



Tenant Multi-Story High-Rise
Office Tower
31 Floors – 495 ft. tall

PROJECT 1 SERVICE PERFORMED

- Central Plant Mechanical Upgrade
- Upgraded Building Controls Systems
- Steam Boiler Replacement

The recognizable 4th & Vine Tower is a century-old landmark for the city of Cincinnati. Standing at 31 stories tall, the building has over 500 pieces of equipment to maintain. Meeting current code requirements in a historic building is challenging to accomplish within the existing infrastructure. The building manager faced central plant retrofit challenges because the boilers were housed three floors beneath the sidewalk. Cooling also needed to be transferred to various floors while the existing system was modernized and upgraded. Enervise's team of experts developed a plan for cost effective solutions to maximize the efficiency and performance of every aspect of the new system.

PROJECT 1 IMPLEMENTATION

- Engineer and design a plan to upgrade and retrofit the existing central plant
- Upgrade central plant heating system of four 200 HP Steam Boilers
- Confront retrofit challenges by excavating sidewalk to access the sub-sub-basement boiler room
- Upgrade building control & energy management systems.

PROJECT 1 RESULTS

- Tenant spaces were adapted to new tenant requirements
- Modernized HVAC design allowed for flexible controls
- Comfort for all 29 floors of tenants
- Lower operating costs as a result of improved system efficiency
- Upgrades were successful without sacrificing historical architecture and aesthetics
- Enervise now provides continual control upgrades in each tenant space throughout the building

Get Started

Contact us for a no obligation assessment of your properties
800.845.4839 [enervise.com](https://www.enervise.com)

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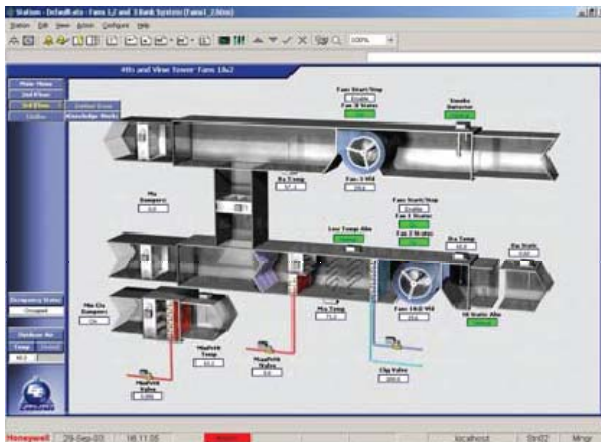


PROJECT 2 SERVICES PERFORMED

- Tenant Finish of HVAC on all 31 floors
- HVAC Control System Upgrade
- Chiller Installation

PROJECT 2 IMPLEMENTATION

- It was determined that the heating and cooling would require floor mounted chilled and hot water fan coils.
- Enervise installed a water cooled chiller and all hot water and chilled water was run below the floor to the fan coil units.
- State of the art Honeywell Web based Direct Digital Control (DDC) System was installed.



PROJECT 2 RESULTS

- Project delivered On time and on budget
- The entire Enervise team worked with the architect and the property manager to achieve a viable HVAC design that would aesthetically fit the architectural layout while also implementing initiatives to preserve historical nature of the spaces.



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