. The exterior insulated aluminum storefront systems and fiberglass entrance doors are also in good condition with minor salt damage from being installed at grade.

Salt damage to aluminum frame

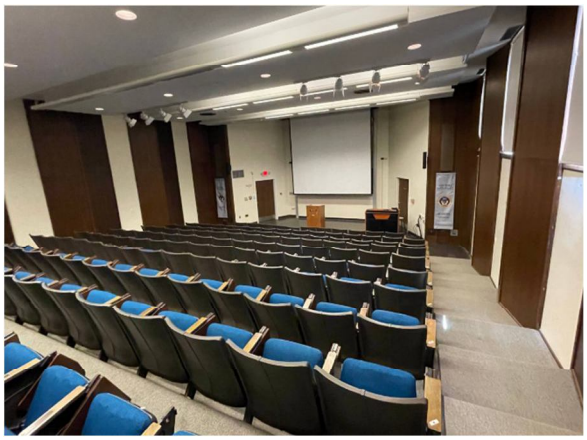
Building Entrance and destructive building ivy

Interior Conditions:

The Eckel Science Building is a multi-story academic facility with science classrooms with laboratories, offices, and specialized instructional spaces. On the first floor, the layout includes a small receiving area, several offices, three classrooms of varying sizes, multiple gang toilet rooms, a storage room, and the lecture hall area of a large, two-story lecture hall. The walls are constructed of painted plaster and lath. The corridor flooring consists of 12x12 vinyl composition tiles, which are in good condition, while the same flooring in the classrooms is in fair condition, showing widening seams in areas of heavy foot traffic. A 9x9 tile was identified in the lecturer's area and at the bottom of the stairwell. Sampling of the material and testing for potential asbestos is recommended. The toilet rooms have ceramic tiled floors and wainscot walls, the tile dated but well-maintained. Minor accessibility improvements are recommended.

Science Classroom

The lecture hall accommodates approximately 125 occupants and features a stepped floor descending to the lecturer's area on the basement level. The seating tiers are covered with broadloom carpet in fair condition, with each tier containing 14 fixed, flip-up auditorium seats. The side walls and rear wall of the lecture hall is clad in full-height acoustic wood paneling, while the ceiling is constructed of tiered gypsum board to aid in acoustic control. At the rear of the hall, there is a small projection booth and a storage room. The interior doors throughout the first floor are solid wood with spherical hardware, which does not meet accessibility standards; replacement with lever-style handles is recommended. A man lift and a small set of stairs provide access to a portion of the first floor with a different finish floor height.



Lecture Hall

The basement level consists of a science laboratory classroom, various workrooms, storage rooms, and mechanical spaces. The partitions in this area are painted CMU, and the flooring in both the corridor and classrooms is vinyl composition tile, which remains in very good condition. The interior doors are solid wood with accessible lever-style hardware. The ceilings are composed of suspended acoustical ceiling

tiles, which are generally in good condition except for a few areas with stains from past plumbing leaks. One workroom has a quarry tile floor, full-height ceramic tile walls, and a floor drain. The gypsum board ceiling in this space exhibits severe cracking and deterioration near an exhaust fan intake louver, warranting further inspection.


Science Classroom

On the second floor, the building houses two large science laboratory classrooms, one smaller lab classroom, classroom storage, and toilet rooms with painted CMU walls. Flooring materials vary, with 9x9 vinyl tile—suspected to contain asbestos—found in one large laboratory classroom, the small lab classroom, a small storage room, the corridor, and the stairwells. The other large science lab classroom has 12x12 vinyl tile flooring, while the toilet rooms have ceramic floor tiles. The ceilings consist of 2x4 suspended mineral fiber acoustic panels, which are beginning to sag slightly, possibly due to high humidity. The interior doors are solid wood with spherical hardware, which does not meet accessibility requirements; replacing them with lever-style handles is recommended. Stairwell doors are fire-rated metal with accessible lever-style handles.


Science Classroom with suspect vinyl asbestos tile

The third floor contains two large science laboratory classrooms, each with preparation rooms, as well as offices and workrooms supporting classroom activities. Additional facilities include toilet rooms and a greenhouse with an adjoining planting room. Walls are a combination of painted concrete block and gypsum board partitions. Most flooring consists of 12x12 vinyl composition tile, which is in good condition, while ceramic tile is used in the toilet rooms, and quarry tile is installed in the planting room, both of which are in fair condition. A 9x9 vinyl tile was identified in one preparation room and an adjoining office, and sampling and testing for asbestos are recommended. The interior doors are solid wood with spherical hardware, which should be replaced with lever-style handles for accessibility compliance. Stairwell doors are fire-rated metal with accessible lever-style handles. The greenhouse, which overlooks the roof of Witherill Library, is in overall good condition.

Accessibility:

The building requires only minor improvements to improve accessibility accommodations. This building is equipped with an elevator, which serves all three floors. Note, the elevator floor contain 9x9 tile, which should be sampled and tested for asbestos . Additionally, the toilet rooms would require for accessibility such as grab bars, and fixtures. The stairs will need to have the railing modified to provide 12” extensions if applicable.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

Eckel hall has a concrete roof deck supported by steel framing. The 3rd floor drop ceiling is supported from the roof steel above. The greenhouse roof is supported by a wood ledger board attached to the exterior wall of the building.

Observations:

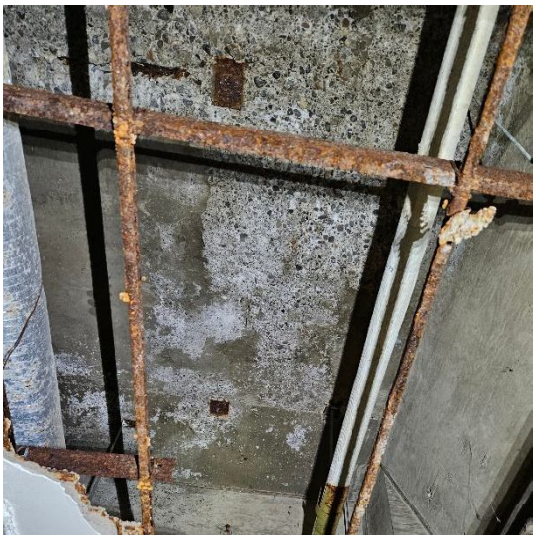
- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

Where exposed to view, the first, second, and third floor construction consists of a reinforced concrete slab supported by steel beams and masonry bearing walls. The basement floor is a concrete slab-on-grade.



Concrete spalling & exposed reinforcing

Concrete spalling & exposed reinforcing

Observations:

- Concrete spalling on a section of the basement ceiling slab was noted in a storage room behind the south stair. Slab reinforcement was exposed and corroded.

Recommendations:

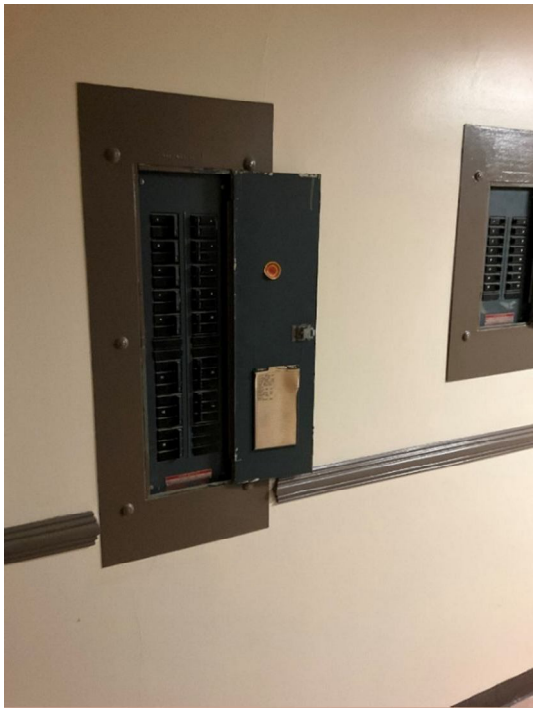
- Fix the source of water infiltration to basement ceiling slab and repair damaged slab.

ELECTRICAL

Evaluation:

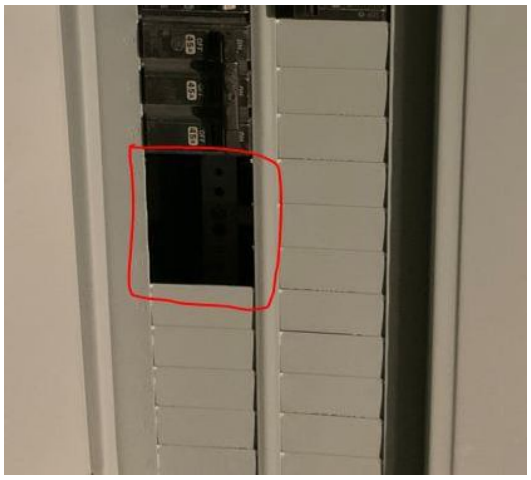
Eckel Hall/Witherill Library are served by an underground 2000 amp, 208Y/120-volt, three phase electrical service. The service entrance feeder terminates within the main disconnect switch. Power is routed from the main disconnect switch into a GE 2000-amp switchboard. Once thru the main service disconnecting means, power is routed thru a series of breakers to another switchboard and distribution panelboards that feed the remainder of the buildings. There is no emergency generator system for these buildings.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. It was observed that a number of the panels were replaced during the 1990's renovation project. There were also a number of panels that appeared to be original to the facility. All the equipment that was replaced during the 1990's renovation appears to be in satisfactory condition. The equipment that is original to the buildings is past its useful life. Note, typical useful life of distribution equipment like that installed around the building is 30 years.



Recommendations:

As mentioned within the evaluation section above most electrical distribution equipment appears to be from the 1990's renovation project. This equipment has reached the end of its useful life but appears to be in good overall condition. The equipment that is original to the buildings (switchboards and panelboards) has reached the end of its useful life. This equipment should be considered for replacement. The only deficiencies noted during the site visit included missing circuit breaker filler plates in a panel, wires zip tied to conduits, and missing junction box covers. Our recommendation is to correct these safety concerns/code violations.



CENTRAL HEATING & COOLING

Evaluation:

The buildings central heating system consists of one natural gas boiler sending hot water out to various equipment such as fan coil units, cabinet unit heaters, cabinet unit ventilators, and air handler. The boiler is approximately 2014 vintage and is rated at 399,000 BTU/HR. The boilers and surrounding piping appear to be in good condition. All locally related pumps, controls and disconnects are of same vintage as boiler. It is noted that this boiler is actually within the footprint of the Library building.

Boiler

The cooling system is supported by an exterior pad mounted Carrier split system that provides Dx cooling to an air handler. Based on tag information at the units the vintage of the compressors/condensers is 2008. Extent of conditioned air within the building is unknown.

Recommendations:

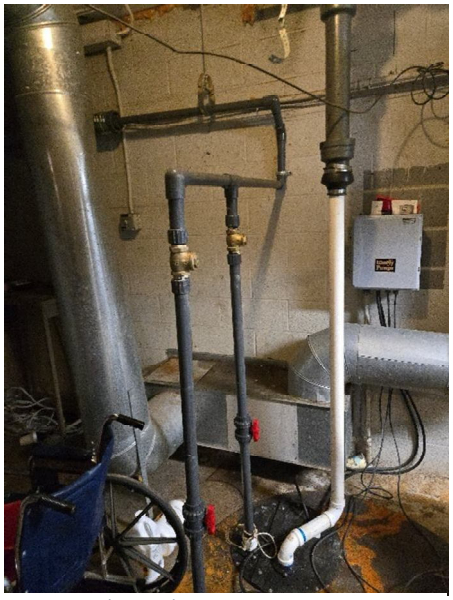
Other than the limited areas served by air handlers there is little to no mechanical ventilation system in place. If planned usage of the building changes from the original a forced air mechanical system may be required to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The main water service entrance is within the basement air handler room. This service entrance contains a newer meter isolated by ball valves. There was no backflow protection device observed, however a new gate valve has been installed recently as a main service isolation. Domestic hot water service is provided by two 660,000BTU/HR natural gas hot water heaters (1999 and 2013) which feed a large steel storage tank. In general, the domestic water piping is serviceable. Plumbing fixtures in general appear to be of same vintage as the original building. While serviceable currently they are approaching the end of their useful lives.

Sanitary waste is for the most part gravity fed except for a lift station for the lowest levels of the building. Lift station is a multi-pump system with a local alarm. Pumps and control panel appear to have been replaced in the last five years.



Updated lift station

Recommendations:

It is recommended that main water service entrance be reviewed for presence/requirement of a backflow protection device.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Exterior vegetation removal and masonry repair	$15,000
2. Architectural – Vinyl tile asbestos testing and abatement	$56,000
3. Architectural – Minor accessibility upgrades	$5,500
4. Architectural – Interior wood door hardware replacement	$8,000
5. Architectural – Repair water infiltration at concrete repair slab	$10,000
6. Structural – Water infiltration investigation and remediation	$65,000
7. Electrical – Distribution panels maintenance	$9,500
8. Electrical – Code violation remediation	$4,000
9. Heating and Cooling – Forced air system installation	$300,000
10. Plumbing – Water main backflow inspection	$30,000
TOTAL:	**$503,000**

WITHERILL LIBRARY (BUILDING 14)

ARCHITECTURAL ASSESSMENT

Witherill Library, built in 1964, previously housed Cazenovia College's Frederic and Jean Williams Archives and the Wason Family Reading Room. The 19,215 SF building (6,405 SF per floor) is overall in good condition and suitable to serve

Building Envelope:

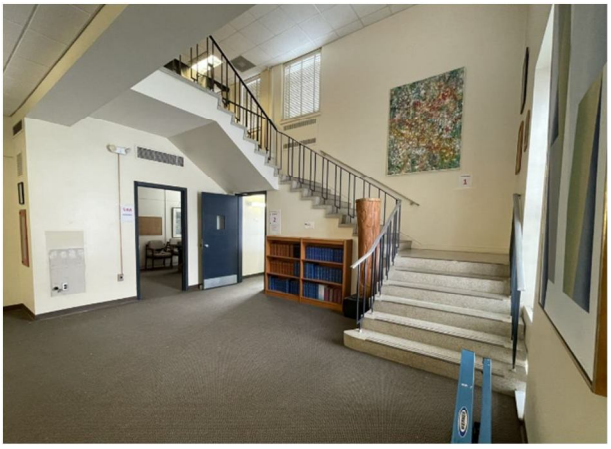
Library Exterior Entrance

The brick masonry exterior is in excellent condition, with no signs of structural or water infiltration issues. The exterior aluminum windows, though over 30 years old, are in excellent shape and feature double-paned glazing. The climbing vine vegetation on the back of the building should be removed. While ivy and vegetation may enhance the collegiate aesthetic, the plant's tendrils adhere to the brick surface and can cause long-term damage to both the brick and mortar. The roof is covered with sloped architectural shingles, though weather conditions and snow prevented a full inspection. The visible sections of the shingles appeared to be in good condition. However, no data is available regarding the age of the roof. The exterior windows appear to be original to the building and are in good condition. They are constructed of wood with muntins forming true divided lites from single pane glazing. Routine maintenance of these windows is necessary to maintain their condition.

The exterior brick masonry is generally in good condition, requiring only minor repointing and brick replacement. Two areas near the roof eave edge have missing mortar, allowing moisture to enter the wall cavity and causing efflorescence on the brick. Repairs are recommended to prevent further deterioration. Additionally, a small area of cracked brick in the upper west corner of the building should be removed and replaced.

Interior Conditions:

The first floor of the library features a large, two-story entrance lobby with an open staircase leading to the second floor. Approximately half of this level consists of an open space, supported only by columns, which is currently occupied by full-height book shelving and student work areas. The remaining spaces include offices, the circulation desk, and a workroom. The rear of the building connects to the Eckel Science Building.



Library Lobby and Open Stairs

The second floor mirrors the layout of the first, with an open area supported by columns, currently filled with full bookshelves. Additional spaces on this floor include small classrooms, toilet rooms, a janitor's closet, and stairwells.

The basement contains a variety of large and medium-sized gathering and teaching spaces, offices, a small lounge, toilet rooms, storage areas, and a mechanical room. The walls in these spaces are a mix of plaster and lath and gypsum board. The men's and women's toilet rooms are small and do not meet accessibility requirements. The floors and walls in these restrooms are covered with ceramic tile, which is estimated to be at approximately 40 years old. Additionally, 9x9 vinyl tile was identified in the janitor's closet and stairs, which should be sampled and tested for asbestos.

Library Second Floor

First Floor / Circulation Desk

The building's interior finishes are generally in good condition throughout. The walls are painted plaster and lath. The floors in the open areas are primarily broadloom carpeting, which remains in very good condition. Office areas have 9x9 vinyl tile, which is suspected to contain asbestos, and sampling and testing are recommended. The ceilings throughout the building feature two types of mineral ceilings. Suspended acoustic ceilings are installed in the large open areas and classrooms, while direct-applied ceilings are used in the offices and workroom. Due to the building's age, sampling and testing of the direct-applied ceiling tile and mastic for asbestos are recommended.

The open staircase leading from the two-story lobby to the second floor has terrazzo treads and risers, along with a unique handrail reflecting the architectural period in which the building was designed. The enclosed stairs feature rubber treads and risers and 9x9 vinyl tile, which should also be sampled and tested for asbestos. The interior doors are consistent across all floors. Classrooms, offices, and general spaces have solid wood doors, while stairwells and mechanical rooms have fire-rated metal doors. All interior doors are equipped with spherical knob hardware, which does not meet accessibility requirements. The fire-rated doors contain crash/panic bars.

Accessibility:

Minor accessibility improvements are required throughout the building. It is recommended that the library circulation desk should incorporate a lower transaction area (30") and the toilet rooms would benefit from the addition of grab bars and lowered soap and paper towel dispensers. Due to the arrangement of existing interior partitions, not all doors meet accessibility guidelines and are not able to be amended without substantial renovation.

Life Safety:

A visual assessment of fire/life safety components found the building only has a fire detection system and no sprinkler system. Emergency lighting and horn strobes were installed in the common areas and exit signs were observed to be positioned well. Fire extinguishers were noted to be provided throughout the building. The building has two fire-rated stairwells positioned at adjacent points, a central elevator, and an open monumental stair.

STRUCTURAL SYSTEM DESCRIPTION

Roof & Floor Structure (Basement, 1st, 2nd Floors, and Roof):

Witherill Library has a precast plank roof supported by a framework of steel beams and columns. The first and second-floor framing construction consists of a concrete slab and beam system, supported on interior columns and exterior bearing walls. The basement slab is a concrete slab-on-grade.

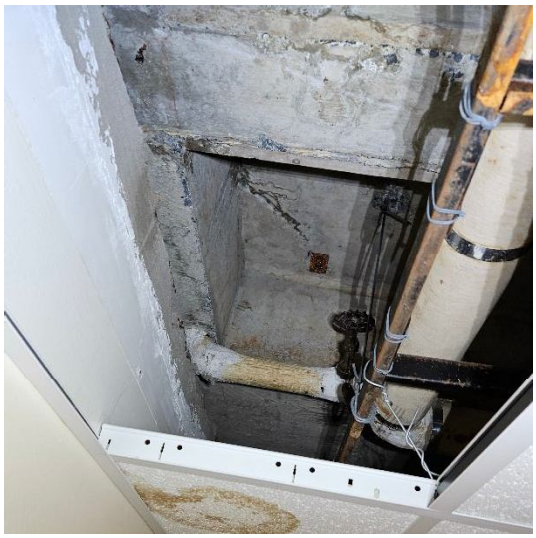
Observations:

- Water-stained ceiling tiles were found in the archives room of the basement, at the southeast corner of the building.

Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found. The water-stained ceiling tiles were dry to the touch, but this area should be monitored for signs of water infiltration

Water stained ceiling tiles



Concrete slab behind ceiling tiles

ELECTRICAL

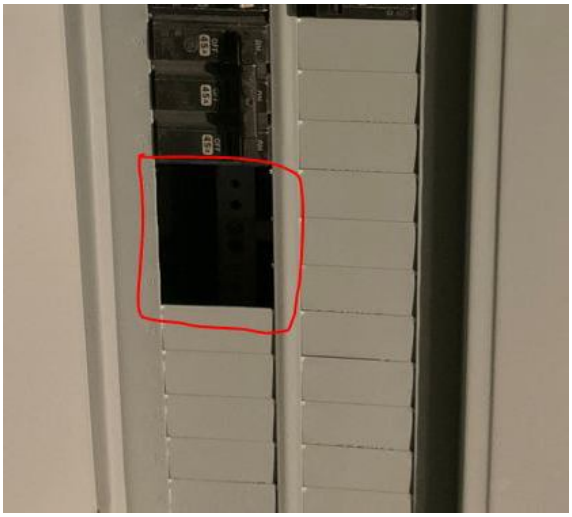
Evaluation:

Eckel Hall/Witherill Library are served by an underground 2000 amp, 208Y/120-volt, three phase electrical service. The service entrance feeder terminates within the main disconnect switch. Power is routed from the main disconnect switch into a GE 2000-amp switchboard. Once thru the main service disconnecting means, power is routed thru a series of breakers to another switchboard and distribution panelboards that feed the remainder of the buildings. There is no emergency generator system for these buildings.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. It was observed that a number of the panels were replaced during the 1990's renovation project. There were also a number of panels that appeared to be original to the facility. All the equipment that was replaced during the 1990's renovation appears to be in satisfactory condition. The equipment that is original to the buildings is past its useful life. Note, typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above most electrical distribution equipment appears to be from the 1990's renovation project. This equipment has reached the end of its useful life but appears to be in good overall condition. The equipment that is original to the buildings (switchboards and panelboards) has reached the end of its useful life. This equipment should be considered for replacement. The only deficiencies noted during the site visit included missing circuit breaker filler plates in a panel, wires zip tied to conduits, and missing junction box covers. Our recommendation is to correct these safety concerns/code violations.

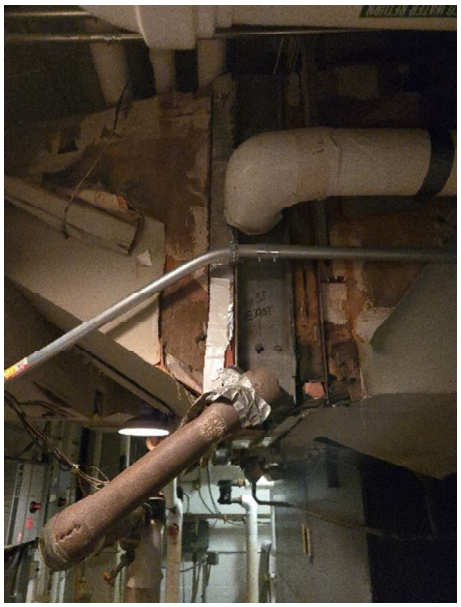


CENTRAL HEATING & COOLING

Evaluation:

The building's central heating system consists of one natural gas boiler sending hot water out to various equipment such as fan coil units, cabinet unit heaters, cabinet unit ventilators, and air handler. The boiler is approximately 2019 vintage and is rated at 210,000 BTU/HR. The boilers and surrounding piping appear to be in good condition. All locally related pumps, controls and disconnects are of same vintage as boiler. It is noted that adjacent to the new high efficiency boiler the previous steam boiler system has been abandoned in place.

The cooling system is supported by an exterior pad mounted Daikin model cooling tower that supplies chilled water to the existing air handling system located within the basement. Based on serial number the vintage of the cooling tower is 2013. The air handlers supply cooling only during the summer months. The heating coils are no longer in use/connected. The extent of conditioned air within the building is unknown. The main base mounted pumps for chilled water are also in the basement and consist of two 7.5HP Marathon pumps. The AHU's are at the end of their useful lives.



Abandoned hot water coil at air handler

Recommendations:

Other than the limited areas served by air handlers there is little to no mechanical ventilation system in place. If planned usage of the building changes from the original a forced air mechanical system may be required to be installed to meet current ventilation code requirements.

The current air handlers/fans distributing cool air to the larger gathering spaces are at the end of their useful lives. These systems should be reviewed further for replacement.

PLUMBING SYSTEMS

Evaluation:

Plumbing fixtures in general appear to be of same vintage as original building. While currently serviceable, they are approaching the end of their useful lives.

Sanitary waste is for the most part gravity fed except for a lift station for the lowest levels of the building. Lift station is a multi-pump system with a local alarm. Pumps and control panel are at the end of their useful lives. It is noted that there is glass waste piping down to a large acid waste type sump in the basement, likely servicing the lab areas.

There was a small 19-gallon domestic hot water heater observed within the basement. This appears to tie into existing piping and is assumed to serve adjacent toilet room areas.

Lab waste collection sump

Recommendations:

None

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Exterior vegetation removal	$15,000
2. Architectural – Vinyl tile asbestos testing and abatement	$32,000
3. Architectural – Window maintenance/repairs	$10,000
4. Architectural – Masonry inspection and repointing	$12,000
5. Architectural – Accessibility upgrades	$5,500
6. Electrical – Distribution panels maintenance	$9,500
7. Electrical – Code violation remediation	$4,000
8. Heating and Cooling – Mechanical ventilation system installation	$90,000
9. Heating and Cooling – Replace air handling units and fans	$56,000
10. Plumbing – Fixture replacement	$8,000
11. Plumbing – Lift station pump and control replacement	$4,500
TOTAL:	**$246,500**

WATTS HALL (BUILDING 18)

ARCHITECTURAL ASSESSMENT

The Campus Center at Watts Hall, built in 1964, served as a dormitory until 2018, when it was repurposed into staff and administrative offices. Its three-story layout with a central corridor makes it well suited for individual office use.

Building Envelope:

The brick masonry exterior is in excellent condition, showing no structural issues. The roof, last replaced in 2003, uses a white Sarnafil PVC membrane that is nearing the end of its service life and should be replaced. The aluminum windows are in fair condition, with some water infiltration observed at select second-floor windows.

Exterior brick facade

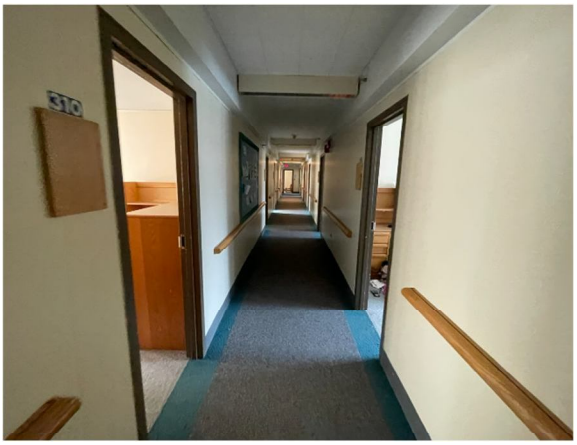
Interior Conditions:

The first floor of Watts Hall features an entrance vestibule leading into a communal lounge with large storefront glass framing, allowing for ample natural light. The ceramic tile flooring in this area is in good condition. Beyond the lounge, the floor includes staff offices, dorm rooms, and communal toilet/shower rooms.

Main Entry and Lounge

The walls throughout the first floor and the rest of the building are painted plaster and lath, which remain in good overall condition. The corridors are carpeted and have direct-applied acoustic ceiling tiles. Aluminum raceways conceal sprinkler piping along both sides of the corridor ceiling. The sprinkler system was installed post-construction, and due to a lack of clear space above the ceiling, concealing the piping behind painted metal was the most feasible installation method, requiring the least amount building modifications.

The Dorm rooms, which have been repurposed as offices in recent years, feature broadloom carpet and gypsum board ceilings, both in good condition. The toilet rooms are fully tiled with 1 ½" square tile, which is well-maintained. However, the toilet/shower rooms require modifications to meet accessibility standards, as the toilet stalls, shower stalls, and handwashing sinks lack the necessary clearances and compliant accessories.



Typical corridor

Interior doors consist of hollow metal frames with solid wood doors and spherical doorknobs, which do not meet accessibility requirements. It is recommended that these be replaced with accessible lever-style handles. The vestibule doors are steel with wire glass and panic bars, while fire-rated steel doors with 12x12 wire glass vision lites provide access to enclosed stairwells. Wire glass is more brittle and hazardous than traditional glass when broken, so replacing it with ceramic fire-rated glass for rated applications and laminated safety glass for non-rated applications is advised.


Typical dorm room / office

The second and third floors are nearly identical, with the only difference being a reduced footprint on the third floor. Both floors consist of dorm rooms with a central corridor, communal toilet rooms, and a small student lounge. The walls are painted plaster and lath, which are generally in good condition. However, water damage was observed on the exterior wall of Room 221, likely caused by water infiltration through the building envelope. Further investigation and repairs are recommended to prevent additional deterioration.


Typical dorm room / office

Similar to the first floor, the corridors are carpeted, have direct-applied acoustic ceiling tiles, and feature aluminum raceways concealing the sprinkler piping along both sides of the ceiling. The toilet/shower rooms match those on the first floor and present the same accessibility challenges. Interior doors also consist of hollow metal frames with solid wood doors and spherical doorknobs, which should be replaced with lever-style handles for accessibility compliance.

Accessibility:

Accessibility improvements are recommended in Toilet/Shower rooms to meet current accessibility requirements. Grab bars in the accessible shower and toilet stalls are required. Additionally, the stairwell handrails are recommended to add 12” handrail extensions.

Typical toilet / shower room

STRUCTURAL SYSTEM DESCRIPTION

Roof & Attic Structure:

A portion of the attic space of Watts Hall was accessible for visual observation. Where visible, the roof framing consists of wood roof plank supported by wood rafters. The rafters are supported by continuous wood knee walls, bearing on wood ceiling joists. The ceiling joists are supported by the exterior bearing walls and a single continuous line of steel beams and columns aligned with the hallway wall below. The roof and attic ceiling framing mostly span perpendicular to the hallway walls.

Wood rafters and supporting knee wall

Steel beams and column

Observations:

- No structural deficiencies were noted during the walk-through survey of the roof and attic framing.

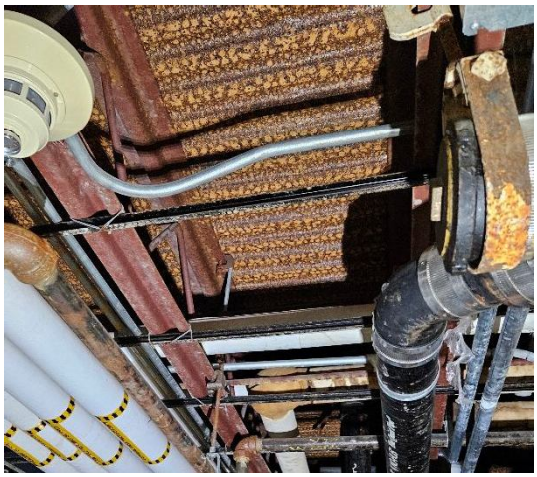
Recommendations:

- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

Floor Structure (Basement, 1st, 2nd, and 3rd Floors):

The third-floor framing was hidden behind the finishes and could not be visually observed. Additionally, building plans were not provided to determine concealed framing components. Where exposed, the first and second-floor framing consisted of a concrete slab on metal deck, supported by open web steel floor joists. The basement floor is a concrete slab-on-grade

Corrosion at 2nd floor metal deck



Corrosion at 1st floor metal deck

Observations:

- Where exposed to view, the underside of the 1st and 2nd floor metal decks is covered in a layer of surface corrosion.

Recommendations:

- 1st, 2nd, and 3rd floor ceiling finishes should be removed to perform a full structural assessment of the existing metal deck to determine the extent and severity of the noted corrosion. At a minimum, the surface rust on the metal deck (and any open web steel joists) should be cleaned and a protective coating of zinc-rich paint should be applied to the cleaned metal surfaces to protect against future corrosion damage.
- The structural assessment may uncover localized areas of the metal deck and steel joist floor system that have progressed to a point where reinforcement and/or replacement is necessary, though this was not encountered during the field walkthrough.

ELECTRICAL

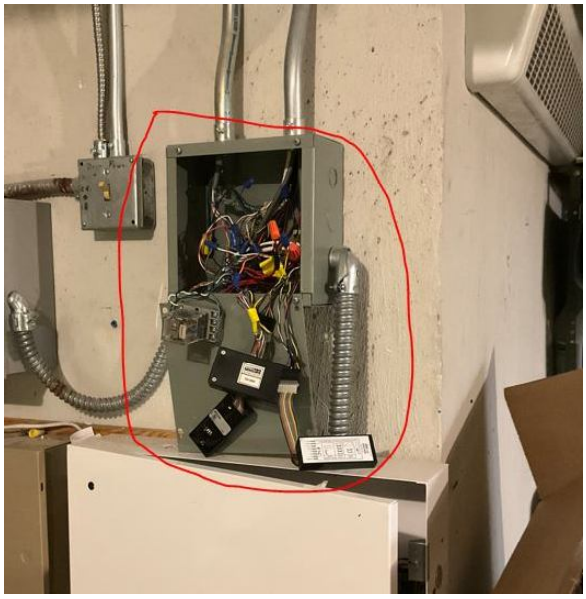
Evaluation:

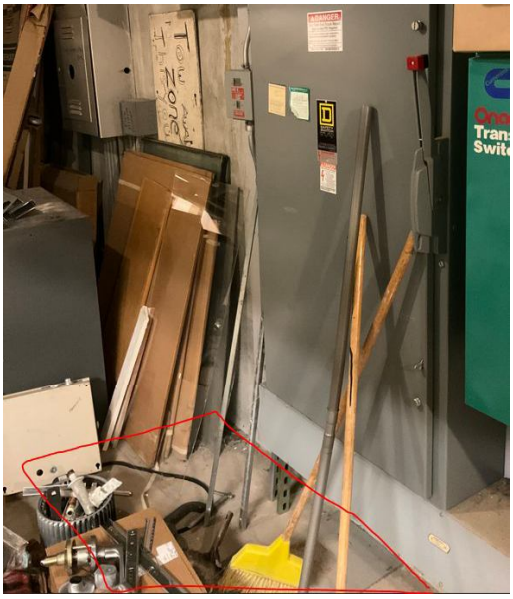
Watts Hall is served by an underground 600-amp, 208Y/120-volt, three phase electrical service. The service entrance feeder terminates within the safety switch. The metering equipment (E-Mon demand meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the safety switch into a Square D 600-amp switchboard. Once through the main service disconnecting means, power is routed thru a series of breakers to distribution panelboards that feed the remainder of the building. There is an emergency generator system (EGS) installed within the building that consists of the following: 125-amp Cummins Automatic Transfer Switch (ATS), Cummins 65kW natural gas generator, and an emergency distribution panelboard. The EGS system provides emergency power to select loads throughout the building given a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

The electrical distribution system is made up of a number of distribution panelboards, located in the electrical/utility room and throughout the building. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is as manufactured by Square D. It was observed that the distribution equipment, conduit, and wiring all appears to have been replaced during the 1990's renovations. All the equipment appears to be in satisfactory condition. Note, typical useful life of distribution equipment like that installed around the building is 30 years.

Recommendations:

As mentioned within the evaluation section above most electrical distribution equipment appears to be from the 1990's renovation project. The equipment has reached the end of its useful life, but everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing junction box covers and inadequate working space in front of two (2) of the disconnect switches. Our recommendation is to correct these safety concerns/code violations.





CENTRAL HEATING & COOLING

Evaluation:

The buildings central heating system consists of one natural gas boiler sending hot water out to varying types of equipment such as cabinet unit heaters, fan coils, fin tube radiation and one air handler. The boiler is approximately 2010 vintage and is rated at 1,060,000 BTU/HR. While the boiler and primary boiler loop has significant useful life remaining many of the surrounding components such as piping, piping specialties, and some of the pumps are in relatively poor condition with moderate corrosion present. It is noted that one of the secondary heating loop pump motors has been replaced and date recorded is 1/3/25. Remote air handler appears to be 2006 vintage with heating capacity only.

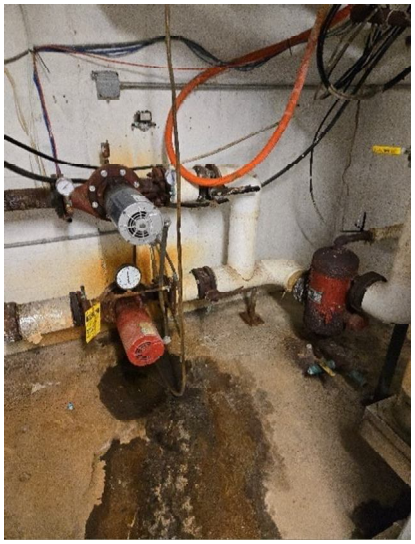
There was no central cooling system observed during inspection

Boiler

Recommendations:

Main boiler system has useful life remaining. However, the surrounding mechanical piping system and many of its components have considerable corrosion. A more detailed inspection could be utilized to determine what components should be replaced.

Other than the limited areas served by air handlers there is little to no mechanical ventilation system in place. If planned usage of the building changes from original a forced air mechanical system may be required to be installed to meet current ventilation code requirements.



Heating system corrosion

PLUMBING SYSTEMS

Evaluation:

The main water service entrance is within the boiler room. This service entrance contains a newer meter isolated by butterfly valves and contains backflow prevention device. Domestic hot water service is provided by two 420,000BTU/HR natural gas hot water heaters (1999) which feed a large steel storage tank. It is noted that two storage tanks are present but one has been disconnected and is abandoned in place. In general, the domestic water piping is serviceable with pockets of corrosion at typical locations such as discharge point of backflow device. Plumbing fixtures in general appear to be of same vintage as original building. While serviceable currently they are approaching the end of their useful lives. Sanitary waste is for the most part gravity fed except for a lift station for the lowest levels of the building. Lift station is a multi-pump system with a local alarm. Pumps and control panel appear to be in fair condition.

Main water service

Recommendations:

While the domestic hot water heaters are at the end of their useful lives, they are serviceable. Recommend reviewing system for miscellaneous replacements while removing any of the abandoned in place storage tank system.


Partially abandoned domestic water system

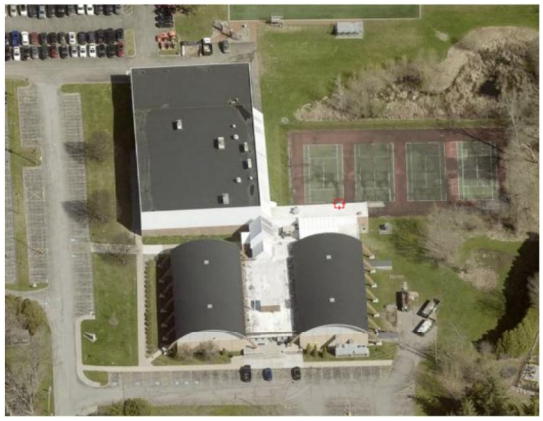
BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Roof replacement	$400,000
2. Architectural – Water infiltration inspection and remediation	$30,000
3. Architectural – Wire glass replacement	$25,000
4. Architectural – Accessibility upgrades	$15,000
5. Structural – Corroded metal deck and joist inspection and repair	$80,000
6. Electrical – Code violation remediation	$10,000
7. Heating and Cooling – Main boiler component repair	$28,000
8. Heating and Cooling – Mechanical ventilation system installation	$20,000
9. Plumbing – Hot water heater replacement	$35,000
10. Plumbing – Removal of abandoned equipment	$12,000
TOTAL:	**$655,000**

STEPHEN M SCHNEEWEISS ATHLETIC COMPLEX (BUILDING 21)

ARCHITECTURAL ASSESSMENT

The Stephen M Schneeweiss Athletic Complex has been an asset to the college and the local community for over 50 years. The original 18,900 square foot building, built in 1968, contains a tournament sized pool, gymnasium, locker rooms, and offices. A 21,000 square foot addition was built in the 1990's which added another gymnasium, a large fitness room, a ballet studio, and support spaces.



Stephen M Schneeweiss Athletic Complex

Exterior Envelope:

The exterior envelope of the Stephen M Schneeweiss Athletic Complex was reviewed to assess current conditions, identify areas in need of repair or maintenance, and determine potential long-term impacts on building performance. The facility consists of two primary building areas: the original structure from the 1960s, which features distinctive barrel-vaulted roof forms over the gymnasium and pool above a brick masonry exterior walls with painted wood board and baton accents. The newer portion of the building, which is a large rectilinear shape, has a flat, single ply EPDM membrane system roof on a brick masonry exterior with metal panel and standing seam accents.

Deteriorated wood board and batten

The barrel roofs are finished with white single-ply membranes, which show minor signs of age and wear. Evidence of past water infiltration was identified on the interior wood plank ceilings of the pool and gymnasium adjacent to smoke hatch openings. Further investigation and repair of these conditions is recommended to prevent future deterioration.

Indoor pool with barrel roof.

Damage at smoke hatch

Furthermore, it was observed that one smoke hatch in the pool area appears disconnected and requires immediate attention. This condition must be corrected to ensure proper activation of the fire control systems.

Water infiltration was observed by the staff in the gymnasium this past winter. This leak was directly traceable to the white single ply membrane roof above and flashing transitions at the exterior gymnasium windows. The melting of tall snow drifts within this area combined with failing window and perimeter flashing is likely the source of infiltration. Maintenance and potential re-roofing of these sections are recommended to prevent further moisture intrusion and to restore roof integrity.

Damage at smoke hatch

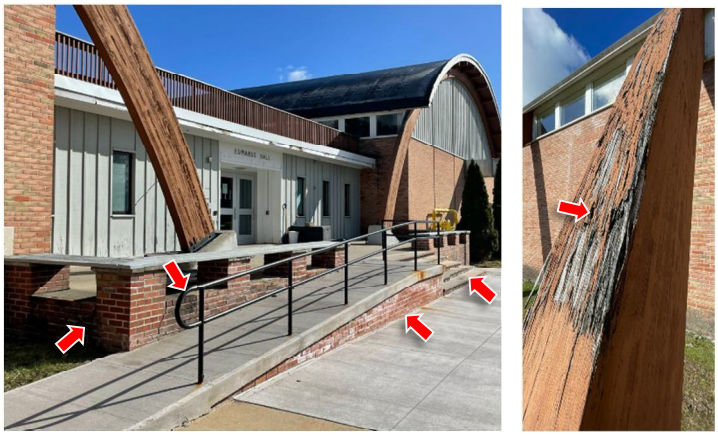
At the intersection between the old and new structures, standing seam metal roof accents are beginning to show finish failure. These panels will require cleaning, refinishing, and sealing to extend their useful life and maintain aesthetic continuity between the buildings.

Deteriorated standing seam roofing

The newer flat roof over the 1990's addition is in excellent condition and appears to be functioning as intended, with no visible signs of damage or water ingress. Drainage systems on this portion of the roof are performing adequately, and roof penetrations appear well-sealed.

The building's exterior masonry is varied in condition. Significant areas, especially at the main entrances and below-grade walls, show mortar joint deterioration and efflorescence. Some sections of masonry are actively spalling or have visible cracks and several lower wall areas have been subjected to repeated moisture exposure, likely due to poor drainage or inadequate waterproofing detailing. Immediate repointing, masonry repair, and localized waterproofing are warranted to preserve the integrity of the structure and mitigate future deterioration.

Central to the building's original design and structural properties, pairs of laminated wood arches array the length of the gymnasium and pool areas. These wood arches, original to the building, are beginning to show signs of surface deterioration. Stabilization and further investigation is recommended.



Deteriorated masonry at seat wall, ramp, and steps.
Seat wall requires guardrail
Entrance Steps missing railing

The exterior masonry as a whole is in good condition with the exception of several localized conditions that require attention.

The brick masonry on the north side entrance of the building is deteriorating from weather exposure and more severely at one area experiencing heavy roof runoff. The water from the roof is sheeting down the brick façade and saturating the entire wall assembly. Evidence of water infiltration at this point can also be seen on the interior facing side of the building. Efflorescence is seen on the brick surface and internal damage to steel reinforcement is likely.

Water infiltration and brick efflorescence caused by roof water shed.

On the east side of the 1990 building addition, there is an ad hoc perimeter drain fashioned out of a roof gutter. More permanent corrective drainage solutions are recommended to channel rainwater away from building perimeter foundation.

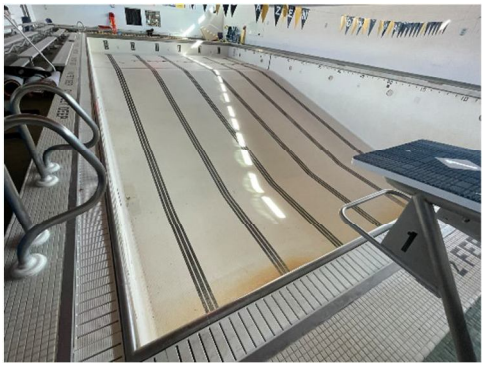
Interior Conditions:

The interior environment of the original portion of the building is mostly painted concrete block partitions with minor amounts of brick used in central areas. The flooring is vinyl tile over concrete in a majority of the corridors and central areas with tile used in toilet rooms, locker rooms, and pool. Wood sports flooring is used the gymnasiums and both are in good condition. The interior finishes in the original building are beginning to show wear, but with continued care still have many years of continued use available to them.

The interior environment in the 1990 building addition is similar to the existing facility but in better condition and with exposed roof structure. The addition is accessed through the main corridor and up an accessible ramp or stairs. Improvements to the railings are recommended to meet the current accessibility guidelines. The fitness room was observed to have rubber and carpet flooring and is overall in good condition.

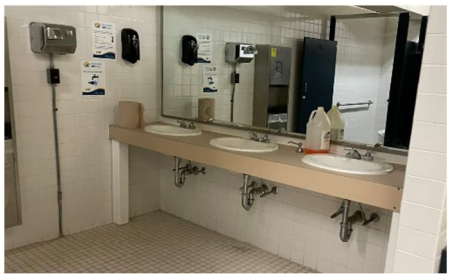
Improvements to railings recommended

The pool has not been in service recently and will require minor repairs and equipment maintenance prior to full service. Tile inspection and minor repair is recommended after water has been removed for a long period of time. The pool equipment, heater, filtration, and chlorination system will require inspection by the department of health before the pool can be used again, and will require annual maintenance thereafter.



Accessibility:

The building overall requires only minor upgrades in terms of accessibility. Most of the accessible toilet rooms require grab bars, plumbing trap guards, and soap/paper towel dispensers lowered. The rooms appear to have adequate clearance maneuvering space so modification costs would be minimal. The building is equipped with both an elevator and a lift, where appropriate.



P-trap protection required, add lever type faucets, lower soap dispensers

Life Safety:

A visual assessment of fire/life safety components found the building equipped with a smoke/fire detection system. Emergency lighting and horn strobes were installed in the common areas and exit signs were observed to be positioned well. Fire extinguishers were present throughout the building.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Roof Replacement between barrel roofs	$250,000
2. Architectural – Exterior Masonry Repairs and re-pointing	$150,000
3. Architectural – Exterior Wood Trim/Siding scrape and repainting	$30,000
4. Architectural – Accessibility Improvements	$28,000
5. Structural – Repair corroded metal floor deck and bar joists	$50,000
6. Electrical – Smoke hatch repair/replacement connection	$4,000
7. Pool Service Costs	$26,000
TOTAL:	**$538,000**

REISMAN HALL (BUILDING 24)

ARCHITECTURAL ASSESSMENT

Reisman Hall, built in 2004 as an 22,000 square foot art and design education building and is in excellent overall condition.

Building Envelope:

The brick masonry exterior and precast accents are in excellent condition, with no signs of structural damage or water infiltration. The aluminum windows, featuring double-paned glazing, are also in excellent shape. Reisman Hall has a large, covered porch that wraps around the west side of the building. The porch is supported by square wood columns with molded base trim, capitals, and additional decorative trim. However, the paint on these surfaces is beginning to peel. Restoration of the painted wood surfaces is recommended to prevent potential rot and deterioration. The exterior doors are storefront aluminum with insulated glazing and are in good condition. The roof, originally constructed in 2004, could not be closely inspected due to weather conditions at the time of the assessment. However, a limited review indicated that the existing architectural shingle roof is in good condition but should be scheduled for replacement within the next 5–8 years.

Some areas on the building's exterior show signs of water damming at the roof eave edge, likely caused by building heat loss. Large icicles have been formed, which can damage the building envelope and pose a safety hazard for pedestrians.

Front façade at Main Entry (top)

Ice damming condition on north façade (middle)

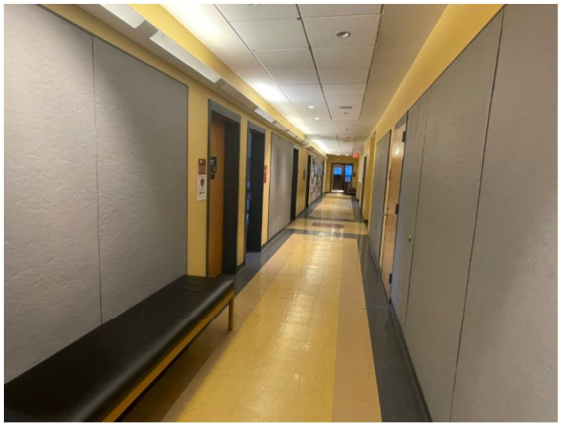
Wrap around porch (bottom)

Interior Conditions:

The interior of Reisman Hall is in great condition and will provide many years of continued use. The entrance vestibule leads into a spacious two-story lobby featuring built-in display cabinets and an open staircase ascending to the second floor. The lobby and adjacent corridors have terrazzo tile flooring with large walk-off mats secured to the floor. While the tile remains in good condition, years of salt exposure in the vestibule have caused noticeable wear.

Main Entrance Lobby

The first floor consists of four large classrooms, several offices, communal toilet rooms, and a storage room. These spaces are divided by painted gypsum board walls, which are in good condition. The offices and one classroom have broadloom carpeting, which was noted to be in fair condition, while the remaining classrooms feature 12x12 vinyl composition tile (VCT) flooring that shows signs of wear, with seams beginning to lift at the edges. Replacement of the VCT is recommended.



Typical corridor

The ceilings throughout the first floor consist of suspended acoustic tiles, which are in very good condition. Interior doors are constructed with hollow metal frames and solid wood doors, all fitted with lever-style accessible handles. Classroom doors include large sidelights and glass panels. The toilet rooms feature ceramic tile flooring and painted gypsum board walls, requiring only minor accessibility improvements. The stairwells are finished with textured rubber flooring on the landings and stair treads.

The basement level of Reisman Hall was originally designed for photography-related classroom spaces, including a lighting studio, darkrooms, workrooms, and media production areas. This level also includes a small staff office, a storage room, and a large mechanical room. The classroom spaces still contain equipment from the photography program.

Flooring materials in the basement vary by space and function. The lobby at the base of the open staircase has terrazzo tile which is in very good condition. The terrazzo tile transitions to VCT flooring in the corridor, which remains in good condition. The classroom floors are a mix of VCT and broadloom carpet, with condition varying by location. The tile in the photo developing classrooms shows wear and is in fair condition, while the VCT and carpet in other classrooms remain in good condition.
Interior doors have hollow metal frames with solid wood doors and lever-style accessible handles. Classroom doors include large sidelights and glass panels. The stairwells have textured rubber flooring on both the landings and stair treads. The acoustic ceiling tile system throughout the basement level is in good condition.

The second floor follows a similar layout to the first floor but with a smaller footprint. It contains two large classrooms, a lab/conference room, a materials library/classroom, multiple staff offices, and two single-occupant toilet rooms.Flooring finishes vary by space, with VCT in the corridors and a combination of VCT and broadloom carpet in the classrooms. Overall, the flooring on this level is in good condition.
Interior doors have hollow metal frames and solid wood doors with lever-style accessible handles. Classroom doors feature large sidelights and glass panels. The stairwells continue the use of textured rubber flooring on landings and treads. The acoustic ceiling tile system throughout the second floor is also in good condition.

No materials suspected to contain hazardous materials (asbestos) were observed.

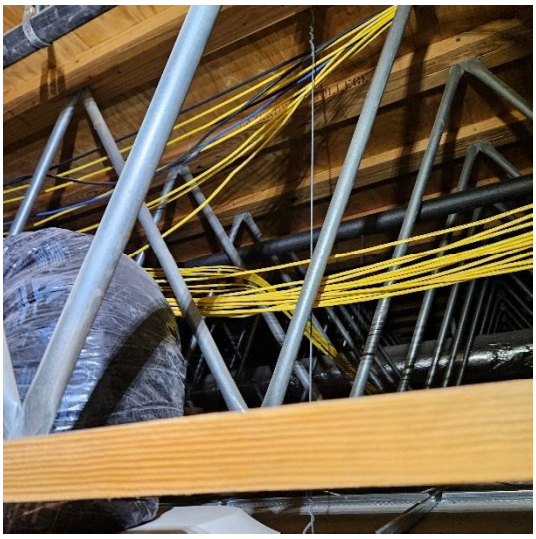
Accessibility:

During the building assessment, a thorough review was conducted to identify any conditions that did not meet accessibility requirements. The evaluation encompassed entrances, door hardware, signage, toilet facilities, and other essential accessibility features. No deficiencies or barriers to accessibility were found during the assessment.

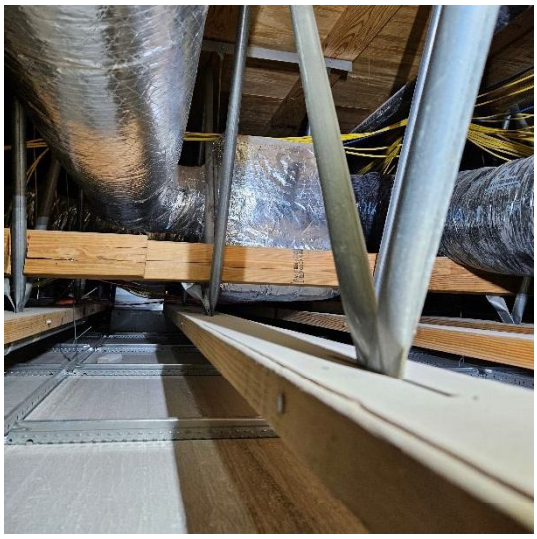
STRUCTURAL SYSTEM DESCRIPTION

Roof & Floor Structure (Basement, 1st, 2nd Floors, and Roof):

The attic space of Reisman Hall was not accessible during the field walkthrough. Additionally, structural building plans were not provided to determine concealed framing components. Where exposed to view, the first and second-floor framing is a mixture of TJI floor joists and pre-manufactured floor trusses. The floor trusses consist of wood top and bottom chord members with metal tube webs. The basement floor is a concrete slab-on-grade.



Typica floor joist with wood chord



Metal deck on open web steel joists members and metal tube web members

Observations:

- No structural deficiencies were noted during the walk-through survey of the building.

Recommendations:

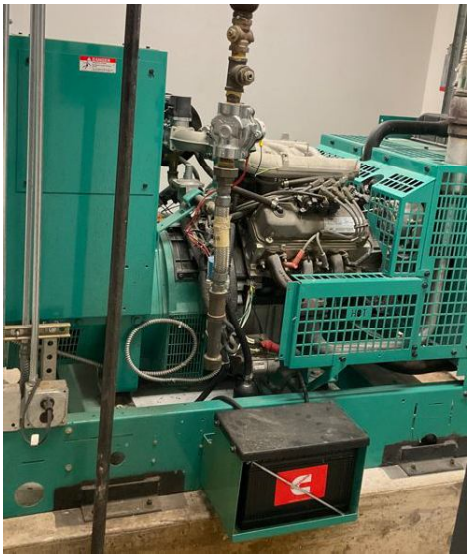
- Where the framing could be visually observed, no significant areas requiring repairs or replacement were found.

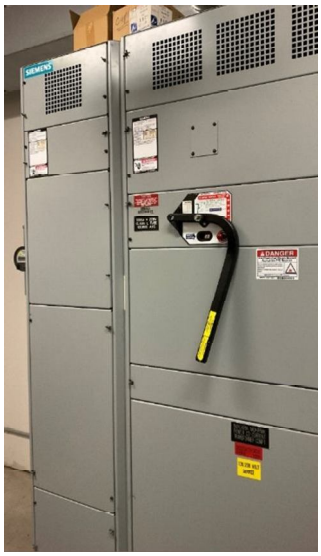
ELECTRICAL

Evaluation:

Reisman Hall is served by an underground 1200 amp, 208Y/120-volt, three phase, 4-wire electrical service. The service entrance feeder terminates within the meter. The utility owned metering equipment (meter, etc.) is located in the electrical/utility room inside the building. Power is routed from the electrical meter into a Siemens 1200-amp switchboard. Once thru the main service disconnecting means, power is routed thru a series of breakers to distribution panelboards that feed the remainder of the building. There is an emergency generator system (EGS) installed within the building that consists of the following: 125-amp Cummins Automatic Transfer Switch (ATS), Cummins 35kW natural gas generator, and an emergency distribution panelboard. The EGS system provides emergency power to select loads throughout the building given a normal power failure. The transfer of power from normal to emergency power is accomplished by automatic means by use of an ATS.

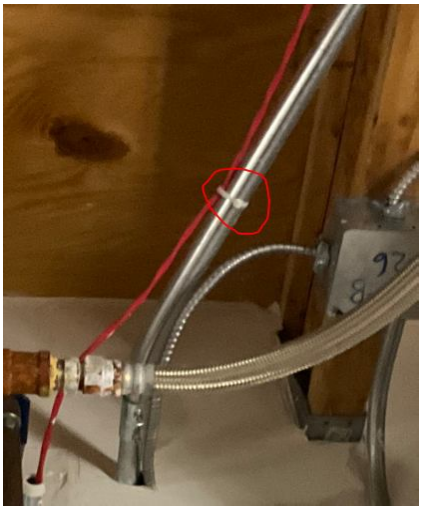
The electrical distribution system is made up of a number of distribution panelboards, located primarily in the electrical/utility room. The distribution equipment is of various sizes, ratings, and manufacturers. That said, most equipment is as manufactured by Siemens. It was observed that the distribution equipment, conduit, and wiring all appears to be original to the facility. All the equipment appears to be original to the building (2004) and is in satisfactory condition. Note, typical useful life of distribution equipment like that installed around the building is 30 years.

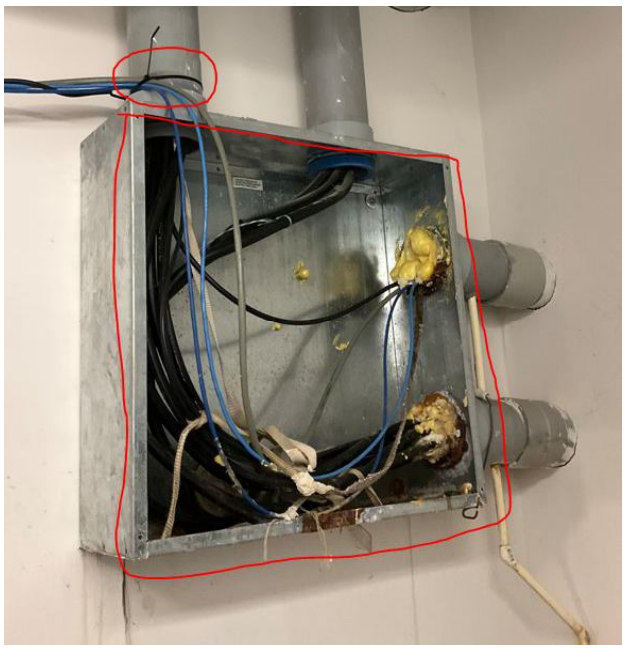


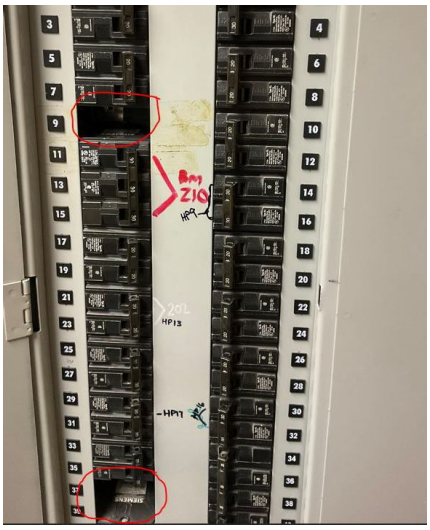


Recommendations:

As mentioned within the evaluation section above most electrical distribution equipment appears to be original to the facility and dates to 2004. The equipment has not reached the end of its useful life, and everything appears to be in good overall condition. The only deficiencies noted during the site visit included missing circuit breaker filler plates in a couple panels, wires zip tied to conduits, and missing junction box covers. Our recommendation is to correct these safety concerns/code violations.







CENTRAL HEATING & COOLING

Evaluation:

The buildings central heating system consists of two natural gas boilers sending hot water out to a secondary heat pump system located throughout the building. The boilers are approximately 2004 vintage and are rated at 200,000 BTU/HR each. The boilers and surrounding piping appear to be in good condition. The primary hot water boiler loop circulation is provided by 1/4HP Bell & Gossett pumps which also appear to be in relatively good condition and approximately same vintage as boilers. From there the main hot water supply and return to the secondary heating devices are circulated by two Bell & Gossett 2HP base mounted pumps rated at 105gpm. These pumps have variable frequency drives for control. Pumps and piping in immediate area appears to be in good condition.

The central cooling system is supported by an exterior Evapco base mounted open cooling tower which appears to have been installed in 2004. Cooling tower capacities could not be determined at time of visit due to tag information being unavailable. Expected useful life of cooling tower is 25-30 years.

Cooling Tower

Boilers

Recommendations:

In general, the visible systems are in fair condition and have serviceable life remaining. However, with most of the equipment approaching 20 years in use replacement should be considered as any part of an upcoming project.

Other than some of the larger gathering areas there is little to no mechanical ventilation system in place. If planned usage of the building changes from original a forced air mechanical system may be required to be installed to meet current ventilation code requirements.

PLUMBING SYSTEMS

Evaluation:

The main water service entrance comes into the boiler room and has a newer meter isolated by ball valves on each side. There was no main line backflow preventer witnessed within the space. Domestic hot water service is provided by one 75 gallon, 76,000BTU/HR natural gas hot water heater. Domestic hot water circulation is provided by a 1hp pump that appears to have been replaced at some point. In general, the domestic water service equipment, piping, and pumps are in relatively good condition. Sanitary waste is for the most part gravity fed except for a lift station for the lowest levels of the building. Lift station is a multi-pump system with a local alarm. Pumps and control panel appear to be in fair condition. Plumbing fixtures in general appear to be of same vintage. While serviceable at this time they are approaching the end of their useful lives.

Pump station control panel

General overview

Recommendations:

Recommend verifying if the main water service entrance is protected by a backflow prevention device. If not and one is required a unit sized for the service should be installed.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Exterior wood restoration	$12,000
2. Architectural – Ice damming investigation	$9,000
3. Architectural – Vinyl flooring replacement	$35,000
4. Electrical – Code violation remediation	$10,000
5. Heating and Cooling – Cooling tower and boiler replacement	$300,000
6. Heating and Cooling – Force air system installation	$85,000
7. Plumbing – Main RPZ/backflow investigation and remediation	$18,000
TOTAL:	**$469,000**

CATHERINE CUMMINGS THEATRE (BUILDING 26)

ARCHITECTURAL ASSESSMENT

Catherine Cummings Theatre, built in 1896 in a Colonial Revival style, after the original building onsite, a church acquired by the village in 1854 for community functions, was destroyed by fire in 1895. The theater is listed as a historic property by the New York State Historic Preservation Office

West facing facade

Building Envelope:

The exterior façade, primarily constructed of brick masonry with a limestone water table, is in good overall condition, although some brick areas require repointing and cleaning. Ivy growing on the north-facing façade should be removed, as the tendrils accelerate the deterioration of masonry mortar.
The gambrel sections of the building's exterior, accented with painted stucco, appear to be in good condition from grade level. Some stucco areas have been previously repaired, but no current deterioration was observed. The decorative wood elements, including built-up trim work, corbels, accents, cornice molding, and roof edges, are generally in good condition.

The concrete and masonry steps leading to the theater's entrance doors exhibit signs of previous repairs but are now deteriorating. Additionally, the limestone column base adjacent to the stairs is also deteriorating. These stairs currently lack code-compliant handrails.

The adjacent accessible ramp, constructed of brick masonry and concrete, is similarly deteriorating. The ramp surface shows visible aggregate due to concrete deterioration. The painted pipe guardrail on the ramp does not meet current accessibility standards, lacking required balusters and handrail extensions. A continuous handrail should also be installed on the opposite side of the ramp to comply with accessibility guidelines.

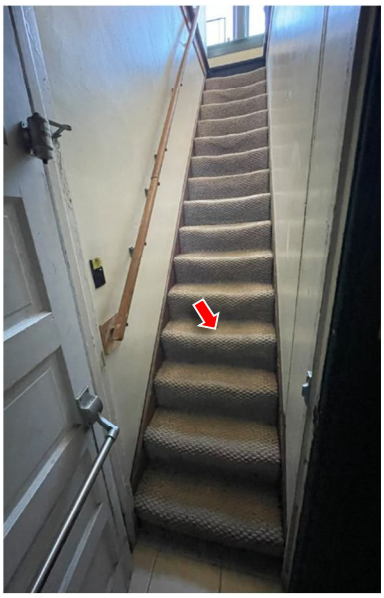
Deteriorated masonry and concrete at accessible ramp

The exterior wood entrance doors show wear on the painted stile and rail style panels. The architectural shingle roof, however, appears to be in very good condition with no visible signs of aging or deterioration.

gambrel truss end & building Exterior ivy

Interior Conditions:

The interior of Catherine Cummings Theatre is largely occupied by the main theater space, which accommodates approximately 225 patrons (seating capacity not verified). The seating consists of fixed folding theater seats arranged along two aisles extending from the rear of the auditorium, along with space reserved for accessible seating. Interior finishes include plank wood flooring, plaster and lath wall construction, acoustic panels, and theatrical curtains. These finishes throughout the theater are worn and approaching the end of their useful life. The performance area features a raised wood stage equipped with standard theatrical accessories, including stage curtains, sound systems, and stage lighting equipment. Overhead, an array of raised tie trusses serves the dual purpose of structural roof support and provides structure for the theater's equipment catwalk, as well as integrated sound and lighting installations.



Stairs require repair

At the building's entrance, patrons enter through a vestibule, with the ticketing area located to the south side along with an accessible restroom. General public restrooms and stair access to the second floor are accessible only through the main theater space. The stairway was noted as potentially non-compliant with current building code standards due to steepness and slight structural instability; further assessment and possible repairs are recommended. The second floor houses several administrative offices and provides access to theater sound and lighting control systems, the overhead catwalk, and balcony.

The basement level of the theatre functions primarily as storage space for theatrical equipment and accommodates the building's boilers, electrical service, and hot water heater. Foundation walls in this area appear to be original field limestone and no signs of moisture infiltration were observed, indicating a dry environment. Exposed original timber beams, visible from this lower level, appear structurally sound but warrant ongoing monitoring to ensure their long-term preservation.

Steam boilers and hot water heater

No materials suspected to contain hazardous materials (asbestos) were observed.

Accessibility:

During the building assessment, a thorough review was conducted to identify any conditions that did not meet accessibility requirements. The evaluation encompassed entrances, door hardware, signage, toilet facilities, and other essential accessibility features. No deficiencies or barriers to accessibility were found during the assessment.

BUILDING IMPROVEMENT RECOMMENDATIONS

Opinion of Cost	Cost
1. Architectural – Exterior ramp masonry restoration	$7,000
2. Architectural – Exterior entrance stairs restoration	$12,000
3. Architectural – Accessibility improvements	$3,000
4. Architectural – Entrance door replacement	$10,000
5. Architectural – Interior stair structure improvements	$4,500
TOTAL:	**$36,500**