Project Spotlight

70 Stories High: Massive Helicopter Boiler Lift at Lake Point Tower



Overview:

Temperature Service Company undertook a massive mechanical upgrade for the towering residential complex at 505 N Lake Shore Drive in Chicago. The primary goal of the project was to seamlessly transition the facility from an aging steam boiler system to a modern, highly efficient hot water plant.

Client Testimonial:

"TSC's professional approach and attention to detail have greatly improved our building's cooling systems. The project was completed efficiently, safely, and without any disruptions to our residents."

Project Details:

Location: Lake Point Tower, Chicago, Illinois
Type: HVAC Upgrades, Boiler Transition, Hydronics, Building Automation Systems (BAS), Heating
Timeline: Completed successfully under careful multi-phase engineering and project management
Impact: Modernized heating infrastructure that drastically improves operational efficiency and energy reliability for a major high-rise

Challenges:
- Conducting complex high-altitude rigging operations at a height of 70 stories
- Navigating and coordinating the temporary shutdown of one of Chicago's busiest roadways for heavy logistics
- Performing rigorous structural analysis to support a complete system redesign

Solutions:
- Transitioned the entire high-rise infrastructure from an outdated steam boiler setup to a state-of-the-art hot boiler plant
- Installation of four high-efficiency Patterson-Kelley condensing boilers to handle the building's massive heating demands
- Utilized high-altitude helicopter rigging to execute precise equipment placement 70 stories in the air

Execution:
- Streamlined processes, from permits to installation, under the supervision of TSC's/Omega's engineering team.
- Rigorous testing and ongoing progress updates.
- Multiple-year workmanship warranty to ensure quality and reliability.

Key Equipment:
- 4 Patterson-Kelley High-Efficiency Condensing Boilers
- Heavy-Duty Rigging Helicopter for high-altitude equipment placement
- Advanced Building Automation Systems (BAS) for modern plant management

Results and Impact:
- Enhanced building comfort and energy efficiency.
- Minimal disruption to building operations.
- Significant energy savings and eligibility for energy provider rebates.

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