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NEWS RELEASE: For immediate release

BPU PROPOSES NEW OPERATIONS CENTER NEAR CHADAKOIN PARK

The BPU announced today its selection of a 5.9 acre site located in an area between Monroe and Clinton Streets to house its new Operations Center which will include its customer service operation, general business offices, warehouses and garages. The proposed building site is bounded on the west by the former J W Railroad tracks, on the south by West 10th Street, on the east by Clinton Street and on the north by Chadakoin Park.

The Board voted to purchase options on three parcels of land and to proceed with eminent domain procedures on one parcel to further the project.

The proposed new BPU Operations Center is comprised of an office facility that is anticipated to be a three-story, 51,000 square foot structure with 17,000 square feet per floor. Adjoining the office building will be two single-story 20,000 square foot garage bays.

Of the 5.9 acres, 2.08 acres are initially anticipated for lay-down space and .85 acres will be dedicated for employee and customer paved parking areas in addition to the Operations Center. The site will also include a large, stormwater retention pond that may also be used for recreational purposes in conjunction with the Chadakoin Park.

This new Operations Center would replace, as well as centralize, service facilities for the BPU by combining the existing complex at 86-92 Steele Street AND the 338 Buffalo Street Pump Station Water Division offices.

Adjacent to the existing Chadakoin Park, the Operations Center will provide improved site drainage and overall site improvements on property that has been stagnant for private development and will eventually compliment the neighboring Park.

Because of the variable soil conditions along this portion of the Chadakoin River at the proposed Monroe/Clinton Streets site, the proposed ground improvements and building foundation stabilization will be achieved utilizing a variety of technologies.

The Board of Public Utilities plans to make the Operations Center a demonstration project for sustainability and energy efficient technologies. The project will demonstrate how proper technologies and building design can both reduce energy consumption and be environmentally friendly. Some of these technologies include: District Heating and absorption cooling from District Heat; the utilization of enhanced building envelope design to provide increased insulation and passive solar gain; daylighting techniques to reduce lighting and cooling loads; energy efficient lighting; heat recovery; and innovative building controls to increase energy efficiency as well as other energy efficiency technologies. The building will also utilize local materials and products with high recycled content. The BPU will pursue LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Buildings Council.

In describing conceptual drawings provided by Harrington Sandberg Architecture & Engineering, P.C., BPU General Manager Wally Haase explained, "The BPU hopes to bring together its need for space with a neighborhood in need of rebirth to produce an energy-efficient complex that will be an example for the community and the industry as well."

The BPU anticipates holding a scoping meeting regarding the building site in mid July.