

**KEY FACTS**

LOCATION:

Philadelphia, PA

COMPLETED:

1999

CONSTRUCTION COST:

\$65M

SERVICES:

MEP/FP Engineering

ARCHITECT:

BLT Architects



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**LOEWS HOTEL**

The PSFS Tower is world renowned as the first modern high rise. Its conversion to the Loews Philadelphia Hotel is a prime example of the adaptive reuse of a historical center city landmark.

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All new systems were installed in the building while maintaining its historical significance. The main banking floor was converted to a large conference space and updated systems were installed without changing the basic layout. The Market Street and 12th Street entrances appear as original, but are served by all new systems.

The convention center hotel also houses large ballrooms, meeting areas, a five-star restaurant, a health club with swimming pool, and five separate kitchens.

A 4-pipe fan coil system serves the hotel rooms and large central station air handlers serve the public areas, banquet halls and restaurants. Many of the air handlers were custom designed to be installed between full floor transfer girders at the base of the high rise section. The existing

chillers were evaluated and the resultant plant consists of a combination of refurbished and new chillers. Primary and secondary pumping loops with variable speed pumping were incorporated into the system. Building heat utilizes public utility steam as the source. A new digital control system ties together all mechanical systems. New plumbing and electrical distribution systems were included to support full hotel occupancy.

We worked closely with the local utility companies to negotiate initial contributions toward capital costs. With the use of steam, much of the cost of the building heating and domestic water systems were recaptured. We were also responsible for documentation of specialty systems associated with the hotel operations.

FOR MORE INFORMATION,  
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