



JONES LANG
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Montrose EUL - Industry Forum

Infrastructure

John Cliffe
Senior Site Engineer
VA Hudson Valley Healthcare System
October 14, 2008

Agenda

- Goals
- Water
- Sewage
- Electrical
- Heating / Gas

Site Utilities Montrose Campus

Goals

- Utilities are of major logistical importance to the redevelopment
- Development Concept must outline a plan for serving VA facilities between Phases I and II, while also serving the Phase I redevelopment portion of the campus
- Proposed Development Concept must include a plan for providing VA's remaining 12 acre presence on the Montrose Campus with utilities after implementation of Phases I and II

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Water

- Water Main System is a redundant loop system with distribution valves.
- The Campus is fed from the Montrose Improvement District at two locations:
 - Utility entrance at the base of the water towers
 - Pressure reducing meter pit adjacent to Building 9
- The existing water towers have a combined capacity of 650,000 gallons.
- This system also feeds the NY State Nursing Home across the street from the campus.
- Total capacity of current system is approximately 400,000 Gal/Day (limited by capacity of Wastewater Treatment Plant)
- Current peak usage is approximately 260,000 Gal/Day.

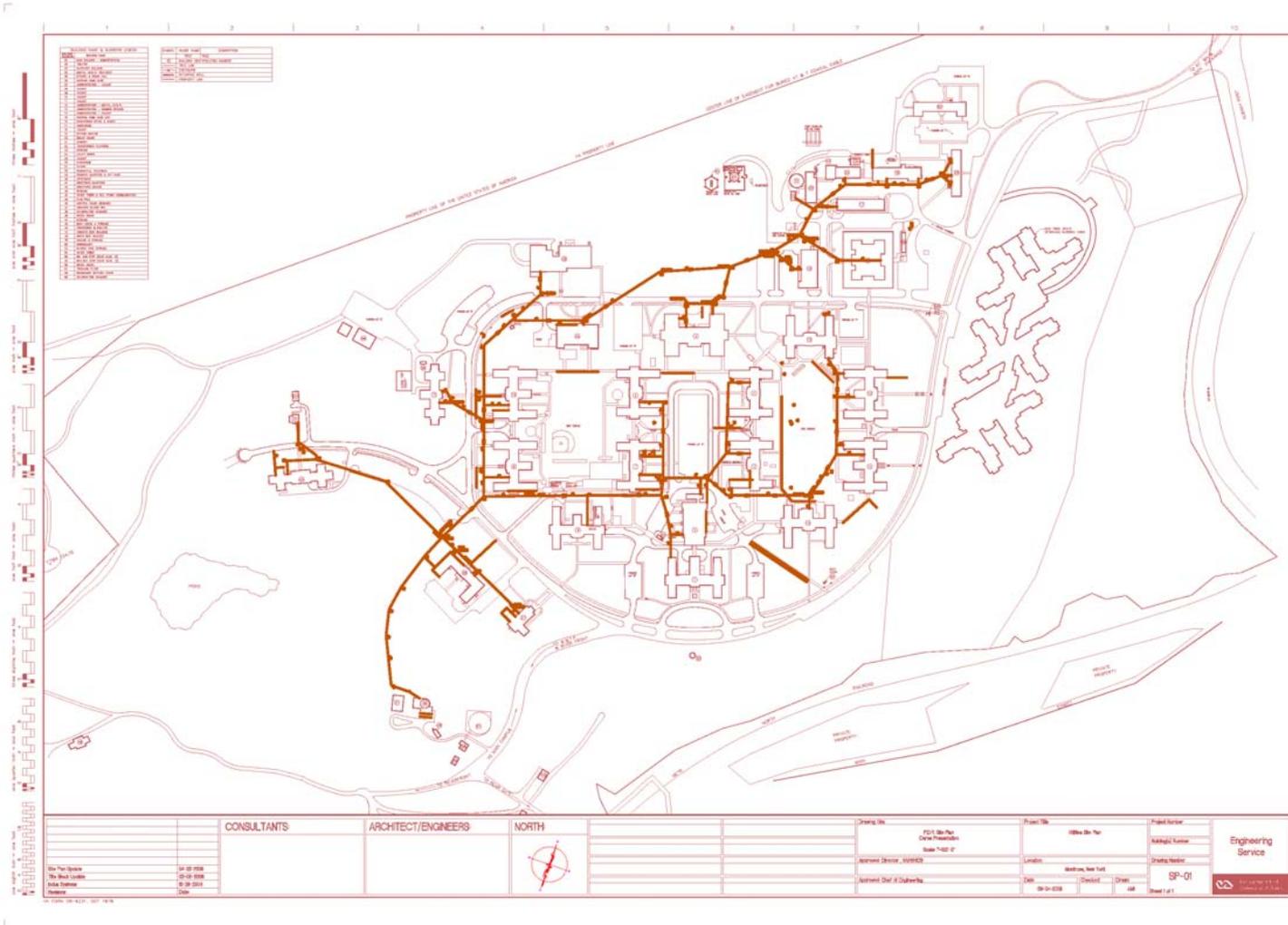
Site Utilities Montrose Campus

Sewage

- The Sanitary Sewage System for the site is a gravity system feeding into a facility-run Wastewater Treatment Plant.
- The existing Sewage Treatment Facility has a SPDES discharge capacity of 400,000 gallons per day.
- The plant also serves the NY State Nursing Home across the street from the campus through a force main that enters the system in front of Building 8.
- The current combined flow rate for both facilities is approximately 125,000 gallons per day.
- The plant has continuously been updated to comply with environmental laws
- Sewage Treatment Facility could be used to serve development on campus or adjacent neighborhoods in Town of Cortlandt.

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Sewage



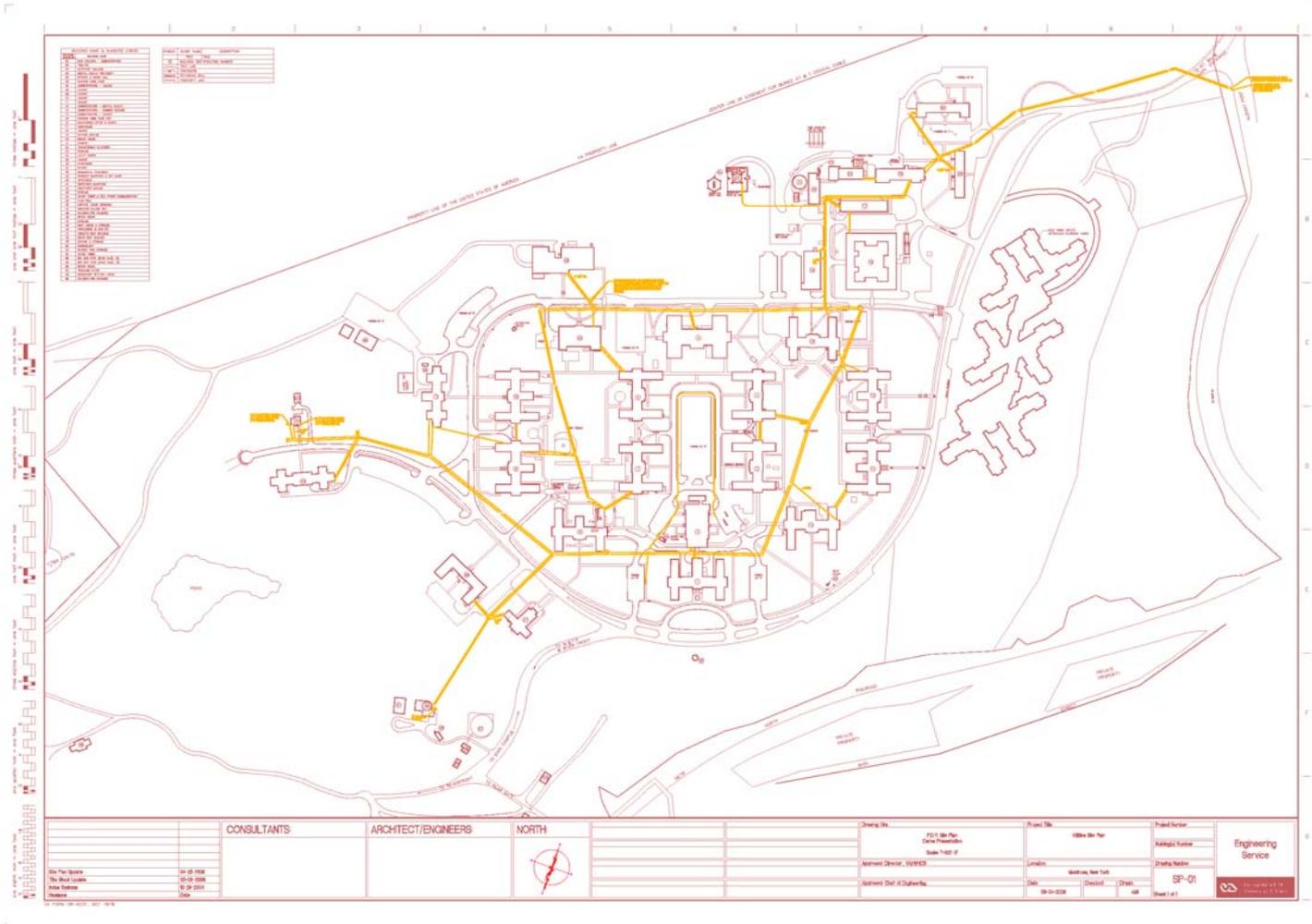
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Electrical

- Electrically, the campus is a high tension customer receiving service through two redundant 13.8KV feeders with 97amps maximum capacity.
- Current peak usage is at approximately 47 amps at 13.8KV.
- 3 phase 13.8KV is distributed throughout the campus through a dual loop system with high voltage sectionalizing switches.
- Each building is served through either an outdoor pad mounted or indoor dry type transformer at a voltage of 120/208 Y connected.
- The building capacities vary from 300KVA to 750KVA.
- The main switch gear is approximately 25 years old and may need to be upgraded.

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Electrical



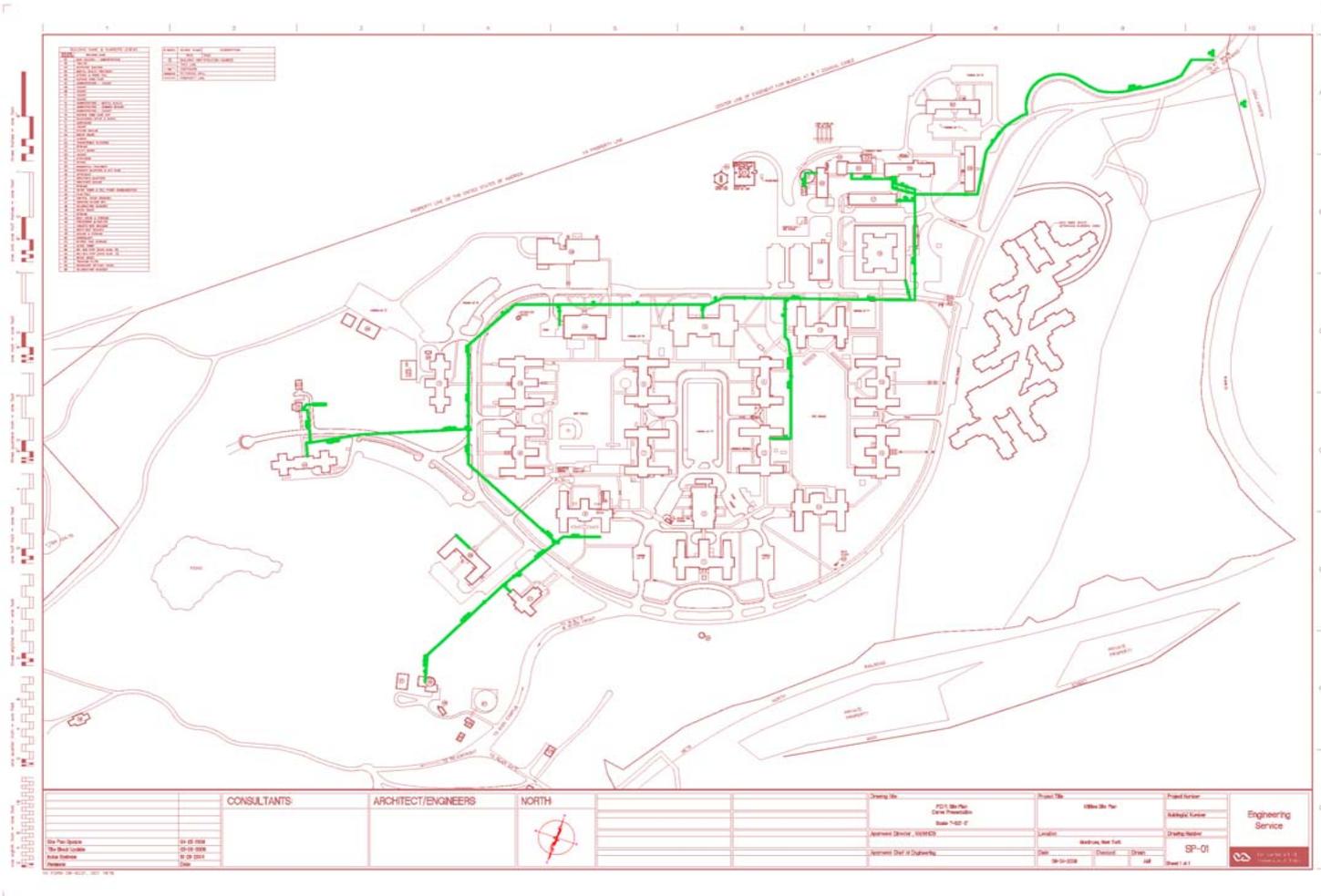
Site Utilities Montrose Campus

Heating / Gas

- Most of the campus is heated through a central steam distribution system with the exception of Buildings 8, 9, 10, 11, 25, 26, 27, 29, 30 and 31.
- Buildings 27, 29, 30, and 31 have their own gas fired boilers.
- There is a 10PSI site gas main serving the northern and western portions of the site as shown on the following drawing.
- New distribution lines were installed from Building 18 in 2002.

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Heating / Gas





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Thank you