

10-27 46th Avenue VRF Installation

TRANE OFFICE CASE STUDY



Challenge

Designing a system that would preserve the look and feel of a 100+-year-old factory.

The Trane New York City Commercial Sales Office relocated to a new space in Long Island City, New York, in February of 2020. This space was a 100+-year-old factory that was in the process of being converted into office space. The Trane office was taking two floors of the historic building and as part of the build-out, had the opportunity to design the HVAC system. Designing a system that would preserve the look and feel of the space while also providing comfort for the 100+ plus occupants was critical.

Aging buildings inherently have limited space for mechanical equipment, but this building presented an additional challenge with very high ceilings. This required the team to pay close attention to acoustics and the multiple exposures. They knew the solution would need to provide simultaneous heating and cooling.

Solution

The right solution for the space, providing comfort and flexibility.

VRF is often the system of choice for small to mid-size buildings in NYC. For this project, the team went with a Trane® / Mitsubishi Electric City Multi® VRF heat pump and heat recovery system. The flexibility of the piping design provided a simpler installation and the ability to position the units in the space very discretely, meeting the thermal comfort needs. The quiet design of the DOAS fan coils was the right solution for the acoustical challenge presented. Utilizing Tracer® SC+ offered seamless control and energy optimizations for the various uses of the space – including a 75-person training room, 100+ open office areas, and multiple smaller conference rooms and offices.

Result

Trane® / Mitsubishi Electric VRF delivered maximum comfort and outstanding versatility in this historic Long Island City building.

The Trane team got an efficient and flexible solution for their new office while preserving the history of the building. This was the perfect fit, accommodating the various spaces in the building with simultaneous heating and cooling, and ensuring the comfort of all employees and occupants.

PRODUCTS

- Trane® / Mitsubishi Electric City Multi Heat Pump & Heat Recovery
- DOAS Fan Coils
- Tracer® SC+ Central Controls
- IT Room Mini-Split

TEAM

Trane Ductless Technical Specialist: Rob Delmauro
Engineer: Lilker Associates
Contractor: Atlantida
Owner: GFP Real Estate



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