
CASE STUDY

McQuay Self-Contained Units Set The Stage For Comfort At The Proscenium

In the face of ever changing business climates, McQuay Self-contained Air Conditioning units make sure Atlanta's prestigious Proscenium building has the flexibility to always perform for its tenants.

From its richly appointed lobby, to its garden-like surroundings, the Proscenium offers the right climate for business. Billed as the "Center Stage for business in Atlanta," the Proscenium was designed to promote unparalleled versatility in office design, in an upscale business environment. With 527,000 square feet of rectilinear office space in 24 -stories of beautifully designed high tech comfort, the Proscenium offers tenants the flexibility to virtually design their own space.

To that end, building owner Trammell Crow needed an HVAC system with the flexibility to preserve the high-end Midtown Atlanta climate,

while providing exceptionally quiet, cost-efficient, and energy-efficient comfort in a small amount of space. Larry Willis of McQuay Georgia, who had worked with Trammel Crow in the past, felt he had the ideal solution in the McQuay Self-contained air conditioning systems.



Right from the start, McQuay Self-contained units offered the building owners a variety of benefits. The floor-by-floor design of the units eliminated the need for the builder to install insulated chilled water piping and pumps--which helped to save them time and money. And because each floor has its own unit, there was no need for an additional large chiller equipment room--which saved cost and helped to increase the amount of rental space.

McQuay self-contained units offer lower operating costs as well. Combining direct expansion cooling and water-cooled condensing along with high efficiency scroll compressors, McQuay units can achieve full load efficiencies of 0.65 kW/ton and a unit EER of 13.7. And the waterside economizer capability of each unit reduces the hours of compressor operation to help save even more on energy costs. The



floor-by-floor design of the self-contained units also accurately proportions tenant and owner utility costs--a feature that most tenants find very attractive.

With a variety of different tenants and businesses in the building, low sound was one of the key requirements for the Proscenium's owners. Again, McQuay supplied the answer. The McQuay self-contained units feature exceptionally low sound levels. From their heavy gauge metal and welded construction that minimize vibration, to an acoustically designed supply air plenum with thick, high density insulation lined with perforated metal, the units were created for quiet operation in close quarters.

As a building owner, Trammell Crow was also concerned with the serviceability of the HVAC system. McQuay self-contained units have a compartmentalized design that makes them easy to maintain and service. Removable panels with adjustable latches and handles provide quick access for maintenance and service. And since the units are manufactured with most major components out of the supply air stream, maintenance workers can perform most measurements and adjustments while the unit is operating. This feature allows the units to maintain peak comfort levels during routine equipment maintenance.

Finally, the Proscenium invested in a state-of-the-art BAS (Building

Automation System) with a native BACnet® system. The McQuay SWP units with their MicroTech™ controls and BACdrop™ panels offered the required BACnet® interface. This crucial interface allowed the flexibility to integrate the McQuay units with a variety of other equipment into a fully integrated BAS.

Built to perform and to last, McQuay Self-contained units feature excellent operating efficiencies, quiet operation, and heavier construction with a variety of features and options few companies can match. McQuay Self-contained Air Conditioning units make sure comfort is always center stage at the Proscenium.