

The Transfer

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All of the piping needed to serve Unicom Thermal Technologies' (Unicom) first district cooling customers has been laid and is undergoing final testing. As testing is completed, building connections to the system are being made.

With this first phase of construction complete, supply-and-return chilled-water piping up to 24 inches in diameter has been installed in more than 2,000 feet of trenches in the streets emanating from the State and Adams Plant. The accomplishment makes Unicom the first company to install district cooling pipe in Chicago's Loop.

Phil Stearney, project manager for R.M. Chin & Associates, manages

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Unicom
Thermal
Technologies

ONLINE

Before we ever began detailed plans for construction of our new district cooling system, we conducted considerable research on the downtown Chicago marketplace. We started with the need for building air-conditioning. Was there a niche for district cooling in downtown Chicago? We looked at building age, use of chlorofluorocarbons (CFCs), building size, and plans to replace existing chillers, among other factors.

The results indicated the market for district cooling definitely existed. Buildings in downtown Chicago have a considerable overall cooling demand as building envelopes tighten and more and more computer and electronic equipment is utilized. Based on our projections, we see a steadily growing market for district cooling.

These projections are the basis

of our 20-year plan for district cooling service for the downtown area. The plan envisions the interconnection of numerous individual plants in various locations, leading to high system reliability and service flexibility. Ultimately, nearly any customer could be served from any plant at any time. That's our goal, that's our vision.

We were pleased to share this vision with many of the attendees at this year's 1995 International Air-Conditioning, Heating and Refrigerating Exposition cosponsored by ASHRAE/ARI at the end of January. Baltimore Aircoil Company, the supplier of our system's ice storage tanks, was on hand with an exhibit booth to provide additional information on our system. It was gratifying to see a story on our State and Adams Plant make the front page of one of the "Show Daily" newspapers, highlighting our system for an international audience.

It's clear that interest in district cooling is high from coast to coast and around the world. We're pleased

to bring this service to downtown Chicago. Unicom will continue to look ahead to the needs of the marketplace so we may offer services to meet and exceed our customers' expectations.

Robert D. Fredericksen

Robert D. Fredericksen
Vice President and
General Manager

Unicom Thermal Technologies is a premier energy service provider dedicated to continuously meeting customer needs and enhancing shareholder value. Through innovative, growth-oriented people, Unicom safely provides cost-effective, reliable energy service exceeding the requirements of our customers, our communities and our environment in Chicago and beyond.

In May 1995 Unicom will begin district cooling service to buildings in downtown Chicago from its first plant at the corner of State and Adams. A second plant, at Franklin and Van Buren, will begin service in 1996. Unicom will soon announce the location of a third plant to be constructed in the northern portion of its service area.



Unicom's piping construction work and coordinates the project with the engineer, McDonough Associates; the contractor, Reliable Contracting & Equipment Company; and the City.

"I'm sure it doesn't come as a surprise that utility interferences have been the biggest challenge for

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us," observes Stearney. "Chicago is a big city with significant underground infrastructure. To verify utility locations, we do test holes along the piping route. We average eight test holes per intersection and maybe ten down an entire block. That helps us verify alignment and elevation of existing utilities and make design

MORE COOLING SYSTEM CAPACITY IN THE WORKS

Soon after cooling service from the State and Adams Plant begins May 1, construction is slated to begin on Unicom's second cooling plant at Franklin and Van Buren.

The Franklin and Van Buren Plant will add approximately 30,000 tons of capacity to Unicom's

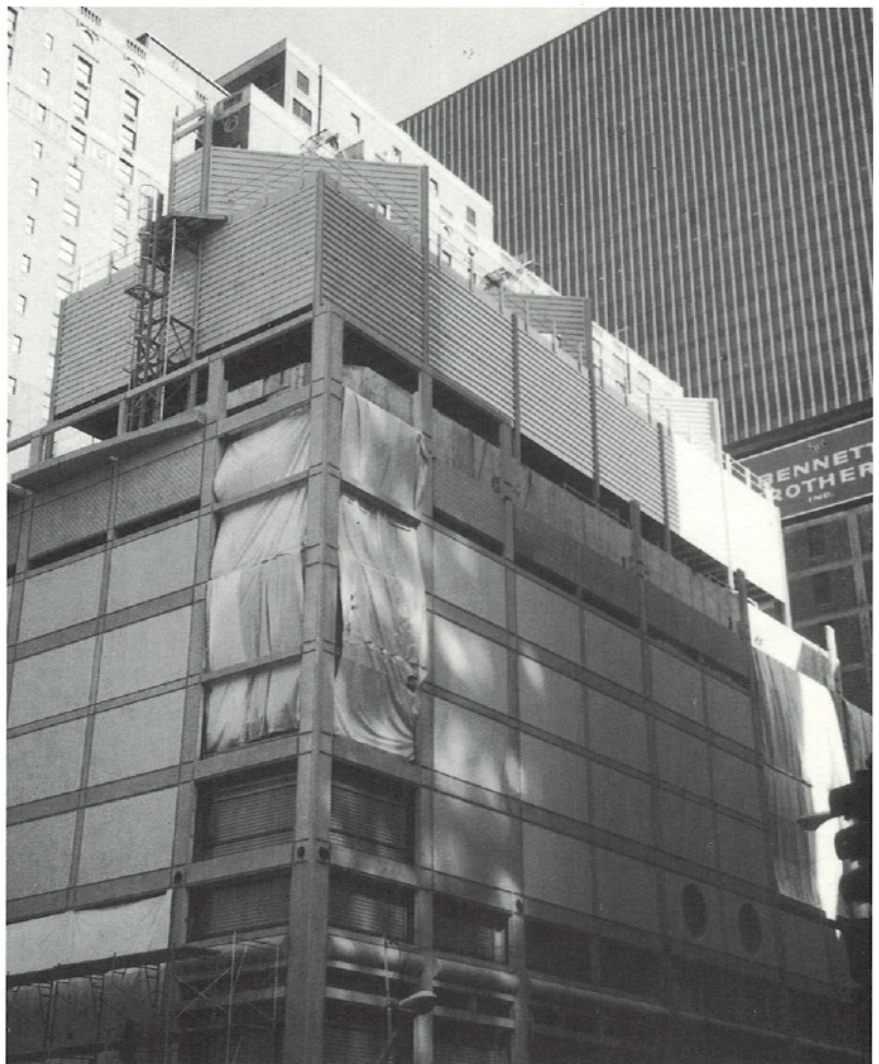
adjustments if necessary before we even open up the streets. While our goal is to provide a minimum depth of three feet of cover above the pipes, the deepest we've had to go is 18 feet. But that's been the exception rather than the rule."

To minimize any impacts on pedestrian or vehicular rush-hour traffic, all construction work occurs between 7 p.m. and 6 a.m. on weekdays. For the often-more-intricate intersection work, excavation may begin at 7 p.m. on a Friday night and continue throughout the weekend to ensure all work is completed before

rush hour on Monday morning.

"Our construction schedule seems to be addressing the needs of those in the area," says Stearney. "Since we close up before morning rush hour and open up again at the end of the day, sometimes the only way people know we've done our work is that the trenchplate covers have moved from one day to the next. And that's the way we like it."

Any questions on piping construction routing or the schedule for the next phase of piping construction should be directed to Lynn Shatkus at (312) 634-3225.



All equipment has been installed at the State and Adams Plant and is undergoing testing in preparation for actual system startup May 1, right on schedule. Operations Manager Tom Sheehy, two chief operating engineers and three operating engineers are working with contractors to finalize all operational details. Groundbreaking for plant construction occurred last June.

Cooling Capacity continued

district cooling system, growing over time to allow for the addition of even more downtown area customers in response to continuing interest.

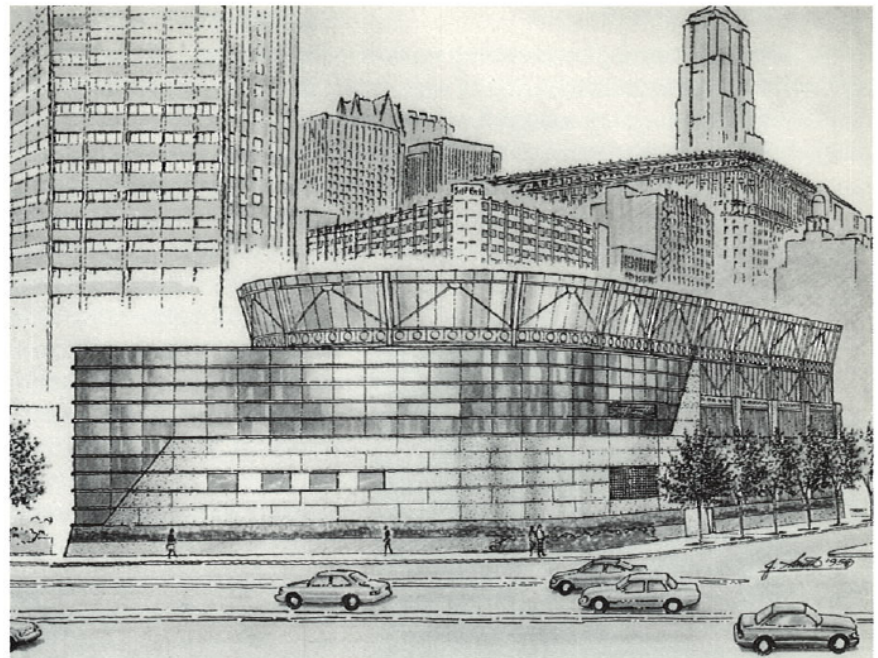
Although generally similar in design to the State and Adams Plant, the Franklin and Van Buren Plant's three differentiating features are its increased ice storage capability, its evaporative condensers and the type of refrigerant that will be used.

The plant's increased ice storage capability will enable Franklin and Van Buren to become the district cooling system's primary cooling

The Franklin and Van Buren Plant will add approximately 30,000 tons of capacity to Unicom's district cooling system, growing over time to allow for the addition of even more downtown area customers in response to continuing interest.

plant. "Once this plant is on line at full strength, State and Adams will become a peaking facility for the system," says Stan Gent, Unicom's director of operations. "It's a good example of the effectiveness of system-wide development and integration compared to singular project development."

Franklin and Van Buren is



The design for the new Franklin and Van Buren Plant, shown in this rendering, includes a landscaped corner park at Van Buren and Wacker containing benches, water features and multiple types of trees and ground cover.

designed to use evaporative condensers, virtually eliminating cooling tower plumes in the wintertime. Since it will operate in the wintertime and State and Adams generally will not, this arrangement will substantially reduce the winter cooling tower plume at State and Adams. The Franklin and Van Buren Plant is scheduled to begin operation in May 1996.

The plant is designed to use R-717 refrigerant, or as it is more commonly called, ammonia. With concerns for global warming and ozone

depletion increasing, ammonia is gaining favor as the refrigerant of choice for many cooling and refrigeration applications. Ammonia has no global-warming or ozone-depleting potential and is one of the most efficient refrigerants available.

Environmental Systems Design is engineer of record for the facility, Eckenhoff Saunders Architects has been named architect and R.M. Chin & Associates will provide project management services.

READY TO SERVE

Although we'll be serving chilled water in May, we're also looking forward to serving our community by participating in the Chicago Cares Day Serve-a-thon event in June. The second annual Serve-a-thon will bring together over 3,500 volunteers from the Chicago area to provide 17,500 hours of community services in one day.

Unicom Thermal Technologies'

employees are looking forward to being part of this year's group of volunteers who will feed the homeless, improve low-income housing, spend time with disadvantaged children, beautify city parks and much, much more. If you or your organization would also like to participate, just contact Chicago Cares at (312) 715-4080. Let's all pitch in and help our community.

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The telephone number is **(312) 634-3200.**

For information specifically related to construction, please call (312) 634-3225.

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