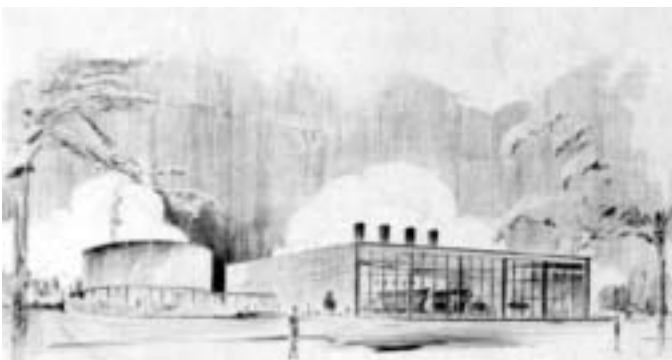


# in the Loop

## Celebrating Four Decades of Service



As pictured in February 1961's "Fuel for Thought," a magazine for the employees of The Hartford Gas Co., this sign and vehicle informally marked the site of the proposed new district heating and cooling plant.



This architect's rendering of the new plant was featured in the February 1961 issue of "Fuel for Thought."

In early 1961, Hartford's downtown district heating and cooling plant was just a rendering on an architect's sketchpad. Soon, however, a foundation was poured, steel beams began to rise, boilers and chillers were delivered, and an actual plant began to take shape. Workers labored in the streets as well, installing steam and chilled-water piping to nearby buildings. Then, in 1962, with the cut of a ribbon and a turn of the valve, district heating and cooling service to area customers began. The Hartford Steam Co. was born.

With this issue of "In the Loop," TEN Companies looks at 40 years of steam and chilled-water service in Hartford. We invite you to step into the past with us and see how we've grown and how we continue to add and serve customers today. We dedicate this issue to our many customers who continue to drive our pursuit of excellence – and to the many men and women who have served our company over the past four decades. We are greatly indebted to their loyal service.

# A Look Back: Tony Mirabella on TEN's 40 Years of Growth

Anthony 'Tony' Mirabella, who first joined The Hartford Steam Co. in 1974, is credited as a driving force behind the growth in the '70s and '80s of Hartford's district energy system – the world's first combined district heating and cooling system serving a downtown area. Under his leadership, Hartford's district cooling system grew to be one of the largest in the world. As part of our look back on the past 40 years, Mirabella, who retired from the company in 2001, recounts the dramatic rise of district heating and cooling in the capital city.

## Great Beginnings

“William Jebb, who was president of Hartford Gas at the time, had incredible foresight back in the late 1950s and early '60s,” observes Mirabella. “The gas company had just connected to interstate pipelines, which made gas readily available year-round. Connecting to those pipelines brought tremendous gas capacity that stood unused in the summer. So Jebb arrived at the idea of developing a gas-based district energy system where gas could be used to produce chilled water to cool downtown buildings in the summer and steam to heat downtown buildings in the winter. With key customers like Constitution Plaza and Travelers Insurance willing to use such a system, the concept went ahead.”

Records confirm Jebb was a driving force behind the city's redevelopment around Constitution Plaza, using the district energy system as a key infrastructure component to help lure new buildings to the area. Travelers offered its plant as an interim facility to serve adjacent development while The Hartford Steam Co.'s plant was being built down the road. The Hartford Steam Co. plant officially began serving steam and chilled water to area buildings in 1962.



The June-July 1962 issue of “Fuel for Thought” featured Connecticut Governor Dempsey cutting the ribbon at the entrance to the new plant as Hartford Gas Co. President William Jebb looked on. The plant was later dedicated to and named after Jebb.



The August-September 1961 issue of “Fuel for Thought” showed the steam and chilled-water pipes being installed down Arch Street toward The Hartford Steam Co.'s new plant.



The November 1964 issue of “Fuel for Thought” documented that the system continued to grow quickly after its startup in 1962. Here a new 75,000-lb/hr Combustion Engineers boiler was being installed; the new unit increased steam plant capacity by one-third.

## Growth and Innovation Continue

When Mirabella came on board in the mid-70s, the facility continued to grow, adding a new boiler and chiller that raised total capacity to 385,000 lb/hr of steam and 20,000 tons of chilled water. He soon introduced a new rate structure, and within the next few years, he was instrumental in converting an existing oil-storage tank to a chilled-water storage tank – creating the world’s first thermal chilled-water storage system in a commercial district energy system. Mirabella credits consultant Miklos Kurz with playing a major role in the design and development of this groundbreaking application.

Through the mid-1980s, The Hartford Steam Co. – now part of the TEN Companies – doubled in size by signing on more than 3 million sq ft of new construction. “By that time,” he explains, “Hartford’s economy was perking up, and the city entered a period of development. City Place and the Civic Center were built. We grew right along with them, and soon we were looking at other avenues for expansion.”

One avenue for growth was the 1987 construction of a completely new cogeneration-powered district heating and cooling plant to serve Hartford’s Capitol-area government and private buildings. “It’s a beautiful plant that has done a great job of serving the area,” says Mirabella. “And it only succeeded because of the good faith of the partners – The Hartford Steam Co., Aetna, American Natural Resources and the State – who moved forward based on a vision of what we could accomplish together.”



The March 1985 issue of “Fuel for Thought” pictured Tony Mirabella noting where new system expansion may take place within the next several years.

**IN 1986, THE  
HARTFORD STEAM CO.  
INSTALLED THE WORLD'S  
FIRST THERMAL CHILLED-  
WATER STORAGE SYSTEM IN  
A COMMERCIAL DISTRICT  
ENERGY SYSTEM.**

In 1989, Mirabella was assigned to TEN’s sister company, Connecticut Natural Gas Corp., but he was back five years later to once again head TEN’s district heating and cooling business. The company continued its impressive growth with the development of Hartford’s third district energy system: the Southend Community Energy Network, which includes the Hartford Hospital and Learning Corridor.

“In the late 1990s, Hartford Hospital and the City of Hartford were interested in developing a new learning center,” he says. “At the same time, the company that operated the hospital’s existing plant wanted to sell it. So we saw an opportunity to create a system to serve the hospital and the center.” That system is now in operation.

Today, TEN’s three systems heat and/or cool 100 buildings totaling 16 million sq ft of space. The downtown system now serves fully 85 percent of the loop’s Class A office space.

## Local and International Impact

The Hartford system’s status as a world leader in district energy development has not gone unnoticed. According to Mirabella, the operation’s accomplishments have been lauded by industry peers, including representatives from district energy systems worldwide who want to learn from the company’s innovative technologies and system operation.



The new plant quickly became a destination for local and international tour groups. This group of fifth graders from Duffy School in West Hartford toured the plant in early 1963. Hartford Steam tour leaders shown here by equipment are John Peak, Al Dudley, Chan Taylor and Fred Pickford.

Looking back at his years with TEN, Mirabella remembers fondly the many people who have been essential to the system's success, including plant and distribution crews. He recollects with a smile "the annual Christmas parties when company President Robert Willis would arrive in a red jacket, heartily greet and thank everyone, and we would all enjoy a barbecue cooked on a grill next to boiler No. 5." Mirabella points to the many memorable employees, like the Speranza brothers – "quite the characters" – who contributed to the camaraderie and strong sense of teamwork among system staff over the years.



**Robert Willis, who took over the reins of Hartford Gas upon Jebb's retirement, also was a strong proponent of the district heating and cooling system. The January 1965 issue of "Fuel for Thought" featured this photo of Willis (left) with Richard Jones, president of Bushnell Plaza Associates, standing amid debris on site of the new Bushnell Plaza, soon to be heated and cooled by The Hartford Steam Co.**

Now focused on other pursuits, including district energy consulting and sailing, Tony Mirabella says he's pleased to have left Hartford's district energy operation in good hands, with Derek Rudd at the helm and Jeff Lindberg and Diane Wojcik ensuring customer satisfaction. "This system has an exciting history of growth and innovation," he says. "I'm confident it is continuing to thrive and serve its customers well under their leadership."

*TEN Companies thanks Tony Mirabella for his participation and reflections and gratefully acknowledges the assistance of retiree Lenny Riccio, who provided photographs and back issues of company newsletters for use in this issue. Lenny was a plant technician with the company for nearly 30 years. Thank you, Lenny!*

## 960 Main Street, Others Reflect Ongoing Growth

The celebrating and accolades officially began in mid-December with a gala grand opening party for 960 Main, the beautifully renovated retail and office space owned by 960 Main Street LLC. The space, which now receives heating and cooling service from The Hartford Steam Co., was home to part of the G. Fox Department store from 1917 to 1993; Capital Community College – featured in our previous issue – occupies the rest of the building at 950 Main Street.

**"TONY AUTORINO AND HIS ASSOCIATES ARE TO BE COMMENDED FOR PRESERVING THE BUILDING'S ART DECO AESTHETICS..."**

As reported in the *Hartford Courant*, the renovation is drawing rave reviews: "It's breathtaking. It looks fabulous." "It's wonderful for the people born and bred here – it almost brings tears to their eyes." "It's a happening place!"

Tony Autorino and his associates are to be commended for preserving the building's art deco aesthetics, clearly evident on the main floor in the unique retail center stretching from Main Street to Market Street. In addition to interior and exterior restoration, the overall building was updated with new electrical, plumbing and mechanical systems; a new electrical transformer vault; and new elevators for multiple tenant use.

The location will be home to the nightclub Martini Magic and the Hartford Gourmet, a 10,500-sq-ft restaurant that will be an upscale, New York-style food court on the ground level, and, by night, bar with lounge seating in the mezzanine.

Additional load has come on board this past year as well. The Hartford Steam Co. is pleased that the 278,000-sq-ft General Services Administration building has renewed its contract for steam and chilled-water service. Hartford Steam has served the building since 1988. The Institute of Living (White Hall Building), which previously contracted for TEN's steam heating service, has now opted to use the company's chilled-water service as well. TEN Companies welcomes all aboard. Thank you for your votes of confidence.



## 1962: The Launch of The Hartford Steam Co. and Others With Staying Power

- **Marvel comics introduced “The Amazing Spider Man.”**
- **Mick Jagger and Keith Richards formed The Rolling Stones in London.**
- **Yves Saint Laurent, a fashion designer at the house of Dior, founded his own fashion house.**
- **“The Jetsons,” a TV-animated Hanna-Barbera cartoon, premiered.**
- **Tony Bennett achieved international acclaim with the song “I Left My Heart in San Francisco.”**
- **Sam Walton started his Wal-Mart discount chain.**
- **Johnny Carson first hosted “The Tonight Show.” He retired from the show in 1992.**
- **Walter Cronkite succeeded Douglas Edwards as anchorman of “The CBS Evening News.”**
- **The Beatles conducted their first recording session under the “Beatles” name.**
- **TV comedy series “Beverly Hillbillies” premiered on CBS and ran until 1971.**
- **Barbra Streisand signed her first recording contract with Columbia.**
- **Jerry Rice, football player, was born. He played as a San Francisco ’49ers wide receiver and is now an Oakland Raider.**
- **Edward M. Kennedy was first elected as U.S. senator in Massachusetts.**

*Historical event information obtained from <[www.decades.com](http://www.decades.com)>, a private venture dedicated to making history easily accessible.*

## Cooling Season’s Almost Here

Given the winter we’ve had, it’s hard to think about air conditioning. But now is the time to get your buildings ready to use TEN’s chilled water as efficiently and reliably as possible, whenever the warm weather arrives.

Here are some items to consider as you prepare your own cooling system for the upcoming season:

- Flush all cooling coils and piping that were laid up for winter. Drain the glycol into proper storage containers and flush the system with city water. This is extremely important, as any glycol that ends up in the chilled-water system feeds biological organisms that result in reduced chilled-water clarity, increased plugging of system strainers, and increased costs for you, the customer.
- Refill all in-house chilled-water systems with city water and vent the systems to release trapped air before opening the district cooling service valves.
- Check coils to be sure there were no freezeups during the winter months.
- Clean and maintain the cooling coils. (Ondeo Nalco, a world leader in water treatment and process chemicals, stresses that cooling coils must be thoroughly cleaned on a regular basis or they can become a breeding ground for a wide range of biological organisms.) To contact Ondeo Nalco to obtain more information, go to <[www.NDTfacilitycare.com](http://www.NDTfacilitycare.com)>.
- Close coil drain valves.
- Lubricate all pump and fan motors and bearings.
- Check all dampers, fans and louvers to ensure they work correctly.
- Calibrate controls.
- Clean and flush all chilled-water strainers.
- Set up variable-speed drives on building chilled-water pump circulators.
- Check the energy management system to ensure it’s ready for the cooling season.
- Review and test cooling system setpoints and operational programs.
- Inspect, test and repair air handler and fan coil cooling control valves.

TEN Companies has been getting ready for the cooling season as well. We’ve completed major overhauls of several turbines and chillers at our plants and cleaned all chiller condensers and coolers. In addition, we’ve calibrated all controls and checked pumps and drives for proper alignment and operation. Preventive maintenance on all boilers is scheduled for the spring.

If you have questions or would like us to turn on your chilled-water meters and open your primary chilled-water valves, please contact Diane Wojcik at (860) 548-7357, <[dianewojcik@hartfordsteam.com](mailto:dianewojcik@hartfordsteam.com)>. We also can secure the primary steam valve if you do not use steam during the summer months.

# Longtime Vendor Offers Congratulations

“Congratulations TEN!

“We at Carrier respect and admire what The Hartford Steam Co. has so consistently delivered to downtown Hartford for 40 years...COMFORT. It is, after all, the reason our civilization began constructing buildings, to give us control over our environment. Today we not only expect it, but we rely on it. With such a dependence on comfort, the need for quality, reliability and consistency in equipment and service cannot be under estimated.

“The Hartford Steam Co. has proved it can be relied upon for consistent, efficient and competitive service. Carrier is pleased to have contributed to your sustained success and looks forward to the next 40 years.”

Brian Dwyer  
General Manager  
Carrier Northeast



Carrier Corp. has been a vendor to The Hartford Steam Co. since the very beginning. This image from the December 1961 issue of “Fuel for Thought” showed one of the Carrier chillers being set into The Hartford Steam Co.’s new plant. Observing were William Jebb; Clifford Strike, president of F.H. McGraw Co., which performed the construction; and Howard Canning of Carrier Corp.



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