



## KROESCHELL PROJECT CASE STUDY:

# Tribune Tower Chiller Replacement

### THE CHALLENGE:

Kroeschell has maintained a relationship with the Tribune Tower since the 1930's. In 2004, the decision was made to replace their historic 1940's AC system with new technology. With the old system located six floors underground, it was clear from the start that the project would be complex. It was an undertaking that would require skill, experience and a large measure of trust. With over a century's worth of experience working on landmark buildings, Kroeschell proved ready for this job.

### THE SOLUTION:

#### Kroeschell installed a new AC system for the entire structure:

- The first step involved removing two (2) 500-ton chillers and one (1) larger 1,000-ton chiller. They were dismantled piece-by-piece and removed along with 95% of the associated pumps and piping.
- The replacements arrived at their final destination via a crane and access shaft that lowered the new equipment five stories underground.
- The new system includes three (3) new Carrier 19XR centrifugal chillers (500-tons, 850-tons and 1,000-tons), and one (1) condenser water system that utilizes Chicago River water for the rejection of heat from the chillers.

Essentially, in one major operation, Kroeschell replaced the best technology of a different era with state-of-the-art equipment of today. Kroeschell Service didn't stop after installation either, our service technicians continue to provide 24/7 onsite service and support.

### THE RESULTS:

Prior to this update, the old equipment was manually operated—requiring valves to be shut and opened by hand. Now the system interfaces directly with the building's control systems via a new, centralized control room, making the entire system significantly easier to manage.

For the owners of the Chicago landmark, however, the most notable improvements arrived in the form of a substantially lighter monthly utility bill. Since the installation was completed, the Tribune Tower has reduced its monthly electrical bill by approximately \$10,000 per month.

Today, Kroeschell provides complete onsite support. Our service technicians manage all aspect of operations, including everything from climate control to door hinges. The Tribune's success is our number one goal, and that is why the they have trusted Kroeschell for over 80 years.



#### PROJECT OVERVIEW:

**Location:** Chicago, IL

#### Project Scope:

- Installed, maintains and continues to service the AC system in the historic building.
- Providing 24/7 onsite support.
- Building Size: ~ 526,000 SF.

#### Customer Profile:

The Tribune Tower is a 34-story neo-Gothic office building completed in 1925 and located at 435 North Michigan Avenue. The tower has all of the traditional elements of a skyscraper plus heritage expressed in flying buttresses, spires, grotesques, and more. It is listed as a Chicago Landmark and is a contributing property to the Michigan-Wacker Historic District. Interestingly, Stones from famous landmarks around the world are embedded in the facade.

### CONTACTS:

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Headquartered in Chicago since 1879, Kroeschell is a leading provider of mechanical, electrical & plumbing solutions and facility support services for Fortune 500 companies, hospitals, universities and the U.S Government. From HVAC to industrial production systems, Kroeschell keeps facilities and equipment operating at top performance, across the country and around the globe. We design, build, service and operate the advanced equipment found in today's most complex environments. When Kroeschell is your single source of responsibility, you maximize cost-effectiveness, quality craftsmanship and onsite safety.