



PO Box 700  
Jamestown, NY 14702-0700

**ELECTRIC  
DISTRICT HEAT  
WATER  
WASTEWATER  
SOLID WASTE**

**NEWS RELEASE: For immediate release      2/7/06**

## **BPU ANNOUNCES NEW SITE FOR PROPOSED OPERATIONS CENTER**

The BPU has selected several parcels of land on both sides of Harrison Street to replace the Monroe Street/ Chadakoin Park area as an alternate site for its new Operations Center. The site, almost exactly one mile from the BPU's existing buildings, will be designed to include the utility's customer service operation, general business offices, warehouse and garages.

This new BPU Operations Center is necessary to enable the electric utility to demolish the 86-92 Steele Street buildings and make way for a \$145,000,000 Circulating Fluidized Bed (CFB) Power Plant. Locating the new power plant where the existing office and garage complex sits will allow the utility to utilize over \$20,000,000 in existing infrastructure to operate the new power plant and will keep annual operating costs lower.

Soil studies of the Monroe Street site revealed the need for soil stabilization procedures which would have put the proposed operations center significantly over the \$10,000,000 budgeted for the project. Responding to the opinions of many local citizens, the Board revisited its Monroe Street first choice selection and after investigating several different sites and alternate building configurations, decided on the Harrison Street location. The Harrison Street site is the former location of the Afro-Lecon Watson Manufacturing Company. Site boundaries include Phoenix Metal on the west, the Chadakoin River to the south, the railroad tracks to the north and Winsor Street to the east.

Conceptual drawings call for a two-story, 15,700 square foot office facility adjoined by a 31,300 square foot garage with a 13,800 square foot office mezzanine - a building very similar to the one presently occupied by the line garages, business offices, customer service and engineering offices at 86-92 Steele Street.

Of the 8.21 acres, 29,900 square feet are anticipated for a lay-down area on the north side of Harrison and 30,300 square feet of lay-down area on the south side of the street for poles, transformers, wire and equipment. Parking for 54 employees will be located on the south side of Harrison, 65 paved spaces will be located next to the Operations Center, and 27 spaces will be located immediately behind the garages. Customers and utility vehicles will be able to access the property from both Winsor Street and Harrison Street. Two stormwater retention ponds, one on either side of Harrison Street, are designed to collect runoff. The proposed Operations Center will provide overall site improvements on property that has been stagnant for private development for many years.

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; day-lighting 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 a high content of recycled materials. The BPU will pursue LEED (Leadership in Energy and Environmental Design) certification from the U.S. Green Buildings Council. There are only ten buildings in New York State that are presently LEED certified.

**BPU General Manager Wally Haase explained, “The BPU is pleased to bring together its need for space with a neighborhood ready for rejuvenation to produce an energy-efficient complex that will be an example for the community and the industry as well.”**

**The BPU has scheduled an Environmental Justice meeting on the Clean Coal Project, on Tuesday, March 14 from 6:30 PM to 8:30 PM and an informational scoping meeting regarding the Operations Center site on March 28 from 6:30 PM to 8:30 PM in the Jamestown High School Auditorium.**

**The public is invited and encouraged to attend these meetings.**

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