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## CASE STUDY

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# First Class Office Space Needs First Class HVAC Flexibility

In the Denver real estate market, the competition to attract high-tech corporate tenants is fierce. To meet increasingly demanding corporate standards, most new buildings are equipped with every high-tech feature and amenity imaginable. The creators of the Peakview Tower wanted to offer their tenants even more.

Situated in the heart of Denver's Technology Corridor, the Peakview Tower provides the latest in state-of-the-art infrastructure. From an abundant power grid to the latest in fiber optics and communications linkage, the beautifully designed Tower is well-appointed with rich granite, makore wood, and steel, and combines distinctive style with first class amenities.

The challenge for the HVAC system was to meet the needs of a variety of tenants set to occupy ten floors of leased space without driving building construction and operating costs through the roof. A floor-by-floor McQuay Vertical Self-Contained air conditioning system provided the perfect solution.

Ideally suited for buildings where floor space is a premium, McQuay Self-Contained systems have a smaller footprint than standard chilled water air handling units, leaving more leaseable space for the building owner - despite the fact that each of the ten Peakview



Tower floors has its own McQuay Self-contained unit. The units themselves operate so quietly that they could be located near the office space without disturbing the tenants, another big plus for maintaining tenant comfort.

The flexibility provided by the floor-by-floor solution allowed each unit to be customized for the floor it serves. This included using various cabinet sizes to fit the space available; mixing and matching compressor combinations to meet the capacity needs of each floor; and adding features and options to meet the specific comfort, efficiency and sound

requirements of each floor.

The floor-by-floor approach also proved to be cost-effective. Since the system doesn't require chilled water piping, pumps, and large mechanical rooms, the building owners were able to save money on construction costs and conserve valuable tenant space.

To save time and money, the McQuay Self-Contained units arrived at the job site fully assembled and factory tested, and included water-side economizers and McQuay's MicroTech™ controls. This further reduced the labor and installation cost and improved start-up reliability.



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For energy savings, McQuay's Self-Contained units offer efficiencies of .65 kW/ton by combining direct expansion cooling with water-cooled condensing and scroll compressors. The water-side economizer reduces the hours of compressor operation and helps generate part load efficiencies of .45 kW/ton.

One key ingredient in selecting McQuay Self-contained units was the flexible lease arrangement the building owner was able to offer tenants. As Kraig Haynes, of Haynes Mechanical Systems in Denver, related, "The floor-by-floor systems facilitated after-hours usage and billing to the tenant by reducing and accurately

proportioning tenant and owner utility costs. That's an ideal situation for buildings that have multiple corporate tenants. The tenants are billed through the use of a DDC control system integrated with McQuay MicroTech controls." With growing concerns over energy availability and costs, the system provides the opportunity for tenants to monitor and control their own energy usage based on their needs.

The long-standing relationship between Haynes Mechanical Systems and Heating and Plumbing Engineers of Colorado Springs (the mechanical contractor) and their local service capabilities were a real plus to the management of Peakview Tower.



In the competitive world of real estate, McQuay Self-Contained units give building owners outstanding flexibility, superior performance and energy efficient operation - a winning combination when it comes to attracting new tenants!