

Request for Proposal

LIVINGSTON CORRECTIONAL FACILITY

7005 SONYEA RD.

GROVELAND, NY 14462



RFP Project Title: Redevelopment and Adaptive Reuse of the Former Livingston Correctional Facility

Issuing Agency: Livingston County Economic Development / Industrial Development Agency

Release Date: July 1, 2026

Proposal Submission Deadline: August 14, 2026, by 4:00 PM

Main Contact: Bill Bacon, williambacon@livingstoncountyny.gov



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Executive Summary

Livingston County Economic Development/Industrial Development Agency (hereinafter referred to as “Livingston County IDA”) is formally requesting proposals for the purchase, redevelopment, and adaptive reuse of the former Livingston Correctional Facility. The property is offered strictly in "**as-is, where-is**" condition. This RFP seeks innovative, viable concepts that transform the decommissioned asset into a regional economic driver. Successful proposals must demonstrate a clear path toward capital investment, job creation, commercial viability, and measurable economic benefit to Livingston County.

Please note, Livingston County IDA reserves the right to amend, modify, or revise this RFP at its discretion. Notification of any changes will be communicated to any interested parties.

Property Background & Historical Data

- **Location:** Sonyea, Town of Groveland, Livingston County, New York. Near Interstate 390 and off of Route 36.
- **Property Type:** Former medium-security state correctional facility.
- **Historical Context:** Opened in 1989 to handle the state's expanding inmate population. The facility operated for three decades, serving as a major institutional employer in the county.
- **Closure & Custody:** The facility officially closed in 2019. It has since been under the strict maintenance and care of the Livingston County Industrial Development Agency (IDA).
- **Site Specifications:** The campus spans approximately 170 acres and features 17 structural buildings. These include housing dormitories, administrative offices, educational classrooms, vocational workshops, a commercial kitchen, and recreational facilities.





Site Infrastructure & Utilities

While the property is offered as-is, and Livingston County IDA makes no representations or warranties regarding the property, the following features below are identified based solely on Livingston County IDA's understanding and belief, without independent investigation:

- **Water Capacity:** Public water system infrastructure capable of delivering 500,000 Gallons Per Day (GPD).
- **Sewer Capacity:** Dedicated sewer infrastructure supporting a capacity of approximately 300,000 GPD.
- **Electrical Service:** Heavy power infrastructure is distributed across the site. Each building features a minimum electrical service of 400-amp / 3-phase power. Larger structural units scale up to 1,600-amp / 3-phase service.
- Natural Gas:** Natural gas lines are directly available on the property; however, the service is currently inactive.
- **Site Documentation:** Detailed schematics for the property can be made available to prospective bidders upon request.

Property Condition & Environmental Status

- **Environmental Profile:** Livingston County IDA has no actual knowledge of environmental contamination based solely on existing environmental assessments in its possession.
- **"As-Is" Sale:** The property is being transferred in its present state and current condition and Livingston County IDA makes no representations or warranties regarding the property. . Proponents must perform their own due diligence. The selected developer is fully responsible for any required site remediation, structural rehabilitation, utility reactivations, zoning compliance and any other necessary approvals required to allow developer to operate at the property.





- The Livingston County IDA makes no explicit representations or warranties regarding the long-term structural integrity or evolving regulatory compliance of the existing facilities.
- The Livingston County IDA will not be required to obtain or prepare any title documents or instrument survey and shall provide only such documents currently in its possession.

Due Diligence Access Window

A formal site walkthrough and inspection window is available for interested developers. They are also encouraged to bring engineers or contractors to evaluate the 17 structures during this period.

- Attendees must contact Bill Bacon in advance to schedule a site walkthrough.
- **Email RSVP:** williambacon@livingstoncountyny.gov
- **Text RSVP:** 585-245-3215

Scope of Proposals & Required Content

Proponents must submit a comprehensive development plan. Submissions will be evaluated based on their ability to address the following core areas:

- **Capital Investment:** Detail the total projected financial investment for acquisition, structural rehabilitation, and new construction. Include a verified funding strategy and development timeline.
- **Job Creation:** Provide realistic projections for both short-term construction jobs and long-term, permanent full-time equivalent (FTE) positions. Specify industry sectors and estimated wage ranges.
- **Commerce and Industry:** Define the commercial or industrial focus of the site. The site infrastructure strongly supports advanced manufacturing, agricultural logistics,





green energy hubs, food & beverage, distribution/warehousing, mixed-use technology parks, or specialized training centers.

- **Economic Impact Analysis:** Estimate the direct, indirect, and induced economic impacts on the local economy, including potential sales and property tax revenue generation.
- **Overall County Benefit:** Detail how the project aligns with the Livingston County Economic Development Office Strategic Plan, optimizes local supply chains, and improves the overall quality of life for residents.

Submission Requirements & Post-Award Details

All proposals must include:

1. **Developer Profile:** Experience with large-scale adaptive reuse projects.
2. **Concept Master Plan:** Architectural sketches, land-use maps, timeline, project cost, and building utility activation strategies.
3. **Community Impact Statement:** A summary of job numbers, industry alignment, and local benefits
4. **Required Contents:** Each proposal submitted must include (a) a zoning analysis demonstrating that the proposed development and use of the property complies with zoning requirements; (b) a statement demonstrating that the proposed development is consistent with applicable regional and local plans and land use policies; and (c) all information required to conduct a review under SEQRA, Article 8 of the New York Environmental Conservation Law.

Note: Complete technical blueprints and advanced property schematics will be fully turned over to the developer upon selection of the successful bid.





Submission Delivery Instructions

Proposals must be received no later than **July 31, 2026, by 4:00 PM**. Submissions may be delivered via either of the following methods:

- **Electronic Submission:** Email to williambacon@livingstoncountyny.gov
- **Hardcopy Submission:** Mail or deliver to Livingston County Economic Development, 6 Court St., Room 306, Geneseo, NY 14454.

Notes: Livingston County IDA reserves the right, at its sole discretion, and at any time to amend, modify, or revise this RFP at its discretion. Notification of changes will be communicated to interested parties.

Livingston County IDA reserves the right, at its sole discretion, and at any time to discontinue, postpone, or cancel the RFP process at any stage prior to the execution of final agreement and to reissue the RFP or pursue the services through any other lawful procurement method.

All information submitted in response to this RFP, including accompanying documents, is subject to the Freedom of Information Law (FOIL) found in Article 6 of the N.Y. Public Information Law.





Proposal Evaluation Rubric

This structured rubric provides an objective framework to score and rank developer proposals. Submissions must achieve a minimum passing score of **70 out of 100 points** to be considered for final selection.

Evaluation Criteria	Maximum Points	Description / Key Considerations
Capital Investment & Financial Viability	30	Total financial commitment for acquisition and site rehabilitation; strength and verification of funding strategy; feasibility of the project timeline.
Job Creation & Economic Impact	25	Projected volume and wage scales of permanent full-time equivalent (FTE) and temporary construction jobs; estimated generation of local sales and property tax revenues.
Commerce, Industry, & Alignment	20	Innovation and long-term viability of the commercial focus (e.g., advanced manufacturing, distribution/warehousing); alignment with the Livingston County Economic Development Office Strategic Plan.
Developer Profile & Adaptive Reuse Experience	15	Demonstrated track record with large-scale, institutional adaptive reuse projects; organizational capacity and reference project success.
Community Benefit & Local Impact	10	Positive optimization of local supply chains; enhancement of residents' overall quality of life; effectiveness of the local public engagement strategy.