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The Transfer

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CHICAGO MUNICIPAL
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MAR 24 1997

1994-1995 piping

Potential piping*

* Potential piping shown is part of Unicom's long-term distribution plan. Actual piping may vary as the system develops.

Construction of Blue Cross Blue Shield of Illinois' new 28-story headquarters has begun. Unicom's third district cooling plant will be housed at the ground level of the building, with plans to serve chilled water to the new building as well as the rest of the Illinois Center area, shown here at Columbus Drive and Randolph Street.

Unicom
Thermal
Technologies

ONLINE

What better news could I have to share than the fact that our new district cooling system began operation on time and on budget. Since early May we've been providing district cooling service to nearly 1.3 million square feet of space in the Loop, with another 5 million square feet of space joining the system in June, July and August. With 33 degree F water flowing to our customers, the system is working well and ready for whatever weather Chicago's summer decides to offer.

Less than one year from now, chilled water will flow from our second plant at Franklin and Van Buren. Currently under construction by Riteway Construction Services/Alert Construction Company, the second plant is a 58,000-square-foot

facility with an initial 20,000-ton capacity. The plant's anchor customer load has already been secured. With the startup of Franklin and Van Buren, Unicom will operate the world's largest commercial district cooling system.

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The growth doesn't stop there. Unicom Thermal Technologies is pleased to announce that Blue Cross Blue Shield of Illinois has selected Unicom as its cooling service provider. We'll be constructing our third cooling plant at the ground level of the new Blue Cross Blue Shield of Illinois headquarters facility and plan to serve chilled water to the new building and the entire Illinois Center area. The three Unicom plants will be inter-

connected to increase redundancy and further enhance system reliability. Plans are also being prepared for a fourth plant north of the river.

In the midst of all this cooling activity, we continue to make plans to offer district heating service to the central Loop area. The combination of district heating and cooling service will help building owners and managers to essentially alleviate all the maintenance and repair costs associated with on-site systems.

Unicom is pleased with how receptive downtown Chicago has been to the new district cooling system. We look forward to talking and meeting with even more of you to discuss the benefits district cooling can bring to your facility.



Donald A. Petkus
President

Donald A. Petkus joined Unicom Thermal Technologies in July as its new president. He also serves as senior vice president of Unicom Corporation and senior vice president of corporate relations at ComEd.

UNICOM TO SERVE NEW BLUE CROSS BLUE SHIELD OF ILLINOIS FACILITY

After a rigorous review process that included evaluating on-site cooling as well as other district energy options, Blue Cross Blue Shield of Illinois has selected district cooling from Unicom Thermal Technologies as the cooling method of choice for its new 28-story headquarters at Columbus Drive and Randolph Street in downtown Chicago.

To serve the new building, Unicom will construct a new district cooling facility at the ground level of the building. As Unicom's third district cooling facility, the 20,000-ton plant is scheduled to start serving the Blue Cross Blue Shield of Illinois building and entire Illinois Center area beginning in May 1997.

"After reviewing all the options,

district cooling from Unicom Thermal Technologies was clearly the best choice for our facility," says Andy Pini, vice president of Corporate Real Estate and Facilities Management at Blue Cross Blue Shield of Illinois. "Choosing the right energy source is an integral part of ensuring the optimal operation of our new facility. We're confident Unicom will provide us the dependable, quality service we need."

Blue Cross Blue Shield of Illinois' \$200 million facility is designed for phased-in growth, with initial construction plans calling for 880,000 square feet. The design allows for the addition of 20 stories rising vertically from the top floor of the original building, bringing the building's total square footage to nearly 1.5 million.

The facility is being designed by the architectural firm of Lohan Associates and the engineering firm of Cosentini Associates. Walsh Higgins & Co. is the project developer, and Walsh Construction Company is the general contractor.

"This is the first major office construction project in Chicago in three years, and we are proud that Blue Cross Blue Shield of Illinois selected Unicom to provide district cooling service," explains John Mitola, director of business development at Unicom Thermal Technologies. "That's quite significant. It underscores that district cooling makes sense for new construction as well as existing facilities."

The design of Unicom's new plant will be integrated with Unicom's existing plant and distribution network.

CUSTOMER CONNECTIONS SIMPLIFY OPERATIONS

The construction at State and Adams has been completed, the piping has been laid and buildings are using district cooling service from Unicom Thermal Technologies. But what happens once Unicom's chilled water arrives at the building?

Connection to the Unicom district cooling system is relatively straightforward. Unicom installs its supply and return chilled-water piping into a building at an agreed-upon location, most often in or near the building's mechanical room. As shown in the accompanying photo, Unicom connects its piping to heat exchangers that extract the cooling from the chilled-water network to cool the building system's water. Each building's peak demand and consumption are metered and recorded by Unicom on a ton and ton-hour basis.

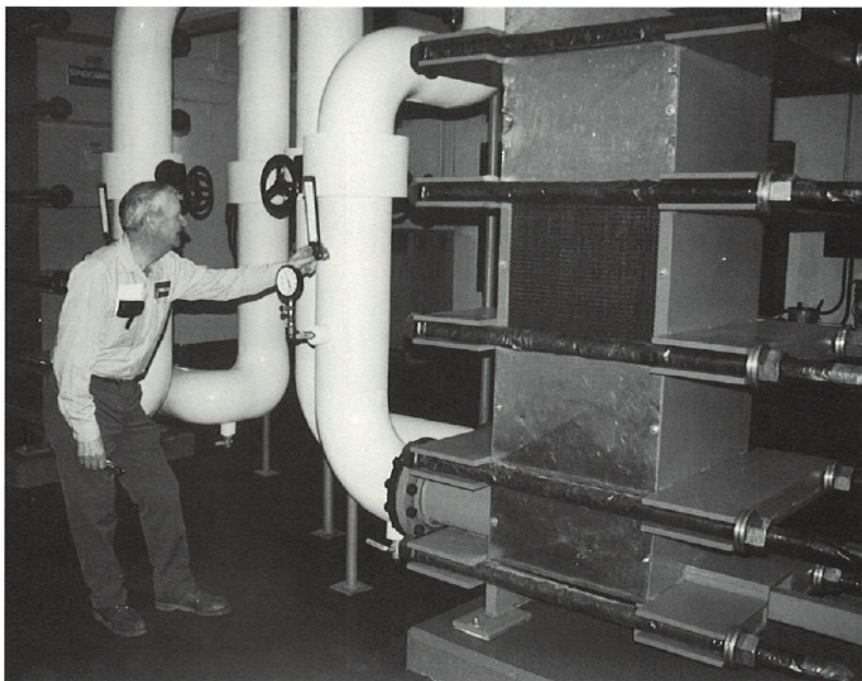
The water from Unicom's district cooling system never actually circulates through a building's system. Instead, Unicom's water is returned directly to State and Adams to be

rechilled and recirculated through the main system.

The equipment obviously missing from this scenario is chillers and cooling towers. Buildings that use district cooling eliminate chillers and cooling towers. They're eliminated because Unicom supplies chilled water 24 hours a day, 365 days a year.

Buildings that use district cooling eliminate chillers and cooling towers.

"Since chillers have been a mainstay of commercial air-conditioning operations, it may seem strange not to need them," says Rick Ryall, engineering manager at Unicom. "But heat exchangers that are much smaller and much quieter than chillers can do the job just as well or better using our chilled water. Our customers are



Mike Moran, chief engineer at Inland Steel, takes a look at the building's new district cooling connection, complete with heat exchanger.

already remarking how simple district cooling is to use — and they're seeing that after only a couple months of operation."

Right from the start, Unicom works with potential customers to plan a building's technical connection to the system. Unicom is responsible for designing the connection; bringing the piping into the building; installing the heat exchangers, meters and related equipment; and connecting the heating exchangers to the building's secondary piping system. Contact your Unicom representative if you would like to discuss your building's connection to the district cooling system.

DIRECTOR OF OPERATIONS SEES NATIONAL IMPACT

Although the first order of business was to get the State and Adams Plant planned and constructed, Stan Gent has had more than a full plate since joining Unicom Thermal Technologies over a year ago. As the company's director of operations, Stan is responsible for construction and operations of all of Unicom's district energy facilities.

Stan brings more than 20 years of experience in the energy industry to Unicom. As general manager for Edmonton Power Cogeneration and District Energy Service in Canada, he guided the development and implementation of the engineering and marketing strategies for the planned district heating and cooling service. Prior to his role in Edmonton, Stan held mechanical engineering design and supervisory positions with several international consulting and manufacturing firms.

"I've been pleased by the vision Unicom has shown," says Stan. "Based on what I've seen elsewhere, I believe Unicom is setting the standard for

the nation on the new paradigm of energy supply for the next century. What we're doing here will be both the business and technical example used by others as new energy infrastructure is developed."

"Based on what I've seen elsewhere, I believe Unicom is setting the standard for the nation on the new paradigm of energy supply for the next century. "

Stan has been tapped as the technical director for the 1996 International District Energy Association's annual conference in Washington, DC.



On the Job for an Even Better Chicago. On Sat., June 10, 1995, a team of 32 volunteers assembled by Unicom Thermal Technologies joined nearly 4,500 other volunteers for the Chicago Cares Day Serve-a-thon. Brushes in hand, Team Unicom worked with three other teams to paint the interiors of 35 elderly resident apartments in the Henry Horner Homes. The annual Serve-a-thon brings corporations and their employees together to tackle the needs of the Chicago community and make it an even better place to live and work.

OZONE HOLE, CFCs LINKED

In spite of years of controversy within the scientific community, the debate over chlorofluorocarbon (CFC) use and its impact on the ozone layer may be coming to an end. The Associated Press reported early this year that a NASA satellite has found powerful evidence that manmade chemicals, and not natural forces, are causing the global thinning of the protective ozone layer.

NASA Project Scientist Mark Scherberl said the amount of hydrogen fluoride measured by the satellite corresponds directly to the amount of chlorofluorocarbons in the atmosphere. "I know of no scientist in the field who still believes that the ozone

loss is not related to manmade chemicals," said atmospheric scientist Dave Hofmann.

Chlorofluorocarbons are man-made industrial chemicals used for air conditioning, refrigeration and cleaning. Since the early 1980s, many scientists have theorized that CFCs trigger chemical reactions in the stratosphere that cause a thinning of the ozone layer.

In 1987, most nations signed an agreement known as the Montreal Protocol to phase out the use of CFCs. Several amendments have followed. Building owners and managers across the country and around the world are feeling the economic impact as they are being forced to adopt sometimes costly alternatives such as purchasing new chillers that use new refrigerants or retrofitting existing machines to meet the new regulations. Chicago's building owners and managers have yet another choice: district cooling. Since chilled water is piped to each

building for its air-conditioning use, no refrigerants need be stored, handled or used on the customer's premises.

To find out more about how your building can eliminate its use of ozone-depleting CFCs, just call (312) 634-3200. We'd be glad to provide you with more information on district cooling service for your facility.

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