

## BLUEPRINT

# ALDER SUITES APARTMENTS EUGENE, OR



### PROJECT INFORMATION

**Building Type:**

Multi-Family Apartments

**Square Feet:** 53,000**General Contractor:**

Innovative Air, Inc.  
Essex General Construction  
Eugene, OR

**Engineer:**

Keeting Engineering  
Eugene, OR

**Representative:**

Oregon Air Reps  
Eugene, OR

### Challenge:

*How to keep students comfortable in a demanding multi-tenant application, and still achieve high energy efficiency.*

### The Solution:

*Daikin multi-zone systems with "Priority Zone" control got the best grades for comfort, and superior warranties provided security for the owner.*

The Eugene, Oregon area is keenly aware of the efficiencies of ductless technology. With ongoing active promotion by local utilities, and the University of Oregon's requirement for sustainable design for any new construction, when it came time for the Alder Suites Apartments project, everyone knew what to use. The ductless heat pump manufacturers were lined up at the start.

Alder Suites is located just off of the University of Oregon campus, near the historic Hayward Field complex. The project included a demolition and ground-up construction of a 5-story structure ready to occupy in one year. The student housing complex includes 34 apartments in 3- or 4-bedroom configurations, plus common areas.

The developers wanted multi-zone ductless systems for efficiency, but knew some systems "lock out" during opposing calls for heating or cooling. Daikin's "Priority Zone" control logic doesn't "lock out" during mode changes, so students can be comfortable on their terms, while minimizing monthly heating and cooling costs. They also wanted systems that were trouble-free and could withstand the student environment, with strong product warranties to back them up "just in case". The Daikin MXS Multi Zone systems have an excellent reputation, and the Daikin warranty is among the best — appealing benefits in the very competitive student housing market.

Due to the building design and requirement to keep mechanical systems "unseen", the selected Daikin MXS systems were easily installed on the tight apartment balconies. A unique condensate removal design allows the building to avoid using condensate pumps on the 121 wall mounted fan coils.

The Daikin team of **Oregon Air Reps** and Daikin 3D Dealer **Innovative Air** were able to meet all the developer's requirements for energy efficiency, comfort, construction timing, and warranty support. In the field of VRF products considered for this project, Daikin was the clear winner.



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### FIND OUT MORE ABOUT DAIKIN VRV.

Contact your local dealer or manufacturer's representative.

#### Additional information

Before purchasing this appliance, read important information about its estimated annual energy consumption, yearly operating cost, or energy efficiency rating that is available from your retailer.

Actual savings and costs will vary. Cost and savings statements are applicable solely to the installation indicated. For additional information please contact the installing contractor, distributor or factory representatives.

#### DAIKIN EQUIPMENT

- 1 RXS36LVJU SkyAir HP
- 1 RZQ24PVJU9 SkyAir HP
- 2 RXYMQ36PVJU VRVIII-S HP
- 4 RXYMQ48PVJU VRVIII-S HP
- 20 4MXS32GVJU  
4 Port Multi Zone HP
- 11 3MXS24JVJU  
3 Port Multi Zone HP
- 121 BRC944B2-A08  
Wired Controllers
- 82 CTXS07LVJU Wall  
Mounted Fan Coils
- 31 FTXS15LVJU Wall Mount-  
ed Fan Coils
- 1 FTXS36LVJU Wall Mount-  
ed Fan Coil
- 4 FXZQ09MVJU9  
2 x 2 Ceiling Cassette Fan Coils
- 4 FXZQ12MVJU9  
2 x 2 Ceiling Cassette Fan Coils
- 12 BRC1E72 Navigation Controllers
- 1 FCQ24PVJU  
"Round Flow" Ceiling Cassette

