Terminal Tower
Alternative to District Energy
Cleveland, OH

Building Owner: Forest City Realty Trust
Square footage: 584,000
Building Use Type: Commercial
Project Name: Alternative to District Energy
Structural Engineer: Brewer-Garrett
MEP Engineer: Brewer-Garrett
Construction Manager: Brewer-Garrett
Project Start Date: 11/30/2012
Completion Date: 2/28/2014

Rational for Project:
Terminal Tower’s district energy system was old and inefficient, resulting in escalated steam rates. The owner tasked Brewer-Garrett with developing an economically compelling solution for delivery of steam to the entire building.

Project Achievements:
- $5,213,417 in guaranteed energy savings
- Reduced emissions by 2,180 MTCO₂
- Project completed ahead of schedule and within budget

Project Highlights:
As an alternative to district steam, Brewer-Garrett developed an economically compelling solution for the delivery of steam to the entire Terminal Tower Building. Brewer-Garrett designed and installed a boiler plant in the Terminal Tower building to provide reliable and efficient heating in a more economical way.

A few features of this project include:
- An alternate solution to district steam
- Contractually guaranteed availability of steam
  - Ensures any equipment failures associated with the boiler plant will be repaired at no cost to the owner
- More reliable and efficient heating
- Reduced cost of steam