



# More than cool.

## LondonHouse Chicago Intrigues, Inside and Out



Courtesy LondonHouse Chicago.

### EPA Standards Met.

To help us meet a new environmental standard – EPA Clean Water Act 316(b), Enwave Chicago last fall contracted a dive team to increase the surface area of two 36" intakes that draw Chicago River water into one of our chiller plants. The river water takes the place of cooling towers, absorbing heat from our chillers. The larger surface area



will help reduce potential fish impingement and entrapment. Individual buildings that use river water as a heat rejection medium for their chillers will also need to comply with the new regulation. Enwave Chicago customers don't have to worry about it!

With a spring 2016 opening, LondonHouse Chicago – an Enwave Chicago customer – will soon be the newest addition to Chicago's hotel scene. The new, one-of-a-kind venue melds the city's past with its future, combining a 1920s-era historic landmark with a modernist 22-story, all-glass tower featuring unrivaled views of the city, the Chicago River and Lake Michigan.

The project kicked off in 2013 with the purchase of the London Guarantee and Accident building by an Oxford Capital Group LLC led venture with Angelo, Gordon & Co. It is being developed by Oxford Capital Group LLC, a Chicago-based national real estate investment, development and management firm. The building offers great potential with its location at North Michigan Avenue and Wacker Drive.

The Beaux Arts-style landmark opened in 1923 and has been home to major corporations, Paul Harvey's radio studio and a famous jazz supper club over the years. Along with its modern 22-story, all-glass addition, it now houses amenities that provide a luxury lifestyle for guests from around the world as part of Curio – A Collection by Hilton.

"Combining a classic landmark with a contemporary structure was challenging, but the result was worth it," says Adam Schomaker, director of sales and marketing, LondonHouse Chicago. "We wanted the building to appear seamless inside and out while closely adhering to historic status guidelines. On the exterior we extended the original building's horizontal lines to the new portion of the building, taking care not to change the view of the building from the street. Internally we matched the building's interior design so you don't know if you're in one portion or the other."

LondonHouse's 452 rooms and suites are complemented with 25,000 sq ft of meeting and event space, two floors of upscale retail space and Chicago's only tri-level rooftop bar, restaurant and lounge with some of the most exclusive outdoor dining in the city. The prime rooftop space was made possible in part by the building's use of Enwave Chicago's district cooling. Since the building doesn't use chillers, it doesn't need cooling towers cluttering its roof.

Enwave Chicago's chilled water is used to air-condition space throughout the site. LondonHouse has equipped all guest rooms and suites with INNCOM, a smart in-room HVAC and lighting system that adjusts room temperature and lighting as guests enter or leave their rooms. It not only saves energy and reduces the property's carbon footprint, but also increases guest comfort. The guestrooms also feature water efficiency filters on faucets and showerheads.

Congratulations to LondonHouse Chicago on its grand opening. We're pleased to be of service.

## How Are We Doing?

### Here's what we heard

In a 30-question online survey in August 2015, Enwave Chicago asked customers to report their satisfaction with our chilled-water service. Here's a quick look at some of the findings:

- 88.6% of survey respondents agreed or strongly agreed that Enwave Chicago's chilled-water service is reliable.
- 84% agreed or strongly agreed that they are satisfied with Enwave Chicago's chilled-water service.
- 84% agreed or strongly agreed that they would recommend Enwave Chicago's chilled-water service.

Respondents ranked the top three benefits of Enwave Chicago's chilled-water service in the following order:

1. Makes buildings easier to operate and reduces chilled-water-related tasks.

2. Reliability.
3. Avoidance of capital costs compared to on-site chillers and cooling towers.

Open-ended responses included:

- "Enwave complies with our LEED reporting requirements with ease. Our invoices are easy to understand and always match the contracted prices. I have a rep that responds to me very quickly when I have any questions or concerns."
- "Never have to worry, cooling always available."
- "Years of consistent service. Simple timely billing."

Respondents also asked Enwave Chicago to add more customer energy use information to the online portal – and we're working on it!

We thank everyone who responded. We're using the results to continue to improve chilled-water service.



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# MORE THAN COOL

## A View from the Top

Using Enwave Chicago's chilled water means you don't need chillers. No chillers means no cooling towers. And no cooling towers means you can repurpose your rooftop space for use by people not equipment. You can add a green roof, a rooftop garden and deck, a pool or even a restaurant. Check out how LondonHouse Chicago converted its rooftop into some of the best outdoor dining in the city. (Article on front.)

## In Control

### Keeping eyes on details pays off

Not long ago, Mike Danaher, Enwave Chicago's assistant chief engineer, was checking a customer's chilled-water readings via our monitoring system and noticed something wasn't right. He headed to the customer's building and sure enough, the customer's setpoint was off due to a mechanical issue. It wasn't off enough for the customer to notice – yet – but Mike's experience helped correct the issue before it became a major issue. If left unchecked, an off setpoint would cause loads to increase, possibly with dramatic consequences such as an overheated server room. Instead, the problem was averted.

We're pleased Mike is on the job for our customers. He's been with the company for 14 years and is our "face in the field," biking to and from customer buildings to ensure optimal energy transfer station operation and proper fiber network interface. He also handles plant and site expansions.

If you have a question about your building's interface with our chilled-water system, please contact Mike at 312.446.0124. We're ready to help!



Courtesy The Langham Chicago.

## Congratulations to The Langham, Chicago!

The Langham, Chicago, an Enwave Chicago customer, is earning top accolades. *U.S. News & World Report* recently named it the #1 hotel in Chicago and #7 hotel in the country. TripAdvisor's Travelers' Choice ranked it the #1 luxury hotel, and Forbes named it Chicago's newest five-star hotel.

According to *U.S. News & World Report*, "the hotel impresses guests with its attentive service, quiet location and river views." Located at 330 N. Wabash Ave., the hotel opened in 2013. Congratulations to everyone at The Langham, Chicago.

## Benchmarking Resource

### Check energy and water use

Here's a not-to-be missed resource for building energy and water use and benchmarking policies: **BuildingRating.org**. It provides tools and resources related to building energy and water use performance around the world. You can search the site to find information filtered by location, topic and/or content type. You can also check out comprehensive policy information pertaining to specific jurisdictions – city, state or country – and compare policy elements across multiple jurisdictions.

One of the site's latest entries is a U.S. Commercial Building Policy Comparison Matrix. The site is a collaborative effort of The Institute for Market Transformation, the Natural Resources Defense Council and Global Buildings Performance Network.

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