

MAKING BUILDINGS BETTER



200 E. DELAWARE

Owner: 200 East Delaware Condominium Association

Project Type: Comprehensive Turnkey Solution

Customer Challenges:

The 200 E. Delaware chiller plant was in very tight quarters and located on the 33rd story of the condominium building. The location of this chiller plant made things very tricky when the building's Trane CenTraVac, which had been running for close to forty years, needed replacement. The building had a 600-ton chilled water system that was being replaced by a 450-ton machine. The entire chiller plant, including cooling tower, condenser water and chilled water pumps was in need of replacement.

Trane Solutions to the Challenges of the Project:

First the existing tower and chiller had to be demolished and taken out piece by piece through the building's service elevators. A helicopter was then used to lift the new tower and chiller, in twelve pieces, up to the 33rd floor. There, technicians were waiting to haul the pieces through a demolished wall. The whole process had to be completed in just three hours, while the hundreds of feet below Chicago Police were blocking traffic. In addition to that, the top two floors of nearby buildings had to be evacuated in case of an accident.

The chiller was put together in the mechanical room and is now running reliably for the condominium association. Technicians installed the pumps and cooling tower as well. Trane Building Automation Technicians optimized the chilled water system by programming the Tracer Summit Control System for 200 E. Delaware.

General Description of the Building:

200 E. Delaware is a 33-story condominium building located in Chicago's Streeterville neighborhood, just blocks from the Magnificent Mile.

Trane Equipment/Controls:

CenTraVac Chiller, Pumps, Cooling Tower, Plate/Frame Heat Exchanger, Tracer Summit Building Automation System.

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