BUILDVISION

Custom Procurement Report

Control How You Source Building Systems

Directly access suppliers and automate sourcing, procurement, and financing—all from one platform

Key Benefits

T **Save Time**

Automate RFQs and reduce manual work by up to 50%

$ **Cut Costs**

Negotiate directly with suppliers for better deals

→ **Streamlined Sourcing**

Take BuildVision's structured data and send it to suppliers at BuildVision.io

Customer Information

Customer Name	Structure Tone (NY)
Contact Person	N/A
Contact Email	N/A
Contact Phone	N/A

Project Information

Project Name	Herald Towers Central plant work
Location	50 West 34th Street, New York 10001
Start Date	N/A
Completion Date	N/A
Budget	N/A
Scope	N/A
Project ID	cb494984-3490-4fa9-bd60-78362f03badf
Project URL	BuildVision Project Link
Project Status	N/A
Contract Type	BuildingConnected Lead
Bid Status	N/A
Created Date	6/10/2025
Project Size	N/A
Ama Project Number	J005-03-003
Building Type	JEMB RESIDENTIAL AC

Prepared By

Ben Lyddane
Ben@BuildVision.io
202-365-8628

Mackenzie Hoover
Mackenzie@buildvision.io
843-609-3265

Date: 2025-06-12

Project Equipment

Modular Air-Source Heat Pumps

Equipment Tag	Manufacturer	Model
ASHP-1	York	YMAE0035PJP46VBXSA
ASHP-2	York	YMAE0035PJP46VBXSA
ASHP-3	York	YMAE0035PJP46VBXSA

Notes

System capacities must be calculated with defrost de-rates accounted for. Performance data must be certified by AHRI test facility. Each module shall be provided with factory installed controller and electronic isolation valves. Heat pumps to be provided with single point power per bank. Compressor circuits not to exceed 15 HP & refrigerant must be A2L (R-454B or R-32).

Plate-Type Heat Exchangers

Equipment Tag	Manufacturer	Model
HX-27-1	Bell & Gossett	BY5433
HX-ZF1	Bell & Gossett	BPX5LP
HX-ZF2	Bell & Gossett	BPX5LP
HX-ZF3	Bell & Gossett	BPX5LP

Notes

Provide flange connection for all pipe connection. ASME Boiler and Pressure Vessel Code compliance required. Plate material AISI 304 stainless steel with NBR gaskets.

Hydronic Pumps

Equipment Tag	Manufacturer	Model
CWP-27-1	Bell & Gossett	E-1510-5EB
CWP-27-2	Bell & Gossett	E-1510-5EB
CWP-27-3	Bell & Gossett	E-1510-5EB
SCWP-27-1	Bell & Gossett	E-1510-4GC
SCWP-27-2	Bell & Gossett	E-1510-4GC
SCWP-27-3	Bell & Gossett	E-1510-4GC

Notes

Provide inertia base with vibration isolation for pump support. Provide VFD for all pumps. End suction centrifugal pumps with mechanical seals and cast iron construction.

Suppliers

Modular Air-Source Heat Pumps

Manufacturer	Model	Representative	Compatibility Notes	BoD
York	YMAE0035PJP46V	N/A	Unit specified on mechanical schedule with 6 modules per bank, R-454B refrigerant, 35.79 tons per module capacity	**Yes**
Aermec		N/A	Listed as acceptable manufacturer in specifications	Listed
Multistack		N/A	Listed as acceptable manufacturer in specifications	Listed
Trane		N/A	Similar modular air-source heat pump technology with comparable capacity ranges	No
Carrier		N/A	Offers modular heat pump solutions with R-454B refrigerant compatibility	No

Plate-Type Heat Exchangers

Manufacturer	Model	Representative	Compatibility Notes	BoD
Bell & Gossett	BPX5LP (BY5433)	N/A	Listed as BoD manufacturer in dashboard for HX-ZF1, HX-ZF2, HX-ZF3. Model BY5433 specified in schedules with Sonderlock technology.	**Yes**
Alpha-Laval Thermal, Inc.		N/A	Listed as acceptable manufacturer in heat exchanger specifications.	Listed
Polaris Plate Heat Exchangers		N/A	Listed as acceptable manufacturer in heat exchanger specifications.	Listed

Mueller, Paul Company		N/A	Listed as acceptable manufacturer in heat exchanger specifications.	Listed
API Heat Transfer Inc.		N/A	Listed as acceptable manufacturer in heat exchanger specifications.	Listed
Danfoss		N/A	Premium alternative offering advanced plate technology and compact design for similar applications.	No
Tranter		N/A	Established manufacturer with wide range of gasketed plate heat exchangers suitable for HVAC applications.	No

Hydronic Pumps

Manufacturer	Model	Representative	Compatibility Notes	BoD
Bell & Gossett	E-1510-5EB	N/A	End suction centrifugal pump, 750 GPM flow rate, designed for primary water loop applications	**Yes**
Grundfos		N/A	High efficiency pumps with integrated VFD capabilities, suitable for hydronic applications	No
Taco		N/A	Cast iron construction end suction pumps, compatible with similar mounting and connection requirements	No
Armstrong		N/A	Design Envelope pumps with variable speed capability, energy efficient alternative for hydronic systems	No

BuildVision Recommendations

1. Implement Single-Source Procurement Strategy for Major Equipment

Rationale: The project involves three York modular air-source heat pumps, three Bell & Gossett heat exchangers, and six Bell & Gossett pumps. Consolidating procurement with fewer suppliers reduces complexity, improves coordination, and enhances warranty management. Bell & Gossett's dominance in the heat exchanger and pump categories makes them ideal for a single-source approach for hydronic equipment, while York provides the heat pumps.
Estimated Impact: Significant reduction in procurement complexity, improved vendor coordination, streamlined warranty management, and potential volume pricing benefits
Implementation: Negotiate consolidated contracts with York for all heat pumps and Bell & Gossett for all hydronic equipment. Establish single points of contact for each vendor. Coordinate delivery schedules to minimize storage requirements on the 27th floor mechanical room location.
Priority: High

2. Establish Pre-Purchase Equipment Performance Testing Requirements

Rationale: The heat pump specifications require factory performance testing on third-party certified test stands, and the project involves critical HVAC equipment for a residential building. Given the June 2025 due dates and the complexity of modular systems, ensuring equipment meets performance specifications before delivery prevents costly delays and field issues.
Estimated Impact: Reduced risk of equipment performance issues, minimized installation delays, and improved system reliability for the residential application
Implementation: Require York to provide factory test reports for all three ASHP units before shipment. Include performance testing requirements in Bell & Gossett contracts for heat exchangers and pumps. Establish acceptance criteria based on AHRI certification and project-specific performance requirements.
Priority: High

3. Coordinate Factory Training and Startup Services During Procurement

Rationale: The specifications require factory-authorized service representatives for startup, commissioning assistance, and training for all major equipment types. The 28th floor rooftop location and modular nature of the systems demand specialized expertise for proper installation and operation.
Estimated Impact: Ensured proper system startup, reduced commissioning time, improved long-term equipment performance, and enhanced operator competency
Implementation: Include factory startup services and minimum eight-hour training requirements in all equipment purchase orders. Coordinate training schedules between York and Bell & Gossett representatives. Specify video recording requirements for training sessions as outlined in specifications.
Priority: Medium

4. Negotiate Extended Warranty Terms and Service Agreements

Rationale: The project involves significant HVAC equipment investment with specified warranty periods including 5-year compressor coverage. The rooftop installation and residential building application require reliable long-term performance. Extended warranties and service agreements provide cost predictability and performance assurance.
Estimated Impact: Reduced long-term maintenance costs, improved equipment reliability, and predictable service expenses for the building owner
Implementation: Negotiate comprehensive warranty packages including the specified 1-year parts and labor for complete units and 5-year compressor coverage. Include annual maintenance agreements with factory-authorized service providers. Establish response time requirements for emergency service calls.
Priority: Medium

5. Establish Delivery Coordination and Staging Plan

Rationale: All equipment has the same June 20, 2025 due date and must be installed on the 27th and 28th floors. The modular heat pumps weigh 23,000 lbs each and require crane access for rooftop installation. Coordinated delivery prevents storage issues and installation delays.
Estimated Impact: Minimized on-site storage requirements, reduced handling costs, improved installation efficiency, and avoided potential equipment damage from multiple moves
Implementation: Develop detailed delivery schedule coordinating all equipment arrivals with installation readiness. Arrange for crane availability for heat pump placement. Establish temporary storage locations if needed for staged deliveries. Include delivery coordination requirements in purchase agreements.
Priority: Medium

Conclusion

Key Findings

- Single equipment manufacturer dominance creates consolidation opportunities - Bell & Gossett supplies both heat exchangers and pumps, enabling streamlined procurement and warranty management for hydronic equipment
- Critical performance requirements including AHRI certification, factory testing, and A2L refrigerant compliance necessitate rigorous vendor qualification and testing protocols before equipment delivery
- Complex installation logistics with 23,000-lb modular units requiring rooftop crane placement and specialized factory startup services demand early coordination of delivery schedules and technical support
- Comprehensive warranty structure including 5-year compressor coverage and mandatory factory training requirements create opportunities for extended service agreements and long-term maintenance cost predictability

- June 2025 delivery timeline for all equipment requires coordinated procurement strategy to prevent storage complications and installation delays in the confined 27th and 28th floor mechanical spaces

Highest Priority Actions

- Negotiate consolidated procurement contracts with Bell & Gossett for all hydronic equipment and establish single-source coordination for equipment delivery, warranty management, and technical support services
- Implement mandatory factory performance testing and AHRI certification verification requirements in all purchase orders before equipment shipment to prevent field performance issues
- Coordinate delivery logistics and crane scheduling for rooftop heat pump installation while arranging factory-authorized startup services and training programs to ensure proper commissioning
- Establish comprehensive warranty packages and extended service agreements leveraging the significant equipment investment to secure favorable long-term maintenance terms and emergency response commitments

Summary

The Herald Towers Central Plant procurement involves sophisticated HVAC equipment including three York modular air-source heat pumps (214+ tons each), plate heat exchangers, and hydronic pumps requiring coordinated procurement across multiple specialized suppliers. The project demands factory performance testing, AHRI certification compliance, and specialized installation services for rooftop-mounted modular systems serving a residential high-rise building.

Ben Lyddane
Ben@BuildVision.io
202-365-8628

Mackenzie Hoover
Mackenzie@buildvision.io
843-609-3265

Date: 2025-06-12