
CASE STUDY

McQuay Rooftop Units A Sure Bet For Comfort In Las Vegas

In the heat of the summer, with temperatures climbing up to 120°F, no one can afford to take chances with their HVAC equipment--especially not building owners who have multiple tenants to please.

Conveniently located minutes away from McCarran International Airport, in one of the fastest growing areas of Las Vegas, the McCarran Center is a 100-acre master planned business park with more 1.2 million square feet of mixed-use space. Thomas-Mack, one of Nevada's premier development and commercial real estate management firms, began the development in 1995. McCarran Center currently consists of 24 buildings ranging from premier multi-story Class A office space to multi-tenant light industrial space.

As the development progressed, it became apparent that the rooftop units selected for some of the first buildings were not performing to the level the building owners had hoped. Problems arose with the units' controls and their inability to maintain positive building pressure. Maintenance engineers also had difficulty gaining access to service. Even more important, the units were using too much energy to



supply cooling to the building -- causing costs and rents to rise.

That's when McQuay representative Norman-Wright came into the picture. Previously, Norman-Wright representatives had worked with Thomas-Mack and several contractors in the area had recommended McQuay products.

Tom Hart, Senior Vice President of Construction for Thomas Mack worked closely with representatives of Norman-Wright to create "shopping list" of the features he needed from the rooftop

equipment. Hart specified energy efficiency as one of his main priorities along with building comfort. In order to achieve the level of comfort the developers wanted, it was incumbent upon the units to maintain positive building pressure. Also high on the list were low noise levels, easy access into the units for maintenance and controls that could communicate with other units and the Building Automation System.

With their inherent flexibility and wide array of options, the McQuay

RPS units could be tailored to create the perfect HVAC solution for Thomas-Mack's requirements. In addition, the units were configured with a return fan to provide far superior building static pressure control versus the exhaust fans of the units used in previous buildings. And McQuay's exclusive MicroTech™ controls with Open Protocol™ allowed easy integration with the Building Automation System through the use of a BACdrop panel for BACnet® communications. In fact, Thomas-Mack was so sold on the units, they

made some structural modifications to the buildings' designs to accommodate the McQuay units.

One of the 4-story buildings under construction was to serve as headquarters for Harrahs Casinos. This secure building is the only one that doesn't serve multiple tenants at this time. The Casino giant is well pleased with the unit's performance thus far, and its energy efficiency is paying off on their bottom line.

The other building with McQuay RPS units has multiple tenants who

are extremely pleased not only with the level of comfort they're enjoying – even during extreme heat – but that they can be billed for their exact energy use whether they're running 24 hours a day or just 8.

Tenants expect superior service and reliable comfort at affordable costs. Successful facility management companies like Thomas-Mack strive to deliver this for their tenants and the McQuay RPS units installed at McCarran Center make that job a little easier.