



Custom Procurement Report

Control How You Source Building Systems

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

Key Benefits

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 Southwest
Contact Person	Kelly Ioannou
Contact Email	kelly.ioannou@structuretone.com
Contact Phone	N/A
Bid Status	BuildingConnected Lead
Request Type	Proposal
Date Invited	4/4/2025
Date Due	5/13/2025
Rfis Due	4/10/2025

Project Information

Project Name	Project Meadow
Location	2323 North Field Street, Dallas, TX 75201
Start Date	5/15/2025
Completion Date	3/27/2025
Budget	N/A
Scope	HVAC system installation including air handling units, fan coil units, ductwork, piping, and controls
Project ID	23406.0000
Project URL	BuildVision Project Link
Project Size	600000 sq. ft.
Design Phase	50% Construction Documents
Document Date	27 March 2025

Prepared By

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

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

Date: 2025-05-20

Project Equipment

Air Handling Units

Equipment Tag	Manufacturer	Model
AHU-1A-01	York	XTI-63X69
AHU-1C-01	York	XTI-75X69
AHU-2A-01	Temtrol	CUSTOM
AHU-2A-02	Temtrol	CUSTOM
AHU-2A-03	York	XTI-33X54
AHU-2C-01	York	XTI-96X96
AHU-2C-02	York	XTI-75X69
AHU-2C-03	York	XTI-84X84
AHU-2C-04	York	XTI-48X63

Notes

Indoor central-station air-handling units, modular design with cooling coils and heating capabilities.

Fan Coil Units

Equipment Tag	Manufacturer	Model
FCU-14A-01	Enviro-Tec	HDD-16
FCU-14A-02	Enviro-Tec	HDD-30
FCU-14A-03	Enviro-Tec	HDD-16
FCU-14A-04	Enviro-Tec	HDD-08
FCU-14A-05	Enviro-Tec	HDD-16
FCU-1C-01	Enviro-Tec	HDD-40
FCU-1C-02	Enviro-Tec	HDD-20
FCU-1C-03A	Enviro-Tec	HDD-40
FCU-1C-03B	Enviro-Tec	HDD-40
FCU-2C-01	Enviro-Tec	HDD-20
FCU-2C-02	Enviro-Tec	HDD-08
FCU-2C-03	Enviro-Tec	HDD-20
FCU-8C-01	Enviro-Tec	HDD-40
FCU-B1-18	Enviro-Tec	HDD-16

Notes

Factory-packaged, floor or ceiling mounted units with hydronic cooling coil.

HVAC Fans

Equipment Tag	Manufacturer	Model
DBF-2C-01	LF Systems	DEF035
EF-2C-01		
KEF-1C-01	Loren Cook	135CA-SWSI
KEF-1C-02	Loren Cook	135CA-SWSI
TF-1C-01	Loren Cook	225SQN
TF-1C-02	Loren Cook	225SQN

Notes

Various types of fans for exhaust and air circulation applications.

Controls and Instrumentation

Equipment Tag	Manufacturer	Model
BMS	Tridium	Niagara Framework N4

Notes

Building Management System (BMS) components for monitoring and controlling HVAC systems.

Control Valves

Equipment Tag	Manufacturer	Model
Control Valves	Belimo	

Notes

Valves for controlling fluid flow in HVAC piping systems.

Suppliers

Indoor Central-Station Air-Handling Units

Note: Cost differences are AI-estimated percentages relative to Basis of Design and are not based on actual project data. Always obtain accurate quotes from vendors directly via buildvision.io.

Manufacturer	Model	Representative	AI Est. Cost D	Compatibility Notes	BoD
York	XTI Series	N/A		Basis of Design	Yes

Daikin	Vision Series	Daikin Applied		Listed alternate in specifications. Compatible with project requirements and control systems.	Listed
Trane	Performance Climate Changer	Trane Technologies		Listed alternate in specifications. Premium quality with good reputation for durability.	Listed
Carrier	39S Series	Carrier Corporation		SUGGESTED ALTERNATIVE: Compatible with specified performance requirements. Well-established manufacturer with good service network in region.	No
AAON	M2 Series	AAON		SUGGESTED ALTERNATIVE: Highly customizable units that can match specifications. Growing market presence with competitive pricing.	No

Fan Coil Units

Note: Cost differences are AI-estimated percentages relative to Basis of Design and are not based on actual project data. Always obtain accurate quotes from vendors directly via buildvision.io.

Manufacturer	Model	Representative	AI Est. Cost D	Compatibility Notes	BoD
Enviro-Tec	HDD Series	N/A		Basis of Design	Yes
First Company	H Series	First Co.		Listed alternate in specifications. Compatible with project requirements.	Listed
Titus	Hydronic Fan Coils	Titus HVAC		Listed alternate in specifications. Known for quiet operation and reliability.	Listed
Williams	HFC Series	Williams Comfort Products		SUGGESTED ALTERNATIVE: Value-engineered option that meets performance requirements with significant cost savings.	No
IEC	Horizontal Fan Coil	International Environmental Corporation		SUGGESTED ALTERNATIVE: Quality construction with good reliability record. Compatible with specified control systems.	No

HVAC Fans

Note: Cost differences are AI-estimated percentages relative to Basis of Design and are not based on actual project data. Always obtain accurate quotes from vendors directly via buildvision.io.

Manufacturer	Model	Representative	AI Est. Cost D	Compatibility Notes	BoD
Loren	Cook Multiple Series	N/A		Basis of Design	Yes
Greenheck	Various	Greenheck Fan Corporation		Listed alternate in specifications for various fan types. Premium quality with extensive selection.	Listed
Twin City Fan	Various	Twin City Fan Companies		SUGGESTED ALTERNATIVE: Comprehensive product line that can match all specified performance requirements. Strong presence in commercial applications.	No
Pennbarry	Various	PennBarry		SUGGESTED ALTERNATIVE: Cost-effective alternative with good performance history. Can match specifications for most fan types in the project.	No

BuildVision Recommendations

1. Standardize on premium efficiency EC motors for fan coil units

Rationale: The specification for fan coil units calls for permanently lubricated, multispeed motors. By standardizing on premium efficiency EC (Electronically Commutated) motors, you'll achieve significant energy savings over traditional PSC motors while providing better comfort control through variable speed capabilities. Enviro-Tec (the BOD manufacturer) offers EC motor options for their HDD series.

Estimated Impact: Energy savings of 25-35% compared to standard PSC motors, providing an estimated payback period of 2-3 years, reduced maintenance costs due to longer motor life, and potential utility rebates for high-efficiency equipment selection.

Implementation: 1. Request Enviro-Tec HDD series with EC motor options in the bid submission

2. Compare the initial cost premium against the calculated energy savings

3. Ensure that the fan coil controls can properly interface with the EC motor's 0-10V control input

4. Verify compatibility with the project's Building Management System

Priority: High

2. Pre-select modular air handling unit components to minimize field assembly and reduce costs

Rationale: The project specifies modular indoor air handling units (AHUs) with high-quality components. Temtrol and York are specified as BOD manufacturers for AHUs. By working with these manufacturers to pre-select standardized modular components that best meet the project requirements, you can reduce custom engineering time, minimize field assembly, and potentially optimize cost and delivery schedules.

Estimated Impact: Potential cost savings of 5-10% on AHU procurement, reduced on-site labor costs, shorter lead times by 2-4 weeks, and improved quality control with factory-assembled components.

Implementation: 1. Review the current AHU schedules and identify common modules across units

2. Consult with York and Temtrol to recommend standardized module configurations

3. Evaluate the cost savings of pre-engineered solutions versus fully custom units

4. Include module standardization as a value engineering option in bidding documents

Priority: Medium

3. Bundle HVAC equipment purchases for maximum volume discounts

Rationale: The project involves procurement of multiple fan coil units, air handling units, and ventilation fans from several manufacturers. By bundling these purchases with a single vendor or through a consolidated mechanical equipment package, you can leverage volume discounts and improved terms, even across different product lines.

Estimated Impact: Potential cost savings of 7-12% on equipment purchases through volume discounts, simplified vendor management, consistent delivery scheduling, and standardized warranty terms.

Implementation: 1. Group equipment by manufacturer where possible (e.g., all Enviro-Tec fan coil units in one purchase order)

2. Negotiate with vendors who can provide multiple equipment types

3. Consider manufacturer representatives who can bundle different product lines

4. Present the complete equipment list to vendors to maximize purchasing leverage

Priority: High

4. Specify AHRI certified coils across all HVAC equipment

Rationale: The specifications call for certified coil-performance ratings with system operating conditions indicated. By explicitly requiring AHRI certification for all coils in AHUs and fan coil units, you ensure that performance meets the advertised ratings, which is critical for system efficiency. This helps prevent the selection of lower quality coils that could lead to performance issues and energy inefficiency.

Estimated Impact: Verified performance to within 5% of design specifications, reduced risk of system underperformance, improved energy efficiency by 3-8%, and better quality control that reduces replacement or remediation costs.

Implementation: 1. Include AHRI certification requirements in all equipment submittals

2. Request AHRI certification numbers as part of submittal documentation
3. Verify that specified coil performance matches the actual certified performance
4. Confirm compatibility between coil performance and the project's chilled water system design

Priority: Medium

5. Standardize on stainless steel drain pans for all HVAC equipment

Rationale: The specifications already call for stainless steel drain pans for fan coil units, but it's critical to ensure this requirement extends to all relevant HVAC equipment. Stainless steel drain pans provide superior corrosion resistance and longevity compared to galvanized options, reducing long-term maintenance costs and the risk of water damage from pan failure.

Estimated Impact: Extended equipment life by 5-10 years, eliminated risk of drain pan corrosion and subsequent leaks, reduced maintenance costs, and improved indoor air quality by preventing standing water issues.

Implementation: 1. Review all equipment specifications to ensure stainless steel drain pans are specifically required
2. Consider specifying double-wall, insulated drain pans for AHUs to prevent condensation

3. Verify proper condensate drain slope and trap designs in submittal reviews
4. Require 304 stainless steel rather than 409 for superior corrosion resistance

Priority: Medium

6. Evaluate variable frequency drive (VFD) procurement strategy

Rationale: The specifications indicate VFDs are to be shipped loose for field mounting rather than factory-mounted on AHUs. While this offers installation flexibility, it may increase field labor costs and coordination challenges. VFDs could be procured directly from preferred manufacturers (e.g., ABB, Danfoss) rather than through the AHU vendor to optimize cost and ensure consistency across all building systems.

Estimated Impact: Potential cost savings of 15-20% on VFD procurement, standardized VFD models throughout the facility for simplified maintenance, consistent spare parts inventory, and improved coordination with the Building Management System.

Implementation: 1. Determine if purchasing VFDs directly from manufacturers offers better pricing than through AHU vendors
2. Standardize on a single VFD manufacturer across the project if possible
3. Coordinate VFD specifications with the electrical contractor to ensure proper installation

4. Verify VFD communication protocol compatibility with the BMS system

Priority: Medium

7. Bundle filter purchases and negotiate a service plan

Rationale: The specifications require various MERV ratings for different air handling systems. By bundling all filter purchases and negotiating a service plan with a single filter supplier, you can achieve better pricing while ensuring proper replacement protocols are followed. This approach simplifies maintenance and ensures consistent air quality throughout the facility.

Estimated Impact: Cost savings of 10-15% on filter purchases, reduced maintenance coordination efforts, consistent filter quality and performance across all systems, and simplified replacement scheduling.

Implementation: 1. Calculate the total filter quantities needed for initial installation and 1-year of replacements

2. Request bids from filter suppliers for the complete package

3. Consider negotiating a 2-3 year service agreement that includes regular replacements

4. Standardize on filter sizes and MERV ratings where possible to simplify inventory

Priority: Low

8. Pre-purchase critical long-lead equipment

Rationale: Based on current market conditions, certain HVAC equipment like custom air handling units (particularly the Temtrol CUSTOM units) may have extended lead times. Pre-purchasing these items can lock in prices and ensure timely delivery to prevent project delays. This approach also allows for earlier shop drawing submission and approval process.

Estimated Impact: Schedule advancement by 4-8 weeks for critical equipment, protection against price increases, improved equipment delivery certainty, and reduced risk of project delays due to equipment availability.

Implementation: 1. Identify equipment with the longest anticipated lead times (likely the custom AHUs)

2. Develop a pre-purchase package for these specific items

3. Allocate adequate storage if equipment arrives before it can be installed

4. Ensure proper insurance coverage for pre-purchased equipment

Priority: High

Conclusion

Key Findings

- The HVAC systems incorporate multiple air handling units (AHUs) from manufacturers like York and Temtrol, along with numerous fan coil units from Enviro-Tec
- The project requires specialized controls and BMS integration using Tridium Niagara Framework N4, with all systems designed to be open protocol for complete interoperability
- High-efficiency requirements are specified throughout, including premium efficiency motors, MERV-13 filtration, and compliance with ASHRAE 90.1 standards
- The project appears to be pursuing LEED platinum certification, requiring specific

mechanical systems to support energy efficiency and indoor air quality metrics

Highest Priority Actions

- Review all equipment submittals against specifications to ensure compliance with energy efficiency, performance, and interoperability requirements
- Coordinate control system integration between HVAC equipment and the Building Management System (BMS) for seamless operation
- Develop a comprehensive procurement schedule to align with the May 2025 timeline, accounting for current equipment lead times
- Ensure proper coordination between mechanical, electrical, and control systems contractors to prevent installation conflicts

Summary

Project Meadow involves the procurement and installation of HVAC equipment for a 600,000 sq. ft. building located at 2323 North Field Street, Dallas, TX. The mechanical systems include air handling units, fan coil units, ventilation fans, and associated piping, ductwork, and controls. The project is currently in the 50% Construction Documents phase with bid submissions due May 13, 2025, and construction estimated to start soon after.



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

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

Date: 2025-05-20