
CASE STUDY

McQuay® Hydronic PTAC Provides A Customized Fit for Lower Manhattan 15th Cliff Street Residential Development

Lower Manhattan is home to some of America's most dynamic neighborhoods and noteworthy historic sites. Many of the buildings in the area have stood the test of time and have lasted for generations. In keeping with that tradition, the new 15th Cliff Street 30-story high rise was built to last and last.

Ideally situated near New York University's (NYU) campus, the 340-unit high rise possibly may be leased by the University to fill its student housing demands. Whether designing a living space for active students or other residents, Rock Rose Developers set out to create an environment that's as attractive and comfortable as possible, and one that would last for future generations.

Resident comfort is a top priority for Rock Rose. Their decision to

use a decentralized packaged terminal air conditioning (PTAC) system was based on the system's proven ability to provide residents with reliable and energy efficient on-demand zoned comfort control.

In choosing which PTAC to use in the 340-unit high rise, two of the most important considerations were New York City's unique PTAC standards for installation and Rock Rose's own demanding criteria for an attractive PTAC unit. According to Frank Vasta, project executive for Rock Rose, the company has set standards that PTACs must meet for all of its buildings. Because Rock Rose has such specific requirements; they needed a vendor with the flexibility to customize units to meet their standards.

"The Rock Rose building architect absolutely insisted on a custom



extruded grill for their PTACs," explained Don Heimstaedt, sales representative for McQuay New York. "McQuay sent a factory representative to listen to the needs of Rock Rose. During this meeting the representative was provided a laundry list of specials the developer wanted. The four-way grill PTAC model that the factory sent back far exceeded Rock Roses' expectations."

Many of the special features McQuay' PTACs included will help



Rock Rose save on installation and other costs. The custom heavy-gauge galvanized steel cabinets and sleeves provided the durability and quiet operation that the developer was seeking. The customized PTAC units included factory mounted valves for easy installation by a single installer—saving on installation labor costs. A second coat of paint applied at the factory to durable scuff-resistant units matched the architect’s specified window colors, saving Rock Rose painting costs.

McQuay’s quiet operation centrifugal fan wheel was an added bonus to Rock Rose.

Rock Rose needed a supplier who would understand and respond to its requirements, and who could provide factory saving solutions to meet their specifications. “We had not worked with McQuay prior to this,” said Vasta. “We wanted to find a vendor we could count on to meet their commitments and they did. They met all of the timelines



throughout the project. We are very pleased with the units and the specials provided. We’ll use McQuay on future projects.”