

# in the Loop

## Welcome to “In the Loop”

*TEN Companies is pleased to introduce In the Loop, a new newsletter for customers and colleagues of The Hartford Steam Company, the Capitol Area System and the South End. The newsletter will bring you periodic news and information about Hartford’s district heating and cooling systems, the energy era in which we live, and how you can optimize your building’s use of our service. We welcome your comments!*

## Capital Gains a Downtown Campus

The ribbon has been cut, and Capital Community College has opened its doors to students at a new campus in downtown Hartford. Hartford’s only public institution of higher learning has moved from campuses on Woodland Street and Flatbush Avenue to a fully renovated, historic building at 950 Main Street – home to the G. Fox Department Store from 1917 to 1993. The entire facility is heated and cooled by The Hartford Steam Company.

The place where generations of Hartford area residents shopped and worked in the 20th century has become a place of teaching and learning in the 21st century. The project is the first completed ‘pillar of progress’ in downtown’s revitalization.

Capital, established in 1992 when Greater Hartford Community College (1967) and Hartford State Technical College (1946) merged, share the building with 960 Main, the retail and office space being developed by Anthony D. Autorino. Capital occupies the front half of the building on 11 floors facing Main Street.

The \$70 million campus includes a top-to-bottom renovation of more than 300,000 sq ft of space. Free parking is available for students, faculty, staff and visitors at the new Morgan Street Garage. High-tech classrooms and labs, new instructional equipment and a state-of-the-art telecommunications system are incorporated into the converted, yet preserved, department store.



**With construction recently completed, the new Capital Community College campus at 950 Main is a pillar of progress in downtown’s revitalization.**

The 950 Main Street campus is expected to strengthen the college’s fully accredited associate degree and certificate programs in business and management, engineering, technology, nursing and health professions, sciences, liberal arts, early childhood education and social services. The move is already generating new collaborations and partnerships with business, government and cultural institutions.

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“We’re pleased to have Capital Community College as a new customer,” says Jeff Lindberg, manager, district heating and cooling marketing. “We have a long history with the building itself, having served it with both steam and chilled water when it was still G. Fox. In fact we own the chiller plant in the facility and use it to produce chilled water for other buildings in the loop as well.”

## District Heating and Cooling in Hartford: At a Glance

- TEN Companies’ three district heating and cooling systems serve three different areas in Hartford: downtown, the Capitol area and the South End, which includes the Hartford Hospital and the Learning Corridor.
- The three systems heat and/or cool 100 buildings totaling 16 million sq ft of space.
- The downtown system began operation in 1962 and today serves 75 percent of the loop’s Class A office space.
- The downtown system uses a 2.1 million-gallon chilled-water tank to help supply cooling to loop customers.
- The downtown system and the Capitol area district cooling systems are interconnected for added reliability.
- The three systems are primarily fueled by natural gas.

## Heating Season Is Here: Are You Ready?

The chill in the air means it is time to heat instead of cool your downtown buildings. Here is a brief checklist to help you ensure your building is ready to make the switch. To make service requests, please contact Diane Wojcik at (860) 548-7357, dianewojcik@hartfordsteam.com.

- Ask your district heating and cooling system representative to turn the steam meter on and open the steam-stop building valve.
- Winterize appropriate chilled-water coils and eliminate possible freeze conditions.
- Ask your district heating and cooling system representative to shut the chilled-water valves and turn off the chilled-water meter, if appropriate.
- Ensure your steam traps are working properly inside your building. Check for and repair leaks. (Statistics indicate that 15 percent to 30 percent of a facility’s steam traps are not working at any given time, causing significant steam loss. We strongly recommend an annual trap survey and maintenance and repair program.)

Our system representatives annually inspect and repair our own valve and steam traps just inside each customer’s building. Feel free to ask us any questions you have while we’re on site. We want you to receive the best possible steam and chilled-water service year-round.



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