

Project Profile

Next LVL

More Desirable Multifamily Living, in Dramatically Less Time



MagicPak® Impact

- **Scope:** Next LVL is a modular multifamily building in downtown Philadelphia, PA. The 280-unit project was awarded following the success of a 141-unit building from the same builder.
- **MagicPak Solution:** MagicPak units were installed in the factory during the building process, dramatically reducing time and cost of trades onsite. A variety of colored louvers blends seamlessly across exterior colors.
- **Results:** Using MagicPak All-In-One™ HVAC Systems helped shave off two months of labor time, while meeting the architect's aesthetic vision. By eliminating outdoor equipment, Next LVL could provide tenants with an amenity-filled space on the rooftop with unobstructed views of the city.

The building company leveraged the benefits of MagicPak®—slashing the time needed to get this 280-unit residential building to market, while making room for value-added rooftop amenities.

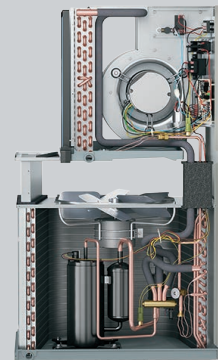
The Challenge

In downtown Philadelphia, developer Alterra Property Group engaged the Volumetric Building Companies (VBC) to build multifamily housing designed with the on-trend exterior aesthetics and on-site amenities young residents want, on a timeline that gets tenants in place faster than traditional construction methods.

The Solution

With the MagicPak All-in-One™ HVAC system, the units, duct work and thermostat were installed into each living unit in the factory, reducing onsite HVAC work from 90 days to just 30. To match the architect's vision, the MagicPak team ensured the exterior louvers would blend with each of the building's exterior materials. Finally, by keeping 280 condensing units off the roof, MagicPak allowed for the addition of an expansive rooftop lounge with greenspace and other high-value amenities.

MagicPak All-In-One™ MHP Electric Heat Pump



"When you're in a city environment and every inch counts, you really don't want to waste space by putting condensers in places that could otherwise be livable space or provide some sort of amenity to the tenants."

Sara-Ann Logan

Vice President of Design
Volumetric Building Companies





Sara-Ann Logan, VBC Vice President of Design and Robert Schmalbach, VBC Vice President of Construction

A Perfect Match for Modular Multifamily

In high-density urban areas, construction is complicated by tight space constraints, busy streets and difficulty receiving deliveries, plus the pressure of getting high-rent units finished and filled quickly. Philadelphia-based VBC specializes in modular construction and recognized that MagicPak supports every facet of its objectives: Faster completion with simplified construction, optimized square footage with improved aesthetics and amenities, ongoing occupant comfort with easy maintenance and dependability.

Faster, Offsite Completion

VBC was already doing the bulk of its construction in the factory. With MagicPak, most of the HVAC work could also be done offsite under controlled conditions. "By utilizing MagicPak's technology on this project, all of the work is done in the factory," said Robert Schmalbach, VBC vice president of construction. "When it comes to the site, all we need to do is commission that unit, turn it on and it works."

Simplified Construction

With space at a premium, VBC wanted to fit as many units as possible into the building footprint. MagicPak eliminated the need to run vertical line sets throughout the building, meaning square footage traditionally needed for chaseways could be used for hallways or living units. According to Sara-Ann Logan, VBC vice president of design, it also simplified the overall design process. "We don't have to worry about line sets running into fire sprinkler lines and all of the other things that we have running through a complex system."



"By working with MagicPak, we were able to limit the HVAC field teams onsite to roughly 30 days versus potentially 90 days with a different type of system."

Robert Schmalbach

Vice President of Construction
Volumetric Building Companies

"By choosing MagicPak, we unlocked the ability to use the space on the top floor and gave the tenants of this building a unique space that I think is one of the best in the city."

Sara-Ann Logan, Vice President of Design, Volumetric Building Companies

Improved Aesthetics and Amenities

MagicPak was integral to achieving another primary goal for this project—a fun living experience. "Most of the tenants here are younger and they're looking for different ways to hang out and spend time," said Schmalbach. And according to Logan, the most prized spaces are often outdoors. "In the city with very dense living, you always want to make sure that your tenants have the ability to connect to the outside." Thanks to MagicPak, instead of 280 condensers on the rooftop, there's a clear view of downtown with cabanas, a deck and other gathering areas.

Another key architectural goal was the ability to camouflage exterior louvers. "In this particular project we have five to six exterior skin conditions," said Logan. "Being able to match those and have those disappear with the exterior was critical, and it was really easy to do with the MagicPak system."

Ongoing Comfort and Easy Maintenance

Schmalbach reports that the tenants have spoken highly of the system. He appreciates that not only is MagicPak "extremely quiet and user-friendly," but because it's housed within an individual living unit, it's protected from the elements and easy to service. "With MagicPak, everything's in front of me, I can easily access it all. And if worst case, if I have to pull the whole unit out, it's doable in a safe environment."



Optimized for Multifamily



M-Series

The MagicPak M-Series offers reliable, convenient heating and cooling combined with greater flexibility in design, installation and service. The M-Series offers a smaller louver than similar units, and is easily customizable to blend-in with the building's façade.

**MGE - Gas Heating/
Electric Cooling**

**MCE - Electric Heating/
Electric Cooling**

**MHP - Electric Heat Pump
Heating/Cooling**



To learn more about how MagicPak can benefit your next project, visit our website at [MagicPak.com](https://www.MagicPak.com).