



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
Address	2323 North Field Street, Dallas, TX 75201
Bid Status	BuildingConnected Lead
Date Invited	4/4/2025
Date Due	5/13/2025
Rfis Due	4/10/2025
Project Size	600000 sq. ft.
Request Type	Proposal

Project Information

Project Name	Project Meadow
Location	2323 North Field Street, Dallas, TX 75201
Start Date	N/A
Completion Date	27 March 2025
Budget	N/A
Scope	HVAC systems including air handling units, fan coil units, ductwork, piping, and controls
Project ID	23406.0000
Project URL	BuildVision Project Link
Project Phase	50% Construction Documents
Created	5/15/2025

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

Modular indoor central-station air-handling units with coils for indoor installations

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 and tested units rated according to AHRI 440, ASHRAE 33, and UL 1995

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 fan types including centrifugal, in-line, and exhaust fans

Suppliers

Indoor Central-Station Air-Handling Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
York	XTI Series	N/A	Basis of Design	Yes
Daikin	Vision Air Handler	Daikin Applied	Listed alternate manufacturer in specifications.	Listed
Trane	Performance Climate Changer	Trane Technologies	Listed alternate manufacturer in specifications.	Listed
Carrier	39L AHU	Carrier Corporation	SUGGESTED ALTERNATIVE: Carrier offers compatible air handling units with similar performance characteristics and reliability. May require minor modifications to connections.	No
Aaon	M2 Series	Aaon	SUGGESTED ALTERNATIVE: Aaon units feature high efficiency and quality construction. Compatible with project requirements but may require some dimensional adjustments.	No

Fan Coil Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Enviro-Tec	HDD Series	N/A	Basis of Design	Yes
First Company	Horizontal Fan Coil	First Co.	Listed alternate manufacturer in specifications.	Listed
Titus	Horizontal Fan Coil	Titus HVAC	Listed alternate manufacturer in specifications.	Listed
Daikin	ThinLine FCU	Daikin Applied	SUGGESTED ALTERNATIVE: Daikin offers reliable fan coil units with similar performance characteristics. May require review of electrical connections.	No
IEC	Horizontal Series	International Environmental Corporation	SUGGESTED ALTERNATIVE: IEC offers well-constructed fan coil units that would be suitable for this application with minimal modifications to connections.	No

HVAC Fans

Manufacturer	Model	Representative	Compatibility Notes	BoD
Loren	Cook Multiple Series	N/A	Basis of Design	Yes
Greenheck	Various Series	Greenheck Fan Corporation	Listed alternate manufacturer in specifications.	Listed
Twin City Fan	Various Series	Twin City Fan Companies, Ltd.	SUGGESTED ALTERNATIVE: Twin City Fan offers reliable fans with similar performance characteristics. Minor modifications to connections may be required.	No
Pennbarry	Various Series	PennBarry	SUGGESTED ALTERNATIVE: PennBarry offers cost-effective fan solutions that would be suitable for this application with minimal modifications required.	No

Control Valves

Manufacturer	Model	Representative	Compatibility Notes	BoD
Belimo	Various Series	N/A	Basis of Design	Yes
Honeywell	Various Series	Honeywell International Inc.	Listed alternate manufacturer in specifications.	Listed
Johnson Controls	VG1000 Series	Johnson Controls, Inc.	Listed alternate manufacturer in specifications.	Listed
Siemens	VVF/VXF Series	Siemens Industry, Inc.	Listed alternate manufacturer in specifications.	Listed

BuildVision Recommendations

1. Implement Pre-Purchase of Critical HVAC Equipment

Rationale: The project documentation indicates a tight construction timeline with 50% CDs dated March 2025 and 100% DD dated November 2024. Long lead items such as air handling units (AHUs) and specialized fan coil units may cause schedule delays if not ordered early. York and Temtrol AHUs, particularly custom units like AHU-2A-01 and AHU-2A-02, typically have 12-16 week lead times that could impact the construction schedule.

Estimated Impact: Potential schedule savings of 4-6 weeks by avoiding delays in mechanical system installation. Early procurement could also secure better pricing before potential material cost escalations, saving approximately 3-5% on major equipment costs.

Implementation: 1. Identify long lead items from equipment schedules (AHUs, FCUs)
2. Issue early equipment purchase orders with approved submittals
3. Arrange for secure storage if equipment arrives before installation areas are ready
4. Coordinate with electrical contractor for early provision of power connections

Priority: High

2. Consolidate Fan Coil Unit Procurement to Single Manufacturer

Rationale: Project specifications show Enviro-Tec as basis of design for all FCUs, but also list acceptable alternatives like First Company and Titus. Selecting a single manufacturer for all units (15+ FCUs of various sizes) would provide procurement leverage, ensure consistent quality and controls integration, and simplify maintenance requirements with standardized parts inventory.

Estimated Impact: Potential cost savings of 8-12% through volume purchasing of FCUs, reduced coordination issues between different systems, and long-term operational savings through standardized maintenance protocols and spare parts inventory.

Implementation: 1. Issue RFQ to qualified FCU manufacturers for complete package
2. Evaluate bids based on total cost of ownership rather than just upfront cost
3. Arrange factory packaging of units by installation location
4. Secure training from manufacturer for all maintenance staff on one system

Priority: Medium

3. Establish Valve Standardization Strategy

Rationale: Specification section 230523 allows multiple manufacturers for control valves and general-duty valves. The project requires numerous valves for the hydronic systems including chilled water piping. Standardizing on a single valve manufacturer for each application type (ball, butterfly, check) would ensure consistent quality, simplify installation training, and provide better warranty coverage and future service support.

Estimated Impact: Cost savings of approximately 5-7% on valve packages through volume purchasing and reduced administrative overhead. Additional savings from more efficient installation due to consistent installation procedures and simplified maintenance requirements.

Implementation: 1. Review valve requirements across all hydronic systems
2. Create standardized valve schedule by type and size
3. Request manufacturer volume discount for package purchase
4. Pre-purchase valve packages for timely delivery to installation zones

Priority: Medium

4. Procure Complete BMS Package from Single Vendor

Rationale: Section 230900 outlines requirements for a comprehensive Building Management System (BMS) utilizing Tridium Niagara Framework N4. The specifications emphasize open protocols and interoperability. By procuring the complete control system (hardware, software, installation, and commissioning) from a single vendor, the project can ensure seamless integration, unified responsibility, and avoid coordination issues between multiple vendors.

Estimated Impact: Reduced integration issues could save approximately 100-150 labor hours during commissioning. A comprehensive package would reduce change orders and RFIs related to control system interfaces, potentially saving 3-5% on total control system cost while providing better system performance.

Implementation: 1. Develop comprehensive RFP for complete BMS package including all controllers, sensors, and software
2. Require bidders to demonstrate Niagara Framework N4 experience and certification
3. Include post-installation support and training requirements
4. Evaluate proposals based on total cost of ownership and technical capability

Priority: High

5. Use Prefabricated Hydronic Piping Assemblies

Rationale: The mechanical specifications indicate extensive chilled water piping systems (Section 232113) with various valves, fittings, and connections. Utilizing prefabricated piping assemblies for standard configurations (pump connections, coil connections, valve assemblies) would improve quality control, reduce field labor, and decrease installation time while ensuring consistent installation standards.

Estimated Impact: Labor savings of approximately 15-20% on piping installation. Potential schedule acceleration of 2-3 weeks for mechanical rough-in. Reduced field welding and assembly would improve quality and reduce rework, potentially saving an additional 2-3% in overall mechanical installation costs.

Implementation: 1. Identify repetitive piping assembly configurations from drawings
2. Create standardized assembly drawings for prefabrication
3. Select qualified mechanical prefabricator with shop drawing capabilities

4. Schedule deliveries to align with installation sequence
Priority: Medium

Conclusion

Key Findings

- The project includes a BACnet-based Building Management System (BMS) with Tridium Niagara Framework N4 that must remain open and accessible to the owner without proprietary restrictions
- Equipment specifications require high-efficiency components with specific performance ratings, including premium efficiency motors, MERV 13 filtration, and adherence to ASHRAE standards
- Material quality requirements are rigorous, with detailed specifications for construction methods, corrosion resistance, and system integrity for long-term durability
- The procurement strategy emphasizes competitive bidding with specific basis-of-design manufacturers while allowing equivalent alternatives subject to approval

Highest Priority Actions

- Submit comprehensive product data and shop drawings for all HVAC equipment and components by the May 13, 2025 submission deadline
- Coordinate with structural and electrical contractors regarding equipment support, power requirements, and BMS integration
- Develop detailed procurement schedule to ensure timely delivery of long-lead items such as air handling units and specialized controls components
- Prepare quality control protocols to ensure equipment and installation meet the detailed performance and construction specifications

Summary

Project Meadow involves the procurement and installation of an extensive HVAC system, including air handling units, fan coil units, ductwork, piping, and control systems. The project requires high-quality equipment from specified manufacturers with detailed requirements for materials, installation standards, and system performance. The project is currently at 50% Construction Documents phase with a March 2025 document date and an expected bid submission deadline of May 2025.



Ben Lyddane
Ben@BuildVision.io
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