

## Project Profile

# Lexington Lofts

Fully Ducted, Easy-To-Install HVAC  
Slashes Weeks Off Construction Schedules



## MagicPak® Impact

- **Scope:** Lexington Lofts is a luxury apartment development in Lexington, Minnesota. Its 321 units are spread across two buildings, with construction completed in three phases.
- **MagicPak Solution:** To defeat Minnesota's heavy snow loads and maintain open, peaceful greenspace, developer Norhart chose a pitched roof building design—one that's incompatible with rooftop HVAC equipment. MagicPak was the perfect choice to help bring their vision to life.
- **Results:** By eliminating rooftop condensing units, MagicPak All-In-One® M-Series™ systems made Lexington Lofts' pitched roof design possible. Plus, streamlined installation features eliminated scheduling conflicts, potentially saving more than 12 weeks of construction time<sup>1</sup> and opening units for occupancy sooner.

*Versatility made MagicPak® units the perfect match for the roof design of the Lexington Lofts project—and potentially saved teams more than 12 weeks of construction time.<sup>1</sup>*

---

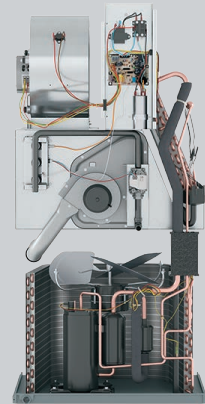
### The Challenge

Norhart needed a solution that would help reduce the risk of delays. Add in the challenge of designing around a 4/12 pitched roof for the harsh Minnesota winters, there was one obvious choice for this upscale multifamily living development.

### The Solution

MagicPak All-In-One® HVAC systems help eliminate the complications of conventional split systems, adding flexibility to installation schedules and allowing installers move more quickly. MagicPak units also eliminate the need for condensing units on the roof or the ground, helping the Norhart team construct a pitched roof needed to defend against heavy snow loads. And to help ensure tenants stay comfortable year after year, M-Series™ units are protected against the elements and offer dramatically easier access for maintenance.

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





## Simplifying Construction Schedules

Dustin Denison, Mechanical Project Manager at Norhart, appreciates the streamlined installation of MagicPak units. "It doesn't hold back any other trades, and it makes for a very quick, efficient installation," he says. Since units arrive on-site charged and ready to install, installers simply need to install the sleeves, make the electrical and gas connections and seal the duct work. Plus, teams have the flexibility to install at different stages. "For a split system, you have to time that perfectly with drywall, as with other trades" says Dillon Lindstrom, HVAC Lead Installer at Norhart. "But with MagicPak, you can just drive off the truck and install the next day if you'd like."

MagicPak also makes it easy to train new installers quickly. "Because the processes are so simple and so easy to understand, you can almost train anybody to do it," Lindstrom says. "You don't necessarily have to have years of experience in HVAC." As an added benefit, time saved during construction can mean the building is ready for tenants sooner.

## Design Flexibility

Another important consideration was ensuring the HVAC system would be compatible with aspects of the building designed for the harsh Minnesota winters. "Here in Minnesota, there is a snow load," says Lindstrom. "So, what we've been able to do since we've installed these MagicPaks is we have been able to run a 4/12 pitched roof across the entire roof instead of having condensers." While split systems normally utilize a flat roof for condensing equipment, MagicPak allowed the Norhart team to design the roof they needed to reduce snow and ice build-up—preventing major maintenance headaches in the future.

**"The MagicPak® M-Series™ allows us to schedule our trades to get in very efficiently. And for us, building an apartment building with several hundred units, being able to stay on that schedule is extremely important."**

**Dustin Denison**

Mechanical Project Manager  
Norhart



**"Everything's super accessible. You just pull the panel off, you can see the compressor, you can see the coils, you pull another panel off and you can see all the electrical components just in one area."**

Dillon Lindstrom, HVAC Lead Installer, Norhart



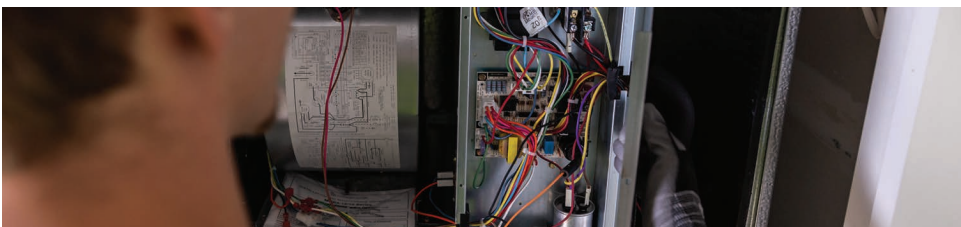
## Simplified Maintenance

MagicPak® units are purposefully engineered to simplify maintenance throughout the life of the building. That includes making sure repairable parts are all accessible from the front without removing the unit. "All the components are right in front of you," says HVAC Foreman Jake Sweet of Norhart. To prevent rooftop water infiltration, Magicpak also eliminates common leak points where inside equipment connects to rooftop condensing units. And because installers and maintenance contractors don't need to get up on the roof to make repairs, units are safer and less expensive to maintain. "Anything that you need to troubleshoot, swap out, it's very simple, very quick, very easy."

## Quiet, Reliable Comfort for Every Unit

Overall product quality—as well as noise levels—is another factor in Dustin Denison's decision to use MagicPak All-In-One® HVAC systems. "We're looking at and considering the warranty on the equipment, the quality, the build, the noise, the sound that it makes. Ultimately, it comes down to what the tenant experiences."

Ensuring tenants have full control over their environment with independent metering is also important for a large multifamily development, as well as performance that covers a wide range of apartment sizes. Jake Sweet describes his experience with the systems: "The MagicPak M-Series provides great value and comfort. I think overall, their reliability and what they provide for the tenants is second to none."



## 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 - Heat Pump with Electric  
Heat/Cooling**



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



<sup>1</sup> Comparison time and cost savings are calculated based on a developer/owner over a twenty-year period for a 150-unit building buildings using conventional single split systems, where average installation times include condensing unit pads, wiring and line hookups and additional commission checks. Internal MagicPak Total Capital Expense and Operating Costs 2017 study

Form No. MPP-CS-NOR-2022 ©2023 Allied Air Enterprises LLC, a Lennox International Inc. Company

Watch the video to see  
this project in action