

# Why Building Owners and Managers Chose District Cooling

## --A Reminder of Decisions Made 5, 10, 15 or 20 Years Ago

- Owners and Managers of **new buildings** sought to **avoid**:
  - up front capital tied up in their basements or on their rooftops when other more occupant-related objectives needed to be tended to;
  - space built and dedicated to cost centers - places that would only be money sinks instead of money makers or amenities for occupants;
  - extra structural-carrying capacity and wind stability added to the tops of buildings to facilitate placement and operation of cooling towers;
  - high levels of technical and engineering expertise required for operations and maintenance of on-site chillers and cooling towers;
  - security and on-site traffic issues associated with chiller plant repair and maintenance people and their service vehicles;
  - cluttered rooftops, noise and vibration, aesthetic burdens on the community;

*...and they did.*
  
- Owners and Managers of **new buildings** sought to **gain**:
  - more usable square feet per floor for added revenue;
  - more usable square feet and capital for amenities and features that would help attract and retain tenants/occupants;
  - a more efficient asset measured in usable square feet divided by total square feet constructed;
  - less electrical and mechanical infrastructure throughout the building;
  - rooftop space for green roof applications, amenity decks, more effective window washing equipment, communication antennas;
  - basement space for storm water retention and reuse equipment, bike storage and locker rooms for tenants;
  - a flatter electric load profile (reduced power demands) throughout the day and year resulting in reduced electricity bills;
  - a simpler, less costly security operation and reduced on-site traffic with reduction in service calls for chiller plant and cooling tower operations;

*...and they did.*
  
- Owners and managers of **existing buildings** sought a **similar set of benefits** from district cooling...**plus** a few more:
  - old equipment has been left in place or removed, depending upon value of reclaiming the space and the cost of removal less salvage value;
  - remaining refrigerant has been sold for reuse by others, or by the owners in other buildings in their portfolio;
  - electric power capacity of the building is made available for other uses, especially those related to needs of today's tenants.
  
- *All of these benefits are available to today's decision-makers as well.*