

# in the Loop

## A Striking Presence: CityPlace I stands tall in downtown marketplace

CityPlace I stands out in downtown Hartford – not just because it’s the second tallest building in New England – but because its central location is home to some of the city’s top law and accounting firms and, most recently, UnitedHealthcare Group. UnitedHealthcare began its phased-in move in early May and will eventually occupy about 56 percent of the building with employees on 18 of the building’s 38 floors.



Photo: Jeff Yardis.

**Clad in textured Spanish pink granite and featuring a striking copper roof, CityPlace I, second from left, is prominent on the Hartford skyline.**

More than 425,000 sq ft of space is being built out – all brand-new construction – for the large new tenant. All floors were gutted, and the buildout started from scratch – even the mechanical systems on each floor were reconfigured. The entire building, though, will continue to use steam and chilled water from Hartford Steam Co., as the building’s property managers recently renewed a 15-year service agreement. Steam is used for the building’s space heating, domestic hot water and kitchen; chilled water provides air conditioning.

Built in 1983, the 1.1 million-gross-sq-ft CityPlace I has a two-level underground parking garage and takes up a full city block at the corner of Asylum and Trumbull streets. The building’s three-story granite and marble atrium, which connects it to CityPlace II, has tropical landscaping and

often serves as the venue for special events. It’s now likely to see even more activity as 2,200 UnitedHealthcare employees move into the building.

“We’re certainly pleased that UnitedHealthcare chose 185 Asylum Street as its new address and is able to take advantage of the building’s great floorplates,” says Marty Schwager, RPA, general manager, Jones Lange LaSalle Americas, which has managed the building since 1994. “UnitedHealthcare has even put in a brand-new cafeteria with state-of-the-art cooking facilities, and they’ve designed meeting rooms adjacent to the space for convenient catering. They have helped provide new life for the building, and we’re pleased they’re here.”

Schwager previously managed the Goodwin Square Office Tower and Hotel during the 1990s and managed a commercial portfolio for CP Management based out of Hartford Square North prior to coming on board at CityPlace I within the past year. “This is a great building with a great future,” says Schwager. “Once you look out from one of the top floors, you can’t help but be hooked.” But there’s more to it than the view. “Our goal is to provide a top-rate tenant experience. Cynthia Huveldt, our assistant general manager, has been instrumental in making that possible. I’m grateful for the dedicated team we have in place to serve our tenants.”

Hartford Steam is pleased to have served the building ever since it was built and looks forward to working with Schwager and his team to continue to optimize energy efficiency and provide the best-possible comfort to tenants year-round.



Photo: Jeff Yardis.

**Although primarily home to commercial office space, CityPlace I also features retail businesses that provide key amenities such as dry cleaning, hair salon services and restaurants.**

# New Plant on Track to Generate Savings, Reduce Emissions

At Hartford Steam, we are committed to being environmentally responsible, and we have some exciting news to share. We are now serving our downtown Hartford customers using a combined heat and power (CHP) system that will save energy, reduce emissions and cut costs. So how is it different from what we were doing before? We're harnessing heat from the generation of electricity and putting it to work to heat or cool our customers' buildings.

It starts with using natural gas to fuel a new gas turbine and heat-recovery steam generator, in addition to our existing boilers. The turbine generates electricity to run equipment in our own plant, and we can sell any excess electricity to the local grid. Since the turbine creates heat while making electricity, we are able to capture this heat and use it to make steam, which increases system efficiency. The steam is sent to our customers through our district heating piping system or used to make chilled water. That's why the process is called combined heat and power: Both heat and electricity are created at the same.



Photo: Jim Elsner.

The new 3.5 MW gas turbine package unit (left) and its ancillary equipment are the core of Hartford Steam's new combined heat and power system.

Already, from July 2009 through June 2010, Hartford Steam's new CHP system has substantially reduced NO<sub>x</sub> emissions by 61 percent and CO emissions by 60 percent. It also is expected to

- increase fuel use efficiency by 20 percent;
- reduce Hartford Steam's carbon footprint;
- serve as additional capacity and redundancy for the system, providing our customers with even greater reliability;
- help relieve electricity grid congestion in the Northeast;
- produce electricity more cheaply than we can buy it;
- allow us to sell electricity to the grid for more than we make it; and
- help us stabilize rates for our customers.

Construction on the combined heat and power project may be done, but Hartford Steam's work doesn't stop here. We're looking at other technologies that will help us do even more with the fuel we use. It's all a part of putting sustainability into action right here in downtown Hartford.

## Quick Facts

### Largest equipment components:

- 3.5 MW Solar Centaur Gas Turbine – Solar Turbines Inc.
- Heat-recovery steam generator – Rentech Boiler Systems Inc.
- Variable-speed drive gas compressor
- 114,160-volt electrical switchgear

**Type of fuel:** Natural gas

**Feasibility study:** Joseph Technology Inc.

**Design-build contractor:** Harry Grodsky and Co.

## The Heat Is On

It's summer in Hartford, and these hot and humid days can make it challenging to keep buildings comfortable.

That's why Hartford Steam recommends pre-cooling your building when the outside air temperature is forecast to be hotter than normal. During prolonged heat, Hartford Steam's chilled-water customers can help ensure desired set building points by purging warm daytime air using the cool night air. Then, between 1 a.m. and 4 a.m., customers can start up chilled-water air handlers and pre-cool to the desired temperature. This will allow for comfortable and consistent air temperatures during the day. To learn more, see [www.hartfordsteam.com/Pre-cool.htm](http://www.hartfordsteam.com/Pre-cool.htm).



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Emergency? Page (860) 725-7005 and enter phone no. or call cell (860) 205-4093.

For information, call (860) 548-7348.

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