



MagnaTherm HTDs Replace Boilers in Boston Luxury Condo Building

Case Study



Summary

Customer	100 Pier 4
Location	Boston, MA
Industry	Apartment Building
Laars Product Installed	3000 MBH MagnaTherm HTD

Challenge

The building owner of 100 Pier 4, located on the edge of Boston Harbor in the Seaport District, contracted with E.M. Duggan of Canton MA with the challenge of retrofitting its hydronic heating system to a more energy-efficient and reliable one. The current system, installed when the building was built in 2019, experienced continuous heat exchanger failures. The replacement boilers will need to service the condenser water loop for in-unit heat pumps to the 369 luxury apartment units.



Solution

John Lamb, account manager at Duggan Mechanical Services, "turned to Laars, whose boilers provide top-of-the-line heat exchangers." Working with Joseph Poles at Economy Supply, it was agreed that the solution for this 1 million plus square foot, 21-story LEED Silver status building would be two 3000 MBH Laars MagnaTherm HTD boilers. The MagnaTherm HTDs 96% thermal efficiency, stainless steel heat exchangers, 20:1 turndown and TruTrac® O2 sensing function along with the unit's footprint were contributing factors to their final choice. The unit's physical and technological features plus the service and support from Economy and Laars were the driving force behind the solid decision to use Laars for this project.