



Erie Station Business Park
INDUSTRIAL & COMMERCIAL
PROUDLY OFFERED BY KONAR PROPERTIES

The business park with convenience, economy, and style.

CASE STUDY

FACTS

DEVELOPER: Konar Properties

ARCHITECT: RS&H Architect & Engineers

CONTRACTOR: LeCesse Construction Company

LAND USE INFORMATION

Site Area:

Building 1 - 6.39 acres

Building 2 - 5.88 acres

Gross Building Area:

Building 1 - 45,825 sq ft

Building 2 - 39,900 sq ft

Parking Spaces:

Building 1 - 398 spaces

Building 2 - 251 spaces

Parking Ratio:

Building 1 - 8.7 spaces/1,000 sq ft

Building 2 - 6.3 spaces/1,000 sq ft

DEVELOPMENT SCHEDULE

Planning Started:

Building 1 - October 1998

Building 2 - May 2000

Site Purchased:

Building 1 - April 1999

Building 2 - September 2000

Construction Started:

Building 1 - May 1999

Building 2 - January 2001

Building Occupancy:

Building 1 - November 1999

Building 2 - August 2001

ADT SECURITY I & II 265 & 285 THRUWAY PARK DRIVE ERIE STATION BUSINESS PARK WEST HENRIETTA, NEW YORK



ADT Security Services, Inc., a subsidiary of Tyco International, is the leading electronic security services company in the U.S. In business since 1874, ADT has more than five million customers and serves 450 of the Fortune 500 companies. Larger than the next six largest security companies combined, ADT features round-the-clock monitoring of commercial and residential security systems from its Customer Monitoring Centers located strategically across the country. ADT has six Customer Monitoring Centers and more than 220 Sales and Service offices, nationally.

The Customer Monitoring Center (Building I) built in Erie Station Business Park was a prototype for ADT's six new centers located throughout the United States, and services the eastern region of the country from Maine to Florida. The prototype Customer Service Center (Building II) dispatches service calls for the same geographic region.

THE SITE

ADT's 12-acre site is located on Thruway Park Drive, near the New York State Thruway (I-90), the key east-west artery in central New York, and I-390, which connects Rochester south to New York City and Pennsylvania. The site is approximately eight miles south of downtown Rochester in the Town of West Henrietta, a suburban area with recent development of office, retail, and industrial space. Land uses near the site include the Rochester Institute of Technology campus, and a 400,000 square foot Engineering Center operated by Delphi Corporation. The Rochester airport is less than six miles to the north.

The location of the site required extending Thruway Park Drive by over one mile, and reconfiguring the intersection between Thruway Park Drive and Erie Station Road. After the road reconstruction, most westbound traffic on Erie Station Road is diverted north on Thruway Park Drive. As required by the Design Standards for Erie Station Business Park, the



main parking lots serving both buildings are located to the side and rear of the building areas.

PLANNING

ADT chose the Rochester market primarily due to the well-educated work force and the availability of future employees from area colleges and universities. ADT selected Erie Station Business Park based on its suburban location, proximity to major transportation routes, and the availability of redundant fiber optics service.

ADT began planning for acquisition of the site in October 1998. The site was zoned for industrial use, and the Town Board granted a special permit for use of the site as office space early in 1999. Additional approvals were required from the Town Zoning, Conservation, and Planning Boards. The project received major financial support from Empire State Development and the County of Monroe Industrial Development Authority.

The approval process for Building 1 took only three months. Construction began in May 1999. Both the building and the extension of Thruway Park Drive were completed in just six months, and the building opened for use by ADT in November 1999.

ARCHITECTURE

Building I is designed to monitor over 20 thousand alarm signals each day. Both ADT buildings are designed to take over 10,000 daily customer calls, protect the security of customer data, continue operations without interruption in the event of a power outage, and provide a pleasant work environment for employees to increase productivity and limit turnover.

The exterior of each building features an EIFS system above a brick or precast base. Both buildings contain concrete bunkers, designed to withstand winds of up to 200 miles per hour, constructed around critical computer, voice/data switching, and electrical components. All building standards, including window systems, fully comply with UL standards for high-security monitoring stations.

The interior design features high ceilings, indirect lighting, and finishes designed to absorb sound. Each building contains large training areas, lounge areas, and spacious colorful cafeterias. Since ADT began occupancy in Erie Station Business Park, employee turnover has decreased by 60 percent.

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