ICE AIR®
All Climate Comfort™

HVAC Excellence

Experience, Insights & Excellence

"Ice Air has always strived to offer superior products with superior service and superior value. Great products and great relationships are drivers of our success. My goal is to create a positive experience for everyone – our employees, our customers and their end-users."

— Ric Nadel, CEO and Founder

"Our partnerships are more than memberships. We empower alliances like NEEP, NY-GEO, NYC Accelerator, NY Passive House—to educate and promote smarter, cleaner, affordable comfort."

— Tom Glass, Sales and Marketing Director

Find us in MasterSpec® Powered by Deltek Specpoint®

Ice Air is America's Heat Pump Company™

"At Ice Air, customer success isn't a milestone, it's the mission."

We aim to exceed building and business owner expectations with innovative HVAC solutions. Advanced heat pump technology built and engineered by Ice Air will transform your new construction or renovation into streamlined success. It's not about the sale. It's about excellence, value and the people you'll trust 10 years later, and beyond.

Ordinary manufacturers just ship equipment. We are integral to the design, customization and on-site quality control of your project. Regulatory penalties, fines and mandates are real. But so is the ROI when your building is future-proofed with Ice Air. We navigate code requirements, and respect architectural integrity. No building type, climate, or regulation will compromise performance or cost efficiency.

The future is profitable, sustainable and ready to install now. Decarbonization regulations and electrification doesn't have to be a burden. Ice Air's all-electric All Climate Comfort™ heat pump technology delivers up to 25% greater efficiency and lower operating costs. We offer solutions for every type of building, climate, and energy source, including advanced geothermal options.

We are America's Heat Pump Company™
The United States Department of Energy has awarded Ice Air a $17.5M grant to produce high-performance, environmentally conscious equipment in Spartanburg, SC. We would like to thank our staff, and most importantly our customers. Their trust in Ice Air has made this possible.

ICE AIR®
All Climate Comfort™

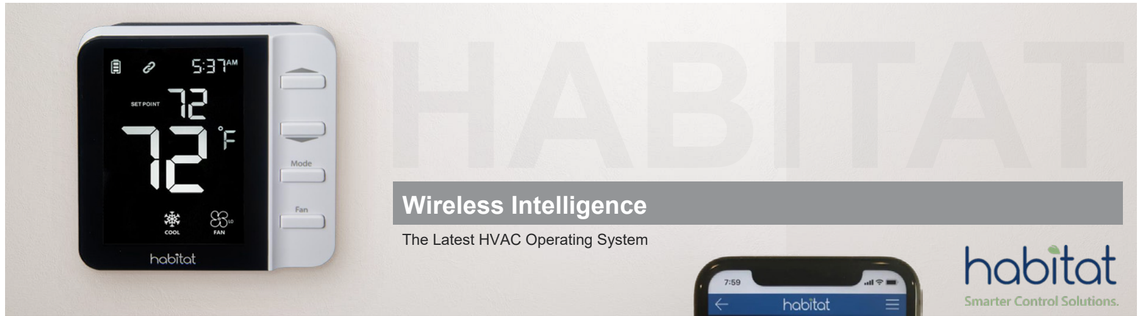
At Ice Air, innovation meets reliability. Our comprehensive line of HVAC solutions is designed to deliver exceptional comfort, energy efficiency, and long-term performance. From advanced packaged terminal air conditioners (PTACs) to water source heat pumps and cutting-edge all-electric systems, each product reflects our commitment to quality engineering and sustainability.

Explore the next generation of heating and cooling technologies—engineered for high performance, built for longevity, and trusted by developers, architects, and engineers across the country. Whether retrofitting a historic property or building a modern high-rise, Ice Air has the right solution for your climate control needs.

All Electric All Climate Comfort™	Packaged Terminal Heat Pumps	Packaged Terminal Air Conditioners
To learn more visit: **ice-air.com/p/icool** or scan the QR code:	To learn more visit: **ice-air.com/p/pthp** or scan the QR code:	To learn more visit: **ice-air.com/p/ptac** or scan the QR code:
iCool XC	PTHP	PTAC

Cold Climate Single Packaged Heat Pumps	Heat Pump Water Heaters & Chiller/Heaters	Water Source Heat Pumps	Fan Coil Units	Hybrid Water-Cooled Air Conditioners
To learn more visit: **ice-air.com/p/spxc** or scan the QR code:	To learn more visit: **ice-air.com/p/hpwh** or scan the QR code:	To learn more visit: **ice-air.com/p/wshp** or scan the QR code:	To learn more visit: **ice-air.com/p/fcu** or scan the QR code:	To learn more visit: **ice-air.com/p/hwcac** or scan the QR code:
SPXC	HPWH	WSHP	FCU	HWCAC

INNOVATION FROM ICE AIR: Habitat Smart Technologies



The Habitat Thermostat is easily configured to provide you with total control from anywhere. Compatible with a wide range of terminal units (PTHP, SPXC, FCU, WSHP, HWCAC), Habitat smart thermostats are Wi-Fi enabled and offer fast, wirefree installation to save you time and money.

neXus™ Equipment Management System.

WHERE SMART MEETS SIMPLE.

Proactive System Maintenance

Real time system monitoring alerts can notify designated staff when abnormal conditions are detected within a systems operation, allowing management and service teams to dispatch people immediately and address any potential equipment issues before they become a problem.

Centralized System Monitoring Control

Habitat Nexus platform works with as many or as few Habitat Smart Control devices as you want. No matter how many you have installed across your community, the Habitat's Nexus centralized dashboard provides an at a glance view of all. This Centralized System Monitoring Control allows users to create custom individual property profiles, adjust device settings and configure system functional.

Maintain Energy Control

Habitat Nexus provides service and property management teams with true system control by allowing the live edit of system settings like min/max temperature settings and lockouts of any equipment systems functions in real time which provides optimum control over energy consumption in needed.

Optimize Workflow Processes

Habitat Nexus prevents your service teams from having to respond to those after-hours emergency maintenance calls by addressing issues during normal business hours. Nexus empowers property staff to rapidly diagnose an issue prior to entering a space thereby reducing time to resolution a issue. Habitat Nexus also helps by saving service staff hours with routine equipment check-ups being done remotely.

Current and Historical Data

Habitat Nexus provides true viewer functional data and as well as past alerts on each device in the entire properties' portfolio for all the HVAC equipment systems.

Vacant Unit System Management

Habitat Nexus solves the problem in maintaining the temperatures in any vacant residences or spaces, ensuring that energy isn't being unnecessarily wasted. This can be an especially useful feature when contractors are completing work or renovations in units and forget to revert the temperature after leaving.

77 Commercial is one of the latest impressive new developments illuminating the Brooklyn waterfront. Located in Greenpoint between a beautiful landscaped inner court to the east and the Box Street Park to the west, 77 Commercial brings high-end living to a vibrant and rapidly developing neighborhood. The modern and innovative architecture fits seamlessly into the traditional architecture of the area while portraying luxury and beauty, with an abundance of natural light that enhances the public spaces around it, and with its sustainable and energy efficient design and innovative HVAC solutions, 77 Commercial fulfills the requirements of new climate regulation and compliance with Local Law 97.

PTHP

New Construction | Residential | Rental Apartments

TOWER 77
77 Commercial St, Brooklyn, NY

A Bold Pivot from $750,000 Annual Fines

Local Law 97 (LL97) was enacted to reduce greenhouse gas emissions and help New York combat climate change by setting specific emissions limits for buildings in April 2019. The 77 Commercial project was designed for gas PTACs, risking significant fines under the new regulations. The design team faced an important decision: electrification of the building was necessary to comply.

"Originally, we designed around gas PTACs, but when the LL97 directive came out, our analysis showed that continuing down that road would result in $750,000 in fines," says Anthony Hannigan, PE, partner at GEA Consulting Engineers who was responsible for the engineering at 77 Commercial. *"We knew a change was needed, and so we switched to an electric-based system."*

The switch was also spearheaded by CetraRuddy, the architectural firm behind the project. "LL97 had already begun to shift many aspects of our designs," says Charles Thomson, AIA and LEED AP from CetraRuddy who handled the design. "Since 77 Commercial was put into play, most kitchens now feature induction cooktops, and the mechanical systems are now fully electric. But it wasn't so back then."

Overview of the Design

The structure of 77 Commercial is essentially three buildings integrated into one cohesive unit. The design features a podium housing affordable housing units, with two 40-story towers rising above it, comprising market-rate rental units. Each component was tailored to its intended function, creating a diverse living environment while adhering to strict city regulations and architectural standards.

Harmonious Integration of Beauty and Function

One of the most striking architectural challenges was ensuring that three distinct building components worked together aesthetically and functionally. The façade design achieved this balance through the use of custom elements, such as integrated PTAC sleeves and louvers that seamlessly align with the building's design motif.

"The flexibility Ice Air offered when it came to integrating the PTHPs into the wall design is one of the reasons that convinced us to choose these units," Thomson notes. "In fact, at that time, Ice Air was one of the only manufacturers that could meet our design requirements for that component in the podium. This included the longer runs and cold-climate capabilities. We worked with Ice Air on custom sleeves and longer louvers to align with the building's aesthetic. They were extremely effective."

Innovative HVAC Solutions: Efficiency Meets Comfort

Ice Air's RSXC cold climate heat pump was the only heat pump available on the market at that time that could operate at low ambient temperatures without the need for supplemental electric heat.

"Instead of needing to go through a costly design change, Ice Air's RSXCs were the perfect alternative to the PTACs that the building had been designed for," Tom Glass, Ice Air's Sales and Marketing Director. *"Electric heat would have required a much greater power load. Furthermore, the gas risers in the design could be repurposed as condensate risers, allowing for a smooth electrification of the HVAC for the project. It was a way to achieve their design objectives."*

Hannigan notes, *"The design was already set up for PTACs, so changing to a VRF system would have been a pain and cost prohibitive. Electric resistance heat would have demanded much more power. Switching to Ice Air allowed us to stay within the existing power load and adapt the gas risers to condensate risers – a win win."*

Precision Solutions for Affordable Housing

When it comes to affordable housing, the building was required to pay for heating but not for cooling. "The owner had specific ideas from the start, including direct metering for a 766-unit building," Thomson points out. "Their requirements drove many of the design decisions we had to make, such as splitting power sources between heating and cooling to meet billing needs without tenant metering. Ice Air worked along side of us to make that happen."

Ice Air arranged for a rib relay to split the power source so that heating goes to the owner and cooling goes straight to each individual unit.

"Some of the units had electrical heat added to meet the heat load requirements with the heat switching on automatically when ambient temperature reached single digits" Hannigan adds. "The units were installed with 7-day programmable thermostats, allowing each resident full control of their heating and cooling."

77 Commercial was one of the first projects where Ice Air employed their innovative fully All Climate Comfort™ PTHPs.

The company was one of the first to develop this technology, the engineers verified their performance integrity. *"We went to the Ice Air location in Mount Vernon and saw the unit operating at -4 degrees"* says Hannigan. *"After all, seeing IS believing,"*

Through the collaboration of architect, engineer, and manufacturer, 77 Commercial demonstrates how thoughtful design and cost-efficient systems can create a building that is not only functional but also forward-thinking. It is more than a residential complex—it is a reflection of Brooklyn's evolving skyline and a step toward a more sustainable future.

Project Snapshot:

Location:
77 Commercial St,
Brooklyn, NY

Owner/Developer:
Clipper

Architect:
Cetra Ruddy

Engineer:
GEA (Glickman)

New Construction | Residential | Rental Apartments

HINCHCLIFFE SENIOR RESIDENCES

1-27 Jasper St, Paterson, NJ

PTHP

Owner/Developer
RPM Development Group

Architect
Carter Williamson Architects

Hinchliffe Residences at 27 Jasper Street is a brand-new, six story apartment complex with 75 affordable units for active seniors 55-years-old or older. This building is part of the renovation of the historic Hinchliffe Stadium, located within the Paterson Great Falls National Historic Park. Apartments feature stainless steel appliances, individual heating and cooling, and open floor plans.

Ice Air customized each PTHP to interface with the building's fresh air managment system.

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THE LIONHEART

92-62 Queens Blvd, Flushing, NY

Construction is nearing completion on 92-62 Queens Boulevard. This 8-story building has a total of 88 affordable dwelling units, 22 of which are compliant for mobility impairment accessibility, and 2 of which are compliant for hearing and vision impairment accessibility. An added feature is the community space with a 591 sq ft daycare facility. This building was developed in partnership with Slate Property Group.

PTHP

HPWH

Owner/Developer
Slate Property Group

Architect
Aufgang

New Construction | Residential | Rental Apartments

RESIDENCES AT MAIN VAIL

129 N Frontage Rd W, Vail, CO

In a resort town where space is at a premium and the seasons don't wait, the Residences at Main Vail deliver something rare: permanence. Designed to serve the people who keep Vail running—year-round workers, seasonal staff, and local families—this 72-unit development brings sustainability, stability, and comfort to the heart of the Rockies.

Positioned at the gateway to Vail Village and Lionshead, the Residences offer walkable access to everything, from transit to trails. Each apartment is supported by Ice Air's SPHP and SPXC systems, selected for their all-electric performance, whisper-quiet operation, and year-round reliability—crucial in a climate where heating and cooling are not luxuries, but lifelines.

"This wasn't just about building units—it was about building a future," said Ric Nadel, Ice Air CEO and Founder. *"Ice Air's systems helped them meet ambitious energy goals without compromising comfort. That mattered, especially at this altitude. Sustainability doesn't have to be a burden. Our All Climate Comfort™ technology, delivers up to 25% greater efficiency that will boost your bottom line. The future is ready to install now.*

Completed in Fall 2023 after years of public-private collaboration between Triumph Development and the Town of Vail, the project includes rooftop solar, individual storage, on-site laundry, and indoor/outdoor gathering spaces. Each design choice supports the town's broader housing goals and carbon-reduction commitments—making the Residences at Main Vail not just another development, but a cornerstone of community life.

SPXC

Owner/Developer
Triumph Development

Architect
Darby Architects

New Construction | Residential | Rental Apartments

BLACK FEATHER APARTMENTS
600 W Anderson St, Idaho Falls, ID

FROM ONE FEATHER

HOW CSDI'S CONFIDENCE IN ICE AIR

When CSDI Construction first partnered with Tailwater Development on the Black Feather Apartments in Idaho Falls, their goal was clear: build affordable, high-quality housing that wouldn't compromise on performance or comfort—even in Idaho's unpredictable climate. But it was the HVAC solution that stood out most in the final delivery.

"CSDI needed something reliable, energy-efficient, and built for the real cold," said Ric Nadel, CEO and Founder of Ice Air. *"With over two decades of experience in all types of buildings, Ice Air delivers customized solutions that meet code requirements, optimizing energy efficiency and respect for architectural integrity becomes part of our DNA."*

Ice Air's packaged terminal heat pumps performed beyond expectations at Black Feather according to CSDI project managers. *"We installed peace of mind."*

That experience would go on to influence a second project nearly 70 miles away in Victor, Idaho—Teton Flats, a Scandinavian-inspired 72-unit development by Monroe Residential Partners (MRP). When it came time to select HVAC systems for this new property, Monroe reached out to CSDI with a clear request: whatever you used on Black Feather, we want it here.

"We got the call from the people at Monroe," said Tom Glass. *"They told us, 'Whatever equipment used on Black Feather, we want the same performance at Teton Flats.' That kind of feedback is the best kind of referral. And for us, that meant confidence in our solutions."*

Ice Air's PTHP (Packaged Terminal Heat Pump) units—specifically engineered for Cold Climate performance down to -5°F—proved to be a perfect match again. With clean, quiet operation and individual climate control, the units provided exactly what MRP was looking for in a region where winters demand more from building systems.

"HVAC isn't usually the headline," said Nadel, "but when it works seamlessly in a place like Idaho, it quietly becomes one of the most important parts of the building. And when our equipment helps people live better—especially in affordable housing—we know we've done our job. At Ice Air, customer success isn't a milestone—it's the mission."

New Construction | Residential | Rental Apartments

TETON FLATS APARTMENTS
100 Homestead Rd, Victor, ID

iCool XC

TO ANOTHER

HELPED SHAPE TWO MOUNTAIN TOWN COMMUNITIES

For Monroe Residential Partners, Teton Flats represents more than just another multifamily community. Situated just 25 miles from Jackson Hole, the development offers high-quality, cost-effective housing options for the workforce supporting nearby resorts—without resort-market rents. Designed with nine-foot ceilings, stainless steel appliances, and scenic views of the Grand Teton Range, the apartments marry mountain beauty with smart utility.

"Our mission is to create housing solutions that support both quality of life and regional vitality," said Andrew Friestedt, Principal at MRP. *"By using proven systems like Ice Air's heat pumps, we're able to deliver on affordability without sacrificing comfort or reliability."*

"We pride ourselves on doing work that lasts," said a CSDI representative. "Black Feather gave us the opportunity to solve tough challenges. Ice Air helped us do it right. That success is what earned the trust for Teton Flats."

In a region known for its rugged beauty and temperature extremes, performance matters. And in a tight housing market where every detail counts, Monroe Residential Partners continues to rely on partners like CSDI and Ice Air to help bring vision to life.

"Great buildings don't happen by accident," said Michael L. Obloy, also a Principal at MRP. *"They happen when every piece—from the architecture to the HVAC—is part of a larger strategy. We don't just build. We solve."*

From Idaho Falls to Victor, from Black Feather to Teton Flats, the thread is unmistakable: trust, performance, and a shared commitment to building communities where people can truly live.

New Construction | Residential | Rental Apartments

ELEVATED APARTMENTS

1108 North Front St, Philadelphia, PA

At Elevated Apartments, design excellence extends beyond the architecture. Behind every wall, performance-driven systems ensure year-round comfort, energy efficiency, and acoustic control—all essential for modern multifamily housing. Central to this infrastructure is the integration of Ice Air's Packaged Terminal Heat Pumps (PTHP) and Room-Side-Conditioned (RSXC) units, selected for their ability to meet the high expectations of today's urban residents.

Installed in all 49 units at 1108 North Front Street, the Ice Air systems provide individual zone control, allowing residents to customize their environment with quiet, responsive operation. The RSXC series is specifically engineered to minimize noise transmission within compact living spaces—a critical factor in boutique residential buildings where privacy and peace are premium amenities. Meanwhile, the high-efficiency PTHP units offer both heating and cooling in a single, space-saving footprint, simplifying installation and long-term maintenance while supporting the building's energy goals.

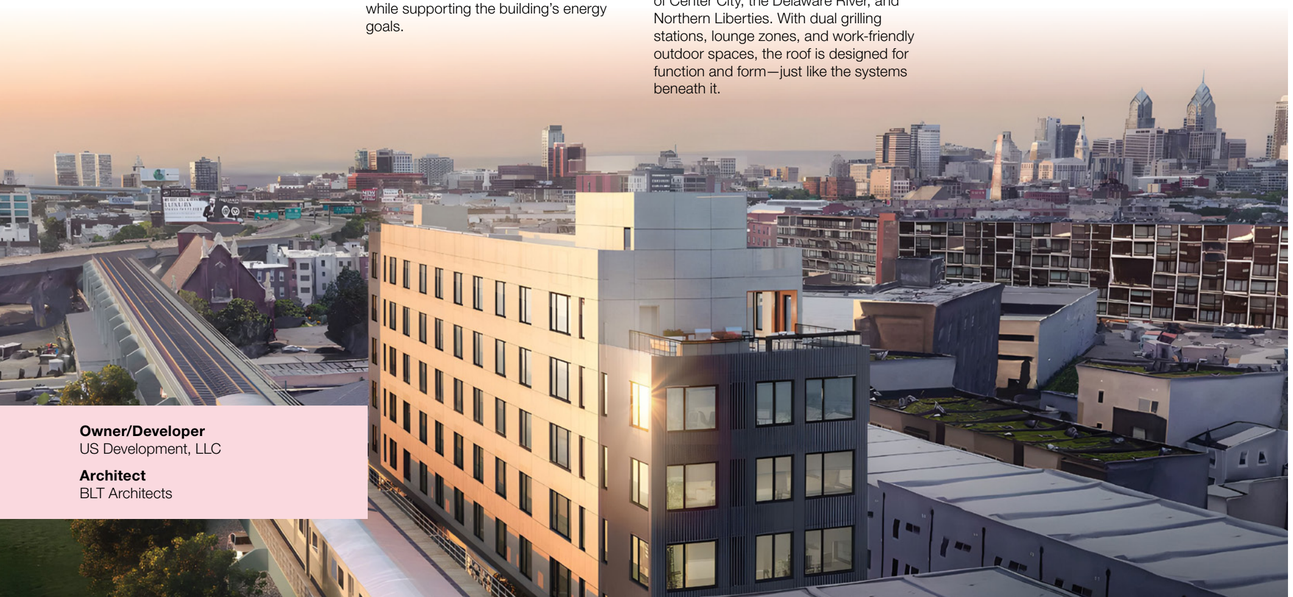
According to the Ice Air project engineering team, the Ice Air system's reliability and modularity played a key role during design coordination. *"When you're working with tight floor plans, multiple duct paths, and rooftop amenity loads, every mechanical decision counts. Ice Air gave us the flexibility to maintain a clean architectural intent without sacrificing performance."*

Outside the walls, Elevated offers equally refined experiences. A rooftop deck spans 270 degrees, offering iconic views of Center City, the Delaware River, and Northern Liberties. With dual grilling stations, lounge zones, and work-friendly outdoor spaces, the roof is designed for function and form—just like the systems beneath it.

PTHP

Inside, the wood-paneled lobby and historic Northern Liberties photo gallery nod to the neighborhood's industrial past, while modern amenities—fitness studio, secure entry, proximity to transit—ensure the building serves its residents well into the future.

At Elevated, comfort isn't just a promise—it's embedded in the mechanical core of the building, powered by Ice Air.



Owner/Developer
US Development, LLC

Architect
BLT Architects

Renovation | Residential | Rental Apartments

70 PINE

70 Pine St, New York, NY

WSHP

Owner/Developer
Rose Associates

Architect
Deborah Berke

When 70 Pine was built in 1932, it was the third tallest building in the world and served as the headquarters for the Cities Services Company in New York City. Today, the landmark Art Deco building in Manhattan's Financial District has been reborn as a luxury residential building. It features a collection of 612 units ranging from oversized studio to three-bedroom apartments with condo level finishes. The building also offers a range of amenities including fitness center, bowling alley, screening room, resident lounge, gourmet market and more.

New Construction | Residential | Rental Apartments

FORTY SIX FIFTY

4650 Broadway, New York, NY

Designed by Handel Architects and developed by Arden Group, the 19-story tower at 4650 Broadway will comprise 222 rental apartments, lower-level retail space, a community facility and tenant amenities, including a fitness center, children's playroom, resident lounge and multiple outdoor terraces. Below the fourth floor, the building exterior features floor-to-ceiling glass set behind undulating vertical fins along the Sherman Avenue and Broadway elevations.

PTHP

Owner/Developer
Arden Group

Architect
Handel Architects

PTAC

Renovation | Residential | Rental Apartments

THE LODGE AT VAIL
74 Gore Creek Dr, Vail, CO

Nestled at the base of Vail Mountain, the Lodge at Vail is a Colorado classic—part alpine retreat, part refined escape. As one of the original properties in Vail Village, its name carries weight. Renovations to the Lodge's villas required a delicate balance: elevate the guest experience to meet contemporary luxury standards, while preserving the timeless aesthetic that has defined this iconic resort for decades.

That's where Ice Air came in.

"Comfort was not just a priority—it was the priority," said a senior Ice Air technical representative involved in the project. *"We knew the HVAC system had to be invisible in every sense: visually unobtrusive, whisper-quiet, and absolutely reliable."*

Quiet Luxury, Engineered

To meet those demands, 54 RSNU Hydronic Packaged Terminal Air Conditioner (PTAC) units were installed across the Lodge's private villas. Designed specifically for retrofit applications, the RSNU model integrates seamlessly into existing architecture, making it ideal for this historically influenced renovation.

The Lodge at Vail originally relied on a hot water heating system with no integrated cooling. To accommodate modern guest expectations, new wall openings were discreetly created for cooling components, allowing the Ice Air system to supplement the original hydronic heating with minimal disruption.

Each unit was outfitted with Ice Air's SoundShield™ OITC sound attenuation package—a proprietary technology designed to reduce outside noise while maintaining peak performance. *"We're proud of what SoundShield does,"* said an Ice Air product engineer. *"Especially in a resort setting like Vail, where serenity is part of the brand, it's crucial to eliminate mechanical noise and external interference."*

Guest-Controlled Comfort

The project also featured Ice Air's Comfort Switch™, a dual-mode control that allows guests to select between enhanced cooling for warmer days or quieter operation for restful evenings. This flexibility ensures each stay feels tailored, no matter the season.

"The Comfort Switch was a natural fit," the engineer added. *"When guests are coming off the mountain, they want to step into a room that feels exactly how they want it to feel. With our system, they can do just that."*

Engineering Meets Atmosphere

Aiding the installation, Ice Air's ThermalGuard™ wall sleeve ensured energy efficiency and thermal continuity, further supporting the hotel's goal of improving guest comfort without altering the Lodge's rustic mountain identity.

From the stone fireplaces to the timbered eaves, every detail at the Lodge at Vail speaks to its alpine soul. Ice Air's discreet yet high-performance HVAC system helps that voice stay undisturbed—whispering warmth in winter and crisp relief in summer, without ever shouting.

Renovation | Residential | Rental Apartments

SOMA RESIDENCES AT 25 WATER

25 Water St, New York, NY

Project involves the construction of ten stories above the parapet of the former 22-story office building, the replacement of much of its old façade with a modern fenestration featuring more expansive glass, and the gut renovation of its 1.1 million square feet of interiors into 1,300 rental units.

WSHP

Owner/Developer
Metroloft

Architect
CetraRuddy

New Construction | Residential | Rental Apartments

PINNACLE ON THE PARK

424 15th St, San Diego, CA

Pinnacle on the Park at 424 15th Street is the tallest residential building in downtown San Diego offering luxury apartment homes. Comprised of luxurious apartments and situated in the vibrant, diverse, urban East Village neighborhood of Downtown San Diego, residents enjoy close proximity to the the thriving urban enclave of the East Village.

WSHP

Owner/Developer
Pinnacle International

Architect
IBI Group

New Construction | Residential | Rental Apartments

DOMINO SQUARE

5 South 5th St, Brooklyn, NY

Owner/Developer
Two Trees Management

Architect
Selldorf Architects

Once the heart of Brooklyn's industrial economy, the Domino Sugar Factory is now a canvas for one of New York's most ambitious reimagining of urban space—one that blends history, sustainability, and housing equity. Domino Square, located at 5 South 5th Street, represents the latest chapter in that transformation: a mixed-income residential development designed with both aesthetic restraint and community impact in mind.

Spearheaded by Two Trees Management and designed by Selldorf Architects, the building reflects a commitment to responsible growth—connecting the past to the present, and private luxury to public benefit. Amid exposed brickwork and nods to the site's industrial heritage, residents enjoy energy-efficient, all-electric comfort through Ice Air's Water Source Heat Pumps (WSHP). These HVAC units were customized with specialized valve packages, risers, and ductwork to meet the building's advanced layout and environmental performance standards.

WSHP

More than an architectural achievement, Domino Square plays a vital role in the broader Domino vision: creating a livable, walkable neighborhood anchored in equity. The building includes affordable housing units, prioritizes low-carbon systems, and promotes access—to green space, to transit, and to opportunity.

"Projects like Domino Square prove that affordability and sustainability don't have to be compromises—they can be commitments, built into the bones of the building," said Ric Nadel, President and CEO of Ice Air.

New Construction | Residential | Rental Apartments

ALAFIA - 20 VITAL
875 Erskine St, Brooklyn, NY

In the heart of Brooklyn, an ambitious new project called Alafia is rising as a beacon of resilience, health, and sustainability. This wellness-oriented development, part of New York State's Vital Brooklyn initiative, is set to transform over 25 acres of decommissioned public land into a thriving community hub. Ice Air's **Geothermal Heat Pumps** are playing a critical step in aligning with Passive House standards used on this development.

With the guidance of Dattner Architects, Alafia is not just another urban revitalization project—it's actually a blueprint for addressing chronic social, economic, and health disparities. Central to its design is the adherence to Passive House standards1, emphasizing high-performance, energy-efficient building practices, particularly in its HVAC systems.

Some of the key features for Alafia included:

- 2,400+ Affordable Apartments with housing for seniors, individuals with disabilities, and the homeless.
- Pedestrian-Friendly Neighborhood with everything within a 15-minute walk to support a healthy, car-free lifestyle.
- 11.3 Acres of Green Space featuring a fitness loop, play zones, urban agriculture, and vibrant courtyards.

"The Passive House standard is an important standard, but it hasn't been used extensively in New York yet," says Christopher Kolb, PE, Vice President at Cosentini Associates, the engineering firm on the project. *"But that's changing. It's becoming one of the most important standards guiding projects seeking to reach sustainable elements throughout the site to reduce energy consumption for all residential buildings. The standard will not only reduce energy use, but improve indoor air quality and provide a better, healthier environment for residents while delivering buildings that stay cooler in summer and warmer in winter."*

Geothermal Innovation: Let mother nature do the heavy lifting™

Heating, ventilation, and air conditioning (HVAC) systems are a significant element in any building's energy footprint. For Alafia, the choice to utilize Ice Air's Geothermal Heat Pumps marks a critical step in aligning with Passive House standards. These heat pumps harness the renewable energy beneath the Earth's surface to provide both heating and cooling—an efficient, eco-friendly alternative to conventional systems.

Ice Air was not the basis of design, but Kolb noted that after doing the diligence and reviewing several manufacturers, **Ice Air was selected for the project.**

Customization was necessary to adjust for the site's specific needs, such as making the units easier to install and ensuring compatibility with the Building Management System2 being used.

WSHP

Modifying the design ensured optimal energy performance in a multifamily residential setting. Ice Air's geothermal heat pumps are uniquely suited to meet the needs of Passive House projects, offering an energy-efficient solution3 that reduces operational costs while ensuring reliable performance year-round. These systems take advantage of the relatively stable temperatures underground, which range from 50°F to 60°F just a few feet below the surface, to transfer heat during colder months and dissipate it during warmer ones.

"This closed-loop geothermal system operates with a low energy requirement, drastically reducing the carbon footprint compared to traditional HVAC systems" Glass points out. "By tapping into this constant energy source, Alafia's buildings can maintain the temperature balance necessary for Passive House compliance while utilizing a system that is durable, sustainable, and virtually unaffected by external weather fluctuations."

Adaptability to New York's Environmental Conditions

Alafia's residents will benefit from consistent comfort, regardless of outside conditions, while supporting New York's larger goal of reducing its carbon footprint and meeting aggressive climate goals.

New York presents a unique set of environmental challenges, from freezing winters to hot, humid summers. For this reason, the adaptability of Ice Air's Geothermal Heat Pumps was a critical factor in their selection for Alafia. These systems provide reliable heating even in extreme cold, something essential for New York's climate, where temperatures frequently dip below freezing.

Geothermal heat pumps are becoming more common in New York due to a renewable energy push. However, they were rare in urban areas and affordable housing. Ice Air developed this new technology to meet site-specific conditions such as available land, soil quality and the New York and other challenging climates.

The owner did not want the bore holes to be located below the foundation of the building, so there was a need to limit the HVAC load in the building to adapt to the number of bores that could fit around the site. In other words, there were trade-offs between the sizing of the storage tank and the amount of equipment (including heat pumps) needed in the mechanical room.

But the tradeoffs always favored energy and comfort.

In the summer months, for example, the geothermal system excels at keeping indoor spaces cool without the excessive energy use typically associated with traditional air conditioning units.

The efficiency of Ice Air geothermal technology meant that Alafia's residents will benefit from consistent comfort, regardless of outside conditions, while supporting New York's larger goal of reducing its carbon footprint and meeting aggressive climate goals.

A closed-loop geothermal system operates with a low energy requirement, drastically reducing the carbon footprint compared to traditional HVAC systems.

Alafia's residents will benefit from consistent comfort, regardless of outside conditions, while supporting New York's larger goal of reducing its carbon footprint and meeting aggressive climate goals

Supporting Long-Term Sustainability and Wellness

The decision to integrate Ice Air's geothermal heat pumps at Alafia isn't just about immediate energy savings—it's a long-term investment in the sustainability and health of the community. By prioritizing renewable energy sources like geothermal, Alafia is reducing its dependency on fossil fuels, cutting emissions, and lowering energy costs for residents – something that fits perfectly with New York's aggressive climate objectives.

Sustainability and wellness are key pieces of the New York State Energy Research and Development Authority (NYSERDA) work across New York's economy and energy systems. Since its founding in 1975, NYSERDA's mission, vision, and programs are continually evolving to improve the lives of New Yorkers. When ready, the building will be eligible for NYSERDA incentives that offset installation costs for the rooftop solar panels. The project is also expected to qualify for Solar and Geothermal Tax Credits that will generate $670,000 USD in equity.

State financing for the first phase included $38.1 million in permanent tax-exempt bonds, Federal Low-Income Housing Tax Credits that will generate $117.8 million in equity, $174.9 million in subsidy from New York State Homes and Community Renewal, and $450,000 from NYSERDA.

A closed-loop geothermal system operates with a low energy requirement, drastically reducing the carbon footprint compared to traditional HVAC systems.

"With the use of geothermal heat pump technology and electricity from renewable solar energy, when completed, the Alafia Development will provide clean and resilient living spaces for residents in Brooklyn's East New York neighborhood and help revitalize the community at large," says NYSERDA CEO Doreen M. Harris who has served as NYSERDA's President and CEO since April 2021.

Ice Air's Contribution to Sustainable Development

Ice Air's commitment to providing sustainable, energy-efficient solutions aligned perfectly with Alafia's objectives. The geothermal heat pumps selected for the project not only met the energy performance requirements set by Passive House standards but also contributed to a broader vision of environmental stewardship and community wellness.

Their low operational costs, ease of maintenance, and longevity made them ideal for large-scale developments like Alafia. Moreover, by reducing utility bills, these systems played a direct role in addressing economic disparities, one of the core goals of the Vital Brooklyn initiative.

A Model for Future Developments

By integrating affordable housing with open space and fitness opportunities, healthy food retail, urban agriculture, social enterprises focused on economic empowerment, access to healthcare, and community-wide programming, the social determinants of health to improve the greater wellbeing of Brooklyn residents is addressed.

As Alafia moves through its phased redevelopment, it stands as a model for future resilient developments, demonstrating how design, technology, and social responsibility can intersect to create healthier, more sustainable communities. The integration of Passive House standards and innovative HVAC solutions like Ice Air's Geothermal Heat Pumps ensures that Alafia will not only meet the needs of its current residents but will also serve as a sustainable, energy-efficient solution for future generations.

New Construction | Residential | Rental Apartments

ESTELA BRONX APARTMENTS

414 & 445 Gerard Ave, Bronx, NY

PTHP

In the heart of Mott Haven, where historic infrastructure meets an ambitious vision for urban renewal, Estela at Gerard Avenue rises as a defining example of what sustainable, high-density living can be in New York City. Developed by The Domain Companies and designed by S9 Architecture, Estela spans two sites—445 and 414 Gerard Avenue—and redefines the possibilities of environmentally conscious multifamily development without compromising comfort, aesthetics, or affordability.

Estela's dual buildings deliver over 500 residential units, 30% of which are designated affordable, offering a much-needed housing infusion in a rapidly evolving neighborhood. With integrated retail, abundant amenity space, and advanced sustainable features, the project reflects a new generation of urban living.

Designing for Density, Designing for Dignity

From the earliest design meetings, the project team faced a multi-layered challenge: deliver a pair of buildings totaling 544 units, support a LEED® Platinum certification target, and meet NYC's strict electrification goals—without overwhelming the resident experience or the visual character of the space.

"Building at this scale in the Bronx requires more than just good design—it requires long-term thinking," said a project architect from S9. "We weren't just looking to check boxes; we wanted the buildings to feel future-ready and resident-forward."

To align with Local Law 97 and the city's broader decarbonization efforts, the design team leaned on a combination of passive and active systems. Rooftop solar panels, EV charging stations, green roofs, and rainwater harvesting systems addressed site-wide sustainability. But inside each residential unit, the choice of HVAC system would determine whether energy goals could truly be met.

Compact Powerhouses: Ice Air PTHPs

Ice Air's Packaged Terminal Heat Pumps (PTHPs) were selected for both Estela buildings. Engineered for all-electric operation, the PTHPs deliver year-round heating and cooling with no fossil fuel inputs—a critical factor for buildings targeting LEED Platinum and future compliance with NYC's net-zero emissions trajectory.

"We needed something that wouldn't just meet today's codes, but tomorrow's expectations," said a senior engineer at Langan. *"Ice Air's PTHPs checked every box—from performance to aesthetics to long-term maintainability."*

Installed through-wall beneath the windows of each unit, the PTHPs preserve interior livable space while offering quiet operation and individual control. That means residents can fine-tune their environment without affecting others, a key consideration in high-density housing.

Comfort, Compliance, and Control

From a contractor's perspective, simplicity and reliability matter. Monadnock Construction, charged with delivering both buildings on schedule and to spec, noted the ease of integration and system performance.

"Installing hundreds of HVAC units in a compressed timeline is never easy," said a project manager with Monadnock. *"But Ice Air's team coordinated seamlessly with ours. Their systems went in clean, performed immediately, and gave us peace of mind heading into commissioning."*

Each unit contributes to the overall energy performance of the building while aligning with New York's long-term electrification strategy. The result? Reduced energy consumption, minimized emissions, and enhanced resident satisfaction.

A Living Statement for a Changing City

Estela is not just a building—it's a bold signal of what's possible when sustainable design, thoughtful engineering, and responsive urban planning come together. As Mott Haven transforms into a hub for next-generation residential life, Estela stands at its forefront: a dual-tower complex that serves as both a home and a blueprint.

"Estela sets a new standard for sustainable urban living," said Ric Nadel, CEO and Founder at Ice Air. *"And Ice Air's HVAC systems played a pivotal role in making that vision a reality. Sustainability doesn't have to be a burden. Our All Climate Comfort™ technology delivers up to 25% greater efficiency will boost an owner's bottom line."*

New Construction | Residential | Rental Apartments

ABINGTON HOUSE

500 West 30th St, New York, NY

WSHP

Owner/Developer
The Related Companies

Architect
Ismael Leyva Architects

Inspired by the industrial framework of the High Line, Abington House at 29th Street and 10th Avenue juxtaposes the energy of West Chelsea with the industrial strength that lies at the city's core.

New Construction | Residential | Rental Apartments

25 MAPLE

25 Maple Ave, New Rochelle, NY

Completed in 2022, 25 Maple Avenue is a mixed-use development in downtown New Rochelle. The building comprises 184 residences in a seven story building with rooftop amenities, a parking garage with electrical vehicle charging stations and other resident-friendly features. The property was developed by WBP Development, an industry leader in the "green building" movement since 2006.

SPXC

Owner/Developer
WBP Development and LMXD

Architect
Beyer Blinder Belle

Replacement | Educational | University

UNIVERSITY OF NEBRASKA

Lincoln, NE

As universities across the country adapt to a post-pandemic reality, the University of Nebraska–Lincoln (UNL) has taken bold, decisive steps to elevate indoor air quality, reduce energy consumption, and protect its campus community.

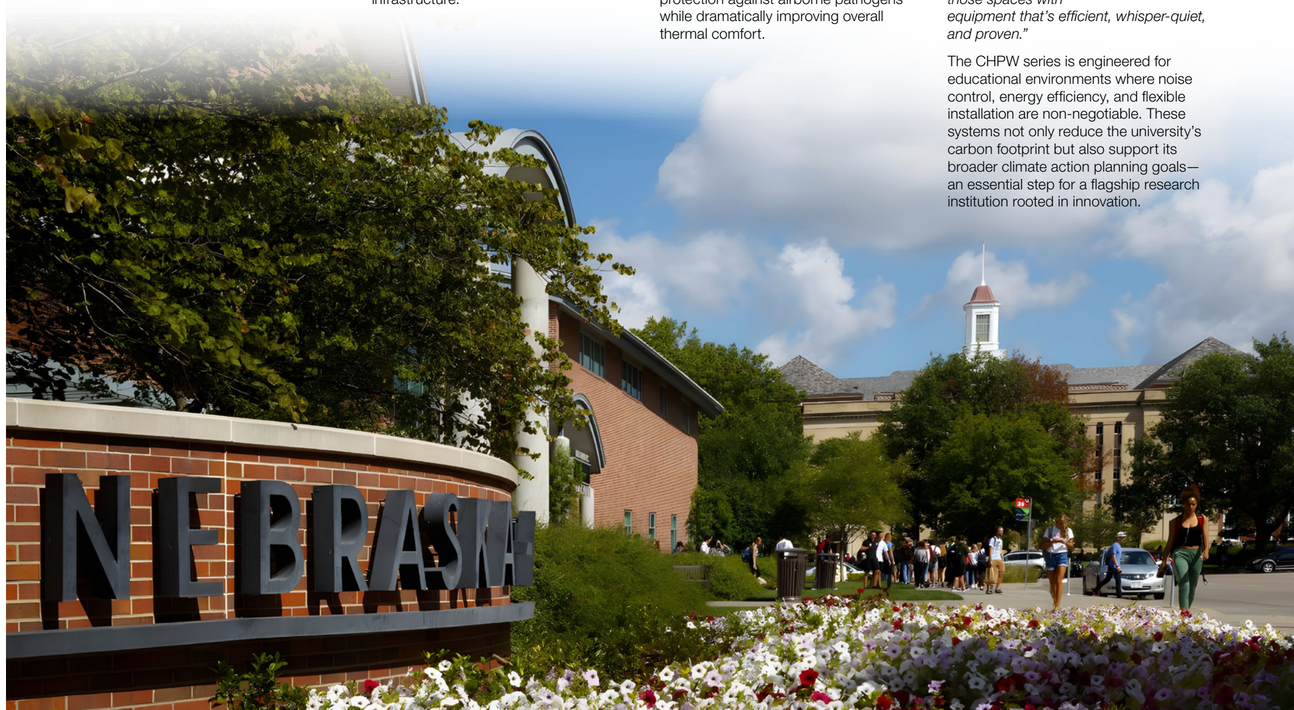
With the installation of more than 750 high-efficiency **Water Source Heat Pumps (WSHPs) from Ice Air**—including the low-profile, high-performance CHPW series—UNL is leading a sustainable transformation built on intelligent design and wellness-first infrastructure.

This system-wide HVAC upgrade spans over 60 academic buildings, directly aligning with the university's commitment to environmental stewardship and public health. Air handling systems were modernized to exceed ventilation and filtration benchmarks, reinforcing protection against airborne pathogens while dramatically improving overall thermal comfort.

WSHP

"Our students and faculty deserve learning spaces that are as healthy as they are inspiring," said a member of the UNL facilities planning team. "Ice Air helped us create those spaces with equipment that's efficient, whisper-quiet, and proven."

The CHPW series is engineered for educational environments where noise control, energy efficiency, and flexible installation are non-negotiable. These systems not only reduce the university's carbon footprint but also support its broader climate action planning goals—an essential step for a flagship research institution rooted in innovation.



PTHP

New Construction | Residential | Rental Apartments

96 ST EDWARDS

96 St Edwards St, Brooklyn, NY

Where Architecture Meets Advocacy: A High-Performance Solution for Supportive Housing

In the shadow of the Brooklyn Navy Yard and steps from Fort Greene Park, a new kind of building now stands at 96 Saint Edwards Street—one that quietly embodies the future of affordable housing. Designed by **Aufgang Architects** and developed through a public-private collaboration between **Slate Property Group** and **Westhab Inc.**, this 11-story residence brings 105 supportive housing units to a dense urban lot, serving some of New York's most vulnerable residents: the formerly homeless, survivors of domestic violence, and those living with disabilities.

But the design challenge wasn't simply about how to house people—it was about how to do so with dignity, within budget, and in full alignment with New York City's increasingly ambitious environmental regulations.

"As architects, our job is to solve problems," says **Steven Vlaovich, RA, AIA**, Associate Principal at Aufgang. *"This project asked us to solve many at once — space constraints, energy performance, cost control, and the critical need for resilience in the lives of the people who would live here."*

From the beginning, the team understood that the building would need to meet more than just the minimum standards. Enterprise Green Communities criteria were applied—an above-code sustainability framework often required in publicly funded housing—and the project brought on **Bright Power**, a specialist in energy consulting and performance modeling, to run simulations, inform system choices, and guide compliance.

A major hurdle came in the form of mechanical system design. Like many of Aufgang's affordable housing projects in the city, 96 Saint Edwards needed to operate without fossil fuels—aligning with New York's carbon-reduction efforts and staying ahead of the city's aggressive Local Law 97 benchmarks. Traditional centralized HVAC systems presented both complexity and cost variability. The solution had to be simple, predictable, and scalable across the building's compact 297-square-foot units.

That solution arrived in the form of Ice Air's Packaged Terminal Heat Pumps (PTHPs)—all-electric, high-efficiency units that could be installed directly beneath windows in each unit.

"PTHPs gave us everything we needed," Vlaovich explains. *"Localized comfort control, predictable cost modeling, and a low-profile footprint that didn't intrude on the architectural integrity of the building."*

Unlike ducted systems, which require extensive coordination and introduce variability to pricing and layout, Ice Air's solution offered a consistent, repeatable installation strategy. The firm had already seen success with the product across other affordable housing developments, and the integration at 96 Saint Edwards reinforced its value: it met energy models, satisfied client needs, and worked cleanly within the design.

The building earned its **Temporary Certificate of Occupancy in early 2025**, with final touches—including a small outdoor recreation area—still underway. But the core systems are operational, tested, and ready. The HVAC solution, in particular, has drawn praise for its efficiency, simplicity, and alignment with long-term operational goals.

"When you're designing for people who've had instability in their lives, you need systems that are stable," Vlaovich adds. *"This solution delivers performance without drawing attention to itself—exactly what supportive housing should do. It checks all the boxes."*

As housing policy and environmental regulation continue to evolve in New York, 96 Saint Edwards serves as a compelling model: a building that blends mission-driven design with technical discipline. It's a quiet achievement—but one that will speak volumes to those who call it home.

Project Snapshot:

Location:
Hofstra University Dormitories, Hempstead, NY

Scope:
Replacement of vertical exposed fan coil units

Timeline:
Multi-year summer-only installation window

Labor Savings:
Pre-installed piping kits, customized sheet metal with laser-cut piping windows

Partners:
Ice Air, Brothers Supply Corporation

Replacement | Educational | University

HOFSTRA UNIVERSITY
Hempstead, NY

Cool Heads Prevail: How Ice Air Helped Hofstra University Upgrade 1,500 Dorm Rooms—On Time and On Budget

FCU

When students return to campus at the end of August, they often brace for the realities of dorm life—shared bathrooms, limited privacy, and unpredictable heating or cooling. But at Hofstra University in Hempstead, New York, students now have one less thing to worry about, thanks to a sweeping dormitory HVAC upgrade featuring Ice Air Vertical Exposed Fan Coil Units.

Over the course of three years, Hofstra retrofitted 1,500 outdated fan coil units across six student residence halls. The project's success depended not only on precise execution but also on overcoming one of the toughest logistical constraints in campus construction: everything had to be delivered and installed during the brief summer break, before students returned.

The Power of Partnership

The initial 2011 installation was secured through Brothers Supply Corporation, Ice Air's trusted New York Metro aftermarket distributor. Though the original project spec favored other major manufacturers—companies like Trane, Carrier, McQuay, International Environmental—Brothers Supply convinced Hofstra to conduct a rigorous 30-day value analysis comparing competing equipment.

"We weren't even on their radar," said Michael Esposito, President at Brothers Supply. *"But once we got in the door, we let the numbers and the performance speak for themselves."*

Ice Air's fan coil units were tested on a comprehensive set of criteria: sound levels, heating and cooling performance, sheet metal gauge, serviceability, and dimensional conformance. The result? Ice Air outperformed all competitors—and earned the green light for the first phase of installation.

Creative Engineering Yields Real-World Savings

"Innovation at Ice Air extends to the all the ways we help building owners succeed," Ric Nadel, Ice Air's Founder and CEO says. *"In this case, that owner was Hofstra, a diverse, dynamic institution that honors tradition. But as the project moved into its second and third phases, Hofstra faced new budgetary pressures, especially related to installation labor costs. We responded with our partners at Brothers Supply with ingenuity."*

Ice Air pre-installed piping kits at the factory and laser-cut sheet metal enclosures to accommodate direct connection to the dorms' supply and return lines. These Made2Measure modifications significantly reduced onsite labor and accelerated the install timeline.

"Few manufacturers would be lining up to do that sort of custom work," Esposito noted. *"But Ice Air's flexibility and commitment to value engineering really set them apart."*

Winning on More Than Price

For Esposito, the win wasn't just about price—it was about trust, responsiveness, and capability. *"This wasn't a one-time sale. It was a months-long process with tight timelines and zero room for error. Ice Air passed every test—literally—and delivered every unit right on schedule."*

He adds: *"What made the difference was Ice Air's willingness to listen. That gave Brothers Supply the confidence to go after larger, more complex jobs. I couldn't have taken on a project like Hofstra without a partner like Ice Air behind me."*

A Cooler College Experience

For students, the upgrades are more than technical. They're tangible improvements in everyday comfort—individual control, whisper-quiet operation, and climate consistency no matter the season. For administrators, it's proof that smart planning and responsive partners can turn capital improvements into long-term wins.

Hofstra's dormitory HVAC retrofit is part of a larger five-year campus investment strategy that also includes library and classroom renovations, where future opportunities for high-efficiency equipment and creative collaboration are likely to follow.

Bottom Line:

When the heat is on and the timeline is tight, performance matters. At Hofstra, Ice Air delivered—not just cool air, but a cooler way to think about HVAC partnerships.

Replacement | Hospitality | Hotel

HILTON ORRINGTON HOTEL

1710 Orrington Ave, Evanston, IL

In the heart of downtown Evanston, the **Hilton Orrington Hotel** stands as a pillar of refined hospitality, where timeless elegance meets contemporary performance. This Four Diamond Award-winning property—also recognized with TripAdvisor's Certificate of Excellence—has long been a North Shore landmark, welcoming guests with understated sophistication and attentive service.

When it came time to modernize climate control systems across its 269 distinctive guest rooms, the Hilton Orrington chose **Ice Air PTAC and RSCM** units to ensure guests enjoy whisper-quiet, in-room temperature control—without compromising the building's architectural character or energy goals.

For a hotel that blends early 20th-century charm with the expectations of 21st-century travelers, the Ice Air systems offered the perfect solution: reliable, retrofit-friendly, and engineered for efficiency.

From the spacious rooftop terrace views of Lake Michigan to the cozy ambiance of the Indigo Lounge, every guest experience is supported behind the scenes by a commitment to quality and comfort. Ice Air's role in this historic property's ongoing transformation is a testament to how performance HVAC can work invisibly yet powerfully in hospitality environments.

Whether you're in town for business, leisure, or an event at nearby Northwestern University, the Hilton Orrington now offers a stay that's not only stylish—but sustainably comfortable.

PTAC

New Construction | Residential | Rental Apartments

AVALON EXETER

77 Exeter St, Boston, MA

At **Avalon Exeter**, AvalonBay Communities brings its national commitment to sustainability and smart urban living into sharp focus—delivering a residential tower that's as forward-thinking in its engineering as it is refined in its design.

Located in Boston's prestigious **Back Bay** district, this 28-story, 240,532 square-foot development features **365 residences** engineered for high-performance living. From floor-to-ceiling windows to low-flow fixtures and ENERGY STAR® appliances, Avalon Exeter exemplifies the firm's sustainability-first design principles. But it's the building systems behind the walls that truly elevate this project as a model for future multifamily development.

To meet the project's energy, space, and comfort requirements, AvalonBay specified **Ice Air's Vertical Stack Water Source Heat Pumps (VSHPW)**—a versatile and efficient HVAC solution designed for high-rise applications.

These units enable zoned comfort control for each residence, minimize refrigerant piping, and support low lifecycle costs—making them an ideal fit for AvalonBay's long-term operational goals and ESG commitments.

WSHP

Just steps from the Prudential Center and part of the **Green District initiative**, Avalon Exeter integrates seamlessly with Boston's larger sustainability ambitions. With bike-friendly amenities, transit accessibility, and thoughtful building systems, this tower embodies what AvalonBay calls "Living Up"—its brand-wide philosophy of creating homes that are not only modern and comfortable, but also resilient, responsible, and lasting.

"We design for the long-term," said an AvalonBay executive. *"That means thinking not just about what today's residents need—but about what the infrastructure can support for the next generation."*

New Construction | Residential | Rental Apartments

PTAC

RIVER CREST APARTMENTS

1159 & 1164 River Ave, Bronx, NY

In the heart of the Bronx, just blocks from Yankee Stadium, the River Crest Apartments at 1164 and 1159 River Avenue represent a new wave of affordable housing—where energy performance and resident comfort meet architectural ingenuity.

Designed by the award-winning Aufgang Architects, both River Crest buildings bring forward a vision of urban living that balances aesthetics, efficiency, and community well-being. Each site delivers more than just shelter: they offer thoughtful design and high-performance systems that enhance everyday life. Central to that effort is the HVAC strategy—anchored by Ice Air's dependable and energy-conscious PTAC (Packaged Terminal Air Conditioner) units.

"Aufgang needed a mechanical solution that aligned with the project's design priorities and long-term energy goals," said Ric Nadel, CEO and Founder at Ice Air. "Ice Air meets or exceeds stakeholder expectations with innovative solutions, and our knowledge will transform retrofitting and renovations into a streamlined successes like this. Ice Air's PTAC systems have a trusted track record we trust, especially in multifamily settings like these, where performance and ease of maintenance are critical."

Two Addresses, One Integrated Vision

Though 1164 and 1159 River Avenue are technically distinct properties, they were developed with a unified purpose: to provide Bronx residents with high-quality, sustainable, and affordable living spaces. Both buildings feature contemporary masonry façades and large operable windows that invite natural light and fresh air—key components of Aufgang's human-centered design philosophy.

Behind those walls, Ice Air PTAC units help regulate temperature in every unit, offering residents personalized control over their comfort. The all-in-one systems streamline installation and reduce mechanical complexity—an important consideration in projects that must balance tight budgets with long-term durability.

"We Don't Just Install Units —We Build Environments"

With decades of experience supporting affordable housing in New York City, Ice Air worked closely with project team to ensure seamless integration of its PTAC units into the building's mechanical strategy.

"From the start, we understood this project needed to deliver comfort without compromise," said Tom Glass, Director of Marketing and Sales from Ice Air. *"Our PTACs are designed for precisely this type of application—multi-unit residential with a strong emphasis on performance, reliability, and serviceability."*

Each Ice Air unit includes advanced components to maximize energy efficiency and occupant control, while also minimizing noise—essential in high-density urban housing. These quiet-operating systems reflect Ice Air's broader mission: **All-Electric, All-Climate Comfort™**.

A Model for the Future

With 1164 River Avenue now fully occupied and 1159 nearing completion, the River Crest Apartments have quickly become a benchmark for Bronx-based affordable housing. The collaboration between Aufgang Architects and Ice Air underscores how thoughtful partnerships can elevate project outcomes—even in challenging real estate and construction markets.

"These buildings show what's possible when architecture, engineering, and product innovation work in sync," said Nadel. "We helped deliver housing that's not just beautiful but efficient—but also built to last."

From block to block, River Crest is more than an address. It's a testament to what the future of New York housing can—and should—look like.

Replacement | Residential | Rental Apartments

THE BARCLAY

Owner/Developer
The Corcoran Group

1755 York Ave, New York, NY

In a city where resilience is the new luxury, The Barclay stands as a model for forward-thinking design—where high-performance systems, elegant architecture, and environmental responsibility converge. Located on Manhattan's Upper East Side, this distinguished Glenwood development prioritizes comfort without compromise, delivering exceptional energy efficiency and urban livability across 346,000+ square feet of thoughtfully crafted residential space.

At the core of this performance is Ice Air's PTHP technology—smart, self-contained climate systems that reduce energy consumption while giving residents individual control of their indoor environment. These units help the building operate with lower emissions and greater operational flexibility, aligning with New York City's ambitious carbon reduction goals and Local Law 97 compliance pathways.

Ice Air's PTHP systems quietly sustain peak performance, blending seamlessly into the building's refined aesthetic while delivering reliable heating and cooling that meets the demands of discerning residents. With a 24-hour attended lobby, private shuttle service to the Q line, a children's playroom, and attended parking, The Barclay offers a uniquely self-contained urban refuge—luxury without compromise.

PTAC

Beyond its robust mechanical infrastructure, The Barclay's holistic approach to wellness includes biophilic design elements like a rooftop greenhouse solarium and an enclosed indoor park—green sanctuaries that buffer the urban experience and promote year-round mental and physical well-being. Additional features such as a private shuttle to the Q Line and an attended garage reinforce a lifestyle that is both connected and self-sufficient.

From its resilient HVAC systems to its human-centric amenity design, The Barclay redefines what it means to live sustainably in one of the world's most vertical cities.

New Construction | Residential | Rental Apartments

ATTORNEY STREET APARTMENTS

165 Broome St, New York, NY

165 Broome Street Residences is the first phase of a two-building 100% affordable development designed for Grand Street Guild in the Lower East Side. The project will add 344 units of housing to the area, as well as a community facility and parking. Built within the existing Grand Street Guilds three building campus, the project also provides a meeting space, an entertainment room, a fitness room, and outdoor seating/play areas, all of which are accessible to the existing 600 residents.

PTHP

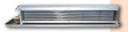
Owner/Developer
Grand Street Guild Housing Development Fund Company, Southeast Grand Street Guild Housing Development Fund Company, and Clinton Broome Development LLC

Architect
Handel Architects

Renovation | Residential

THE WICK TOWER

FCU



Owner/Developer
NYO Property Group

Built in 1906 and re-introduced in 2015, the historically preserved Wick Tower sets the standard for luxury living in the City of Youngstown. The 49-unit building offers spacious studio, 1, 2, and 3 bedroom apartments, all with modern interiors, high-end finishes, and stylish furnishings.

34 W Federal Plaza, Youngstown, OH

Renovation | Residential | Rental Apartments

MEDFORD APARTMENTS

275 Medford St, Charlestown, MA

Medford Apartments at 275 Medford Street in Charlestown, Massachusetts, are a striking example of how today's adaptive reuse projects blend historic charm with cutting-edge HVAC technology. Once a bustling factory on the riverfront, the building has been reimagined into a collection of luxury lofts—each unit reflecting a meticulous balance of exposed industrial character and modern performance expectations.

Behind the brick-and-beam aesthetic lies a mechanical solution as refined as the design vision. Ice Air's Horizontal Water Source Heat Pumps (HHPW and VSHPW) were selected for their high efficiency, whisper-quiet performance, and most notably, their customization capabilities—capabilities that proved to be the decisive factor in winning the project.

Designing for a **building listed on the National Register of Historic Places** meant every intervention had to respect the structure's architectural legacy.

Mechanical systems couldn't compromise historic aesthetics or structural integrity. Ice Air's low-profile Horizontal Water Source Heat Pumps offered a perfect fit—quiet, compact, and tailored to the building's limitations without sacrificing performance.

"The building owner had a strict requirement: the return air grilles needed to be tamper-resistant and lockable. Most suppliers told us it couldn't be done. Ice Air made it happen," said Ice Air's Tom Glass, Director of Sales and Marketing. *"That level of responsiveness made the difference."*

Ice Air's engineering team worked closely with contractors to design and deliver return grille locks that aligned with both building code requirements and the owner's operational policies. This attention to detail ensured unit access was restricted to authorized personnel only—critical in a high-end, multi-tenant building where both system integrity and occupant safety are paramount.

Beyond the hardware, Ice Air's **unique riser shipment process** brought a logistical advantage to the construction phase. By shipping risers separately and ahead of the heat pump casings, contractors were able to **pressure-test the entire piping system** early—ensuring confidence in performance and streamlining later-stage installations. The system's compatibility with the building's **Aquatherm HDPP piping** and **Direct Digital Control (DDC) system** added to its seamless integration.

"We're always looking for partners who think ahead," added Ric Nadel, Ice Air's CEO and Founder. *"Ice Air's phased delivery process wasn't just smart—it helped us stay on schedule and under budget."*

As loft living continues to evolve, Medford Apartments stands as a reminder that behind every great residential conversion is an HVAC system engineered not just for comfort, but for control, efficiency, and architectural integrity.

ICE AIR®
All Climate Comfort™

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