

Project Profile

The Legends at Berry

High-Efficiency Heating and Cooling for Active Adult Living



MagicPak® Impact

- **Scope:** The Legends at Berry offers beautiful yet affordable senior housing in St. Paul, MN. The 241-unit project consists of two L-shaped buildings connected by a pedestrian walkway and center courtyard.
- **MagicPak Solution:** To qualify for HUD financing, the project needed to meet Minnesota's B3 requirements for energy efficiency. MagicPak All-in-One® units were an instrumental part of that equation.
- **Results:** MagicPak units provided energy-efficient heating needed to handle extreme Minnesota winters at a cost conducive to affordable housing, while enabling architects to create an inviting home environment.

The specific goals were, first and foremost, to be affordable, to start to heal the urban fabric; effectively, to re-establish urban residential blocks within this larger parcel that had been industrial for at least 100 years.

—Aron Thomas, Senior Project Architect, BKV

The Challenge

Dominium, one of the nation's largest developers, owners and managers of affordable housing, engaged architecture firm BKV to reimagine a former lumber processing site as a thriving residential campus. BKV would need to manage the extensive transformation with solutions that keep rent within reach.

The Solution

MagicPak All-in-One® HVAC systems were a key factor in making The Legends at Berry viable for the developer to build, and for residents paying monthly utilities. By helping to meet the SB 2030/B3 Energy Standard, MagicPak® units were instrumental in securing HUD funding to defray the cost of reclaiming a former industrial site. For residents, MagicPak units will help make Minnesota's harsh winters and hot summers more comfortable and less costly, while keeping maintenance more manageable with easy access to serviceable parts.

MagicPak All-In-One®
HWC9 Gas Heating/Electric Cooling



"In Minnesota it's negative 15 degrees. They don't have to go up there [on the roof] and do service on a unit. All the components are accessible through somebody's apartment, which is a huge plus."

Alex Sawka

Director of Mechanical Engineering,
Associate Partner, BKV





Meet High-Performance Standards, Simply

Navigating a labyrinth of regulations and stakeholders is nothing new for urban multifamily projects. For The Legends at Berry active adult housing complex in St. Paul, Minnesota, developer Dominion and architecture firm BKV relied on MagicPak All-in-One® systems for the right balance of flexibility and simplicity.

"There's a lot of benefits to a MagicPak unit," noted Sawka, who was also the project's Engineer of Record. "The design is really flexible. There's a top supply and a bottom return configuration, which helps our architects with where they can place the unit in the apartment. There are options with standard and high efficiency gas and electric, so we're able to choose which is best for the project."

For the Legends at Berry, the high-efficiency gas heat option was critical in securing funding through the City of St. Paul and HUD. To qualify, they needed to prove the building would meet Minnesota's B3 energy standard. "By specifying the high-efficiency heating and cooling MagicPak (units), we were able to meet that SB2030/B3 standard." said Sawka.

Convenient Design, Consistent Value

For senior project architect Aron Thomas, having MagicPak as a standardized solution helps streamline the design process. "We always know where duct work needs to go. We always know how they're going to operate. We know that we usually use them in three different sizes based on our bedroom counts and our unit square footages."

"It is very convenient for us to be able to design around a product that delivers consistent value that way."

"The other big benefit I've seen from MagicPak® is their customer service is really solid—their engineering support to designers like myself. I can call up my local MagicPak guy, [and he] will jump right on it."

Alex Sawka

Director of Mechanical Engineering,
Associate Partner, BKV

"MagicPak® allows us to create standard units that work really well, that the client is willing to build thousands of these individual units."

Aron Thomas, Senior Project Architect, BKV

An Inviting Residential Aesthetic

Using MagicPak means there's no need for a condenser farm on the roof or in the courtyard, as well as less centralized equipment and pipes, noted Sawka.

"We don't have to locate a chiller. There's no cooling tower, there's no central core water loop piping to deal with. It's all self-contained in the unit. And that's a huge, huge advantage."

Thomas points out that with MagicPak, a building's HVAC components "can be sort of seamless with the architecture." A pattern of regular bump-outs along the exterior accommodates the mechanical closets for each unit without inching into living space, while also creating a homier-looking façade.

"The MagicPak on the outside of the building also allows us to establish a rhythm that calls a spade a spade. This is multifamily housing. When you look at the outside of the building, you can see how it's laid out in that regard and that becomes sort of a driving factor in the aesthetics of the building," said Thomas.

"I appreciate that it doesn't look like a hotel. We don't have a large grille underneath an oversized window. There's not a big clunky unit on the inside that someone has to look at all the time. It doesn't require the same kind of wall opening. So, I think it does free up our exteriors by using this product."



Optimized for Multifamily



V-Series™

The MagicPak V-Series combines the simple installation and service of the original MagicPak design with the option of high-efficiency heating operation. So developers, property managers and residents can enjoy every MagicPak advantage, along with smarter energy use and reduced operating costs.

**HWC - Gas Heating/
Electric Cooling**

**EWV - Electric Heating/
Electric Cooling**



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