

# in the Loop

## Room With a View: Bushnell Tower has vision for energy future

It doesn't get much better than this: Walk out your front door and take a stroll through the park. Savor views of the Connecticut River, Bushnell Park, the State Capitol or the Western Hills from your living room window. Get an extra hour of sleep because your office is just blocks away. Enjoy stunning works of art from generations past and present, just by crossing the street. Get into your car during the winter, without lifting a snow shovel.

These are just a few of the many amenities available to residents of the Bushnell Tower luxury condominiums in downtown Hartford. Designed by world-renowned architect I.M. Pei and completed in 1969, Bushnell Tower at Main

and Gold streets remains one of the city's premium high-rise residential addresses.

The 27-story tower is on the Connecticut Register of Historic Places, but remains in demand with its convenient location by Bushnell Park, 24-hour doorman and three high-speed elevators. It features studio to three-bedroom units ranging from 700 sq ft to 2,500 sq ft, with a variety of layouts on each floor.

Professionally managed by Servus Management Corporation since 2000, Bushnell Tower has been undergoing renovations to keep it at peak operating condition – and it shows. The first phase was an exterior renovation; the second was repair and capital improvements to the parking decks and garage.

The third phase is a bit more behind-the-scenes, but it will certainly make a difference: improving the building's energy efficiency. Servus Management contacted the condominium association and recommended they meet to take a look at the building's heating and cooling system and how energy was being used in the building.

"Bushnell Tower's condominium association takes its job seriously," says Dave Fagone, president of Servus. "It's a pleasure working with them, as they understand that the tower is their home, and the better they take care of the whole building, the better off each individual owner will be. It's a forward-thinking group, and I applaud them. It's our job to bring important projects to their attention, but it's up to them to make the hard decisions and rally the residents to invest in improvements. They're doing the right thing. Bushnell Tower can compete with any other downtown residential building."

Nate Rosiek, property manager, and Ernie Mendenhall, director of energy management, both from Servus, worked closely with mechanical companies and the Hartford Steam Co. to come up with the best-possible plan to improve the building's energy systems. Hartford Steam has provided steam and chilled water to heat and cool the building ever since it opened, so the company knows the building and its energy-use patterns well. An agreement was recently signed with Hartford Steam Co. for another 20 years of service.

"Together we came up with a detailed list of projects and the benefits and estimated cost of each



**Bushnell Tower's luxury condominium units feature large picture windows with panoramic views. Residents facing west enjoy a view of Bushnell Park and the State Capitol beyond.**



Courtesy Servus Management Corp. Photo Nate Rosiek.

**Bushnell Tower was the first exposed residential concrete building in Hartford. It was designed by architect I.M. Pei, who also designed the John Hancock Tower in Boston, the Rock and Roll Hall of Fame in Cleveland and the Pyramids of the Louvre in Paris, among others.**

Courtesy Servus Management Corp. Photo Nate Rosiek.

project, then we went over the plan line by line with the condominium association board,” says Rosiek. “They made the decisions and we moved forward, implementing nearly 100 percent of the plan. Now the energy upgrades are essentially complete on both the heating and cooling sides.”

Mendenhall has been in charge of the energy upgrade project, tending to every last detail. “We’ve done everything from adjusting building ventilation to changing out exhaust

fans to adding a three-way mixing valve for chilled water to installing variable-speed chilled-water pumps and more,” says Mendenhall. “The list is long, but every single item has had an impact. The results are already showing up on our

**We’ve reduced  
Bushnell Tower’s  
chilled-water consumption  
for air conditioning by  
27 percent.**

energy bills and in tenant comfort. Hartford Steam Co. reports that we reduced Bushnell Tower’s chilled water by 27 percent for 2007-2008, normalized for weather. With the heating season just beginning, we are already seeing positive results in steam usage as well. I expect that as we continue to fine-tune the new systems, we’ll see even more savings when we tally the results for 2008-2009.”

Energy usage at Bushnell Tower is one of the largest expenses necessary to operate the building and maintain resident comfort. With prices certain to rise into the future, the board of directors wisely agreed to spend some capital dollars on energy efficiencies, utilizing new technology that did not exist when the building was constructed. Only a few months into the program, the results are very promising. This is a perfect example of a group of owners and a management company that are not satisfied with the status quo.

Hartford Steam is pleased to have the opportunity to serve the Bushnell Tower for another 20 years and looks forward to continuing to work together to bring the benefits of energy efficiency to the tenants on every floor.

## From Ship to Shore

Since he joined Hartford Steam Co. in 1987, plant technician Rick Hebbe has helped keep the company’s boilers and chillers operating optimally – or ‘full steam ahead,’ one might say, to use a naval term. That’s something Rick knows more than a little about. He got his start in boiler plant operations in the U.S. Navy, as ‘oil king’ aboard the

USS Nassau. As the boiler tech in charge of oil on this amphibious assault ship, Rick was responsible for maintaining fuel levels and chemistry on the boilers.

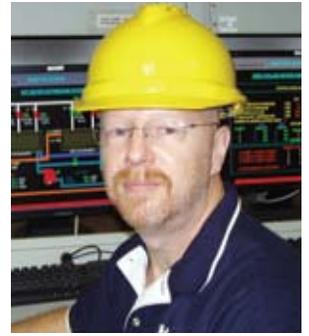
According to Rick, his time with the Navy prepared him for the work he does today. “The Navy is very good training for life in the real world,” he explains.

Immediately after the service, Rick was hired as a boiler operator at Newington Veterans Hospital, then came to Hartford Steam. He started at the main plant, operating boilers and chillers. Since then, he has worked at the Capitol Area System and helped run the cogeneration plant at the former G. Fox building before returning to the main plant as a mechanic.

His current responsibilities have him maintaining the full gamut of equipment found in a district energy system as well as doing plumbing, electrical work and carpentry – “a little of everything,” as Rick says, which is what he likes best about his job.

Off the job, he and his family live in South Windsor. He’s an avid fan of UConn basketball and football and the Boston Red Sox.

Hartford Steam is glad he’s been stationed here for more than 20 years and thanks him for his service.



**Rick Hebbe, Plant Technician**



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