

in the Loop

Trumbull Towers: Location and more

If the old adage about real estate is true – location, location, location – Trumbull Towers is positioned for success. Comprised of the 99 Pratt and 196 Trumbull buildings, Trumbull Towers is located in the heart of the central business district – right across from the XL Center, within easy walking distance from the Hartford Stage Co., and just one block off the on-ramp to Interstate 84.

In fact, the 100,000-square-foot, six-story building – on Hartford Steam’s steam system since 1989 – has a strong presence on Hartford’s downtown shopping promenade and reports 100% retail occupancy. The upper five floors of commercial space are home to notable Hartford entities such as the Hartford Symphony Orchestra, Hartford Whalers and numerous attorneys and architects.

Managed by North Point Property Management, Trumbull Towers was purchased in 2011 and is undergoing major renovation. Much of the Trumbull building’s vacant spaces were converted to executive suites, which were quickly filled, boosting the building to full occupancy. The public spaces and remaining office space in the Pratt building



Top: Trumbull Towers, which comprises the 99 Pratt and 196 Trumbull buildings, is near the hub of retail activity in the central business district. **Above:** Trumbull Towers’ stately lobby reflects the building’s early 20th century charm that has been retained during building renovations.

are also being redesigned, and new paint and carpet are transforming the interior space.

In addition, a full camera security system was installed on each floor, along with a digital entry system. New elevators will go in before fall.

The new owners are also taking a close look at the building’s energy use. “We are connected to Hartford Steam’s steam loop,” says Harry from the management team. “We depend on Hartford Steam and are extremely happy with them. But it makes good sense to save energy wherever we can. We are in the process of putting in a new energy management system and have changed out a lot of the fans and pumps for units with higher efficiencies.”

99 Pratt and 196 Trumbull were constructed in the 1920s in Renaissance Revival style using polished pink granite on the first floor’s exterior and brick on the subsequent floors. The recent renovations and consolidation as Trumbull Towers have brought modern amenities to these early 20th century structures.

Hartford Steam Co. is honored to serve Trumbull Towers and its tenants.

Down by the Riverside. Two great events will make a splash in September at Mortensen Riverfront Plaza, a great downtown amenity.

GUITAR UNDER THE STARS. Saturday, September 8, 2012, 3-10 p.m. Guitar Under the Stars has become an end-of-summer tradition that draws thousands of music lovers to the Hartford riverfront. Great music, gorgeous setting.

PIPES IN THE VALLEY CELTIC FESTIVAL. Saturday, September 29, 11 a.m.-10 p.m. Celtic Music Festival is celebrating nine years on the riverfront with bagpipes, Celtic fiddling, Scottish drumming, step dancing, kids’ activities, Highland Games and more.



Starring Roles: Mike Lenaghan as Facilities and Production Manager

With experience as a stagehand in New York City and at the Westport Country Playhouse, Mike Lenaghan came fully qualified for his work as technical director at Hartford's TheaterWorks in 2003. What he didn't count on was a promotion just one year later to production manager – and facilities manager – for City Arts on Pearl, a Hartford Steam customer that's on the National Register of Historic Places.

Serving as facilities manager was new for Mike, but he rose to the occasion. "I wasn't trained to handle facilities issues," he says, "but on-the-job experience, my staff and the support of our vendors have helped me tackle the challenges. I know more about building operations than I ever thought was possible!"

For the past eight years Mike has been in charge of the 31,000-square-foot landmark, previously known as the Art Deco Building. The 1927 Moorish Revival structure houses the highest concentration of nonprofit organizations in Connecticut – 10 on the third floor alone. It is considered

an incubator for small fine-arts groups.

Mike oversees all building operations, including meeting tenant needs, at the same time he handles production manager duties for TheaterWorks. TheaterWorks owns City Arts on Pearl and holds performances in a 200-seat theater in its lower level.

As production manager, Mike oversees the sets, lighting, sound, costumes and more for the five plays – 40 performances each – that TheaterWorks stages each year. Under his direction, the company has begun constructing its own scenery right at City Arts on Pearl in a shop that occupies most of the second floor. That move has saved the company both money and staff jobs.

Prior to TheaterWorks, Mike was a freelance stagehand based in New York, often reverse commuting from Queens to the Westport Country Playhouse. There he worked with Paul Newman and Joanne Woodward, who was then its artistic director. He also met the woman who would later become his wife. They decided to



Courtesy Mike Lenaghan.

Off the job, Mike serves as a volunteer firefighter. "A lot of what I've learned about buildings – especially elevators – has helped me be a better firefighter," says Mike. "And fire fighting helps me put my work life in perspective. My bad day at work pales in comparison to what the people we're responding to are experiencing." Mike is shown here with one of his young sons – appropriately dressed as a Dalmatian.

move to Hartford to work together at TheaterWorks, both accepting jobs there, site unseen.

Mike and his wife are now happily settled in the Hartford area and have two sons. That's quite a change for Mike who grew up as an 'Army brat' and lived 30 places in the U.S. and overseas in 30 years!

For all his pursuits, Mike's passion for the arts is evident. "Even with the high-tech media out there, there's still nothing more fulfilling than watching a play. It's the true 3-D experience. If you haven't been to the theater or supported the local arts scene recently, promise yourself to do so."

For more on TheaterWorks, visit www.theaterworkshartford.org.

iQuilt Bringing Downtown Together

TheaterWorks is proud to be a part of the new iQuilt Plan for downtown Hartford. It is confident it will revitalize not only the arts but also our downtown community. The iQuilt Plan is an urban design strategy that capitalizes on two of Hartford's greatest strengths: its concentration of arts, cultural and landscape assets and its compact downtown. It uses walking, culture and innovation to connect arts opportunities for significant environmental, social and economic benefits. iQuilt projects will be implemented from 2012 through 2015. Learn more at theiquiltplan.org/.

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