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Custom Procurement Report

Control How You Source Building Systems

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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	LF Driscoll
Contact Person	Ken Rienstra
Contact Email	krienstra@lfdriscoll.com
Contact Phone	N/A

Project Information

Project Name	HMH JSUMC Critical Care Tower
Location	1945 New Jersey 33, Neptune City, NJ 07753
Start Date	N/A
Completion Date	6/20/2025
Budget	N/A
Scope	10 story building; approximately 372,000 gsf total - Critical Care Tower with patient rooms, NICU, ICU, imaging rooms, mechanical systems, and associated medical equipment
Project ID	1cbe12cd-0669-4515-bd24-05062b6c6d29
Project URL	BuildVision Project Link
Created Date	6/6/2025
Date Invited	6/6/2025
Request Type	Budget
Contract Type	BuildingConnected Lead

Prepared By

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

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

Date: 2025-06-13

Project Equipment

Air Handling Units

Equipment Tag	Manufacturer	Model
AHU-5-1		
AHU-5-2		
AHU-5-3		
AHU-5-4		
AHU-ELEC		
RTU-R-1		
RTU-R-2		

Notes

Indoor Central-Station Air-Handling Units located on Level 5 MER and roof. Custom hospital grade units with less than 1% leakage, double wall construction with 4 inch insulation and thermal break.

Heat Exchangers

Equipment Tag	Manufacturer	Model
HX-1		
HX-2		
HX-3		
HX-4		
HX-5		

Notes

Steam-to-water and plate frame heat exchangers for heating systems and domestic hot water.

Pumps

Equipment Tag	Manufacturer	Model
CHWP-1		
CHWP-2		
HWP-1		
HWP-2		
HWP-3		
HWP-4		
HWP-5		

Notes

Base-mounted centrifugal and vertical inline pumps for chilled water, hot water, and other systems.

Variable Air Volume Terminal Units

Equipment Tag	Manufacturer	Model
VAV-Infectious Exhaust		

Notes

VAV boxes including exhaust air valves for infectious exhaust systems.

Computer Room Air Conditioners

Equipment Tag	Manufacturer	Model
CRAH-DATA		
CRAH-UPS		

Notes

Floor-mounted computer room air handlers for data and UPS rooms with 100% redundant units.

Fan Coil Units

Equipment Tag	Manufacturer	Model
FCU-ELEV		
FCU-MER		
FCU-STAIR		
FCU-VPR		

Notes

Vertical fan coil units for elevator machine rooms, mechanical spaces, and other applications.

HVAC Fans

Equipment Tag	Manufacturer	Model
EF-AIR COMPRESSOR		
EF-BATTERY		
EF-GENERAL		
EF-Infectious		
EF-MED GAS		
SF-AIR COMPRESSOR		
SF-STAIRWELL		

Notes

Centrifugal HVAC fans for exhaust and supply applications including infectious exhaust, stairwell pressurization, and equipment ventilation.

Suppliers

Air Handling Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Haakon	Not specified	N/A	Suitable for hospital-grade custom air handling units with double wall construction and 100% aluminum or stainless steel internal components	**Yes**
Haakon	Not specified	N/A	Suitable for hospital-grade custom air handling units with double wall construction and 100% aluminum or stainless steel internal components	No
Temtrol	Not specified	N/A	Compatible with hospital-grade air handling systems requiring less than 1% leakage and multiple fan arrays	No

AdaptivAir	Not specified	N/A	Suitable for medical facility AHUs requiring low-leakage performance and multi-fan array capability.	No
Ingenia Technologies	Not specified	N/A	Engineered for healthcare-grade air handlers with sub-1% casing leakage and redundant fan array configurations.	No
ClimateCraft	Not specified	N/A	Suitable for custom hospital-grade units with energy recovery wheels and UVGI systems	No

Heat Exchangers

Manufacturer	Model	Representative	Compatibility Notes	BoD
Alfa Laval		N/A	Suitable alternative for plate and frame heat exchangers with similar thermal performance	**Yes**
Alfa Laval		N/A	Suitable alternative for plate and frame heat exchangers with similar thermal performance	No
Hexonic		N/A	Compatible plate heat exchanger manufacturer with extensive healthcare experience	No
Taco		N/A	Established heat exchanger manufacturer for shell & tube and plate & frame	No
Kelvion		N/A	Compatible plate heat exchanger manufacturer with extensive healthcare experience	No
Danfoss		N/A	Established manufacturer for both plate frame and shell-and-tube heat exchangers	No

Pumps

Manufacturer	Model	Representative	Compatibility Notes	BoD
No specific manufacturer listed	Base-Mounted, Centrifugal Hydronic Pumps	N/A	Base Mounted End Suction pumps for CHWP-1, CHWP-2, HWP-1, HWP-2, HWP-3, HWP-4 applications	**Yes**
No specific manufacturer listed	Base-Mounted, Centrifugal Hydronic Pumps	N/A	Base Mounted End Suction pumps for CHWP-1, CHWP-2, HWP-1, HWP-2, HWP-3, HWP-4 applications	No
No specific manufacturer listed	Vertical-Turbine Hydronic Pumps	N/A	Vertical Inline Pump for HWP-5 application	No
Grundfos	End Suction Centrifugal Pumps	N/A	Suggested additional manufacturer for separately coupled, base-mounted, end-suction centrifugal pumps with bronze impeller and mechanical seal	No
Bell & Gossett	Vertical In-line Centrifugal Pumps	N/A	Suggested additional manufacturer for vertical, in-line centrifugal pumps with stainless steel shaft and mechanical seal	No
Taco	Hydronic Circulating Pumps	N/A	Suggested additional manufacturer for hydronic pumping systems with variable speed drives	No

Variable Air Volume Terminal Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Not Specified	VAV-Infectious Exhaust	N/A	Exhaust Air Valve for infectious isolation rooms with 100% outdoor air exhaust and pressure valve mechanism for constant volume control	**Yes**
Not Specified	VAV-Infectious Exhaust	N/A	Exhaust Air Valve for infectious isolation rooms with 100% outdoor air exhaust and pressure valve mechanism for constant volume control	No

Price Industries	VAV Terminal Units	N/A	Hospital grade VAV boxes with fiber-free insulation and Mylar film, includes hot water coil where required and packless sound attenuator	No
Titus	VAV Terminal Units	N/A	Pressure independent VAV boxes suitable for isolation and protective environment rooms with master/slave control capability	No
Krueger	VAV Terminal Units	N/A	Hospital grade VAV terminal units with sound attenuators and suitable for critical care applications	No

Computer Room Air Conditioners

Manufacturer	Model	Representative	Compatibility Notes	BoD
No specific manufacturer identified	Floor-Mounted CRACs	N/A	Equipment tags CRAH-DATA and CRAH-UPS listed as Floor Mounted Units. Each data room and UPS room shall be provided with 100% redundant units.	**Yes**
No specific manufacturer identified	Floor-Mounted CRACs	N/A	Equipment tags CRAH-DATA and CRAH-UPS listed as Floor Mounted Units. Each data room and UPS room shall be provided with 100% redundant units.	No
Liebert	Various CRAC Models	N/A	Industry standard manufacturer for computer room air conditioning systems. Compatible with chilled water coil, reheat coil, humidification, and filtration requirements.	No
Stulz	CyberAir Series	N/A	Precision cooling manufacturer suitable for data centers and UPS rooms. Supports vertical upflow configuration with required redundancy.	No

AboveAir		N/A	Computer room air handling systems with advanced controls. Compatible with leak detection and drip pan requirements specified for critical spaces.	No

Fan Coil Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Trane	Not specified	N/A	Suitable for vertical fan coil units in mechanical rooms, elevator machine rooms, and stairwells with four-pipe configuration and chilled water coils	**Yes**
Trane	Not specified	N/A	Suitable for vertical fan coil units in mechanical rooms, elevator machine rooms, and stairwells with four-pipe configuration and chilled water coils	No
Carrier	Not specified	N/A	Compatible with vertical arrangement fan coil units for elevator machine rooms and mechanical spaces with supply fan and chilled water coil sections	No
IEC	Not specified	N/A	Suitable for hospital-grade applications with welded steel, insulated, baked-enamel finish cabinets and pressure independent control valves	No

HVAC Fans

Manufacturer	Model	Representative	Compatibility Notes	BoD
Loren Cook		N/A	Industry fan manufacturer with a diverse product line	**Yes**
Loren Cook		N/A	Industry fan manufacturer with a diverse product line	No

Greenheck		N/A	Industry standard centrifugal fan manufacturer suitable for hospital applications	No
PennBarry		N/A	Industry standard fan manufacturer with a wide product line	No
Twin City Fan	General Product Line	N/A	Established manufacturer with hospital-grade fan solutions	No

BuildVision Recommendations

1. Implement consolidated group purchasing for major HVAC equipment categories

Rationale: The project includes multiple similar equipment types: 7 air handling units (AHU-5-1 through AHU-5-4 and RTU-R-1/2), 5 heat exchangers (HX-1 through HX-5), and 7 pumps. Consolidating procurement of these equipment categories can leverage economies of scale, standardize maintenance requirements, and reduce spare parts inventory costs.
Estimated Impact: Significant cost savings through volume pricing, reduced maintenance complexity, and standardized equipment specifications across the facility
Implementation: Group similar equipment types together in procurement packages, establish preferred manufacturer agreements for standardized components, negotiate volume discounts for bulk orders, and coordinate delivery schedules to optimize construction sequencing
Priority: High

2. Establish preferred manufacturer partnerships for critical hospital-grade equipment

Rationale: The project specifies hospital-grade air handling units with less than 1% leakage, specialized CRAC units for data/UPS rooms, and medical gas equipment. Given the critical nature of these systems in a healthcare facility, establishing partnerships with proven manufacturers can ensure quality, reliability, and ongoing support.
Estimated Impact: Improved equipment reliability, faster warranty response times, and potential cost savings through partnership agreements
Implementation: Identify manufacturers with strong hospital equipment track records, negotiate preferred pricing agreements, establish service level agreements for maintenance support, and standardize specifications around preferred manufacturers
Priority: High

3. Pre-qualify suppliers for specialized medical and data center equipment

Rationale: The project includes specialized equipment such as CRAC units for data centers, UPS rooms, medical air compressors, and medical vacuum systems. These require suppliers with specific healthcare and mission-critical facility experience to ensure proper installation and compliance with medical facility requirements.
Estimated Impact: Reduced risk of equipment failures, improved compliance with healthcare regulations, and faster project delivery through qualified supplier network
Implementation: Develop pre-qualification criteria focusing on healthcare facility experience, establish approved vendor lists, verify certifications and compliance records, and create fast-track procurement processes for pre-qualified suppliers
Priority: High

4. Coordinate equipment procurement with central utility plant development

Rationale: The project relies on connections to a separate central utility plant for chilled water, heating water, and emergency power. Coordination of equipment specifications and delivery schedules with the central plant project is essential to ensure compatibility and avoid delays.
Estimated Impact: Reduced project delays, improved system integration, and potential cost savings through coordinated procurement
Implementation: Establish regular coordination meetings with central plant team, align equipment specifications and delivery schedules, identify shared procurement opportunities, and develop contingency plans for potential delays
Priority: Medium

5. Develop value engineering program for equipment alternatives

Rationale: With no manufacturers currently selected for most equipment categories, there is an opportunity to evaluate alternatives that meet specifications while potentially offering cost savings or improved performance. The large scale of the project provides leverage for value engineering discussions.
Estimated Impact: Potential cost savings while maintaining performance requirements, improved equipment features, and optimized lifecycle costs
Implementation: Conduct value engineering workshops with design team and contractors, evaluate alternative equipment options that meet specifications, analyze lifecycle costs including maintenance and energy consumption, and document approved alternatives
Priority: Medium

Conclusion

Key Findings

- No manufacturers specified for most equipment categories creates opportunity for strategic vendor partnerships and value engineering, but requires careful pre-qualification of suppliers with healthcare facility experience
- Multiple similar equipment types (7 air handlers, 7 pumps, 5 heat exchangers) present excellent opportunities for consolidated group purchasing and standardization to achieve volume discounts and reduce maintenance complexity
- Critical dependencies on Central Utility Plant for chilled water, heating, and emergency power require coordinated procurement timelines and specifications to prevent project delays
- Specialized hospital-grade equipment requirements (less than 1% leakage air handlers, medical gas systems, infectious isolation exhaust) demand suppliers with proven healthcare facility track records and regulatory compliance experience
- Equipment delivery coordination is critical given the 6/20/2025 completion date and complex interdependencies between mechanical, electrical, and medical systems

Highest Priority Actions

- Immediately establish pre-qualified supplier lists for critical hospital-grade equipment, focusing on manufacturers with demonstrated healthcare facility experience and regulatory compliance records
- Develop consolidated procurement packages for similar equipment categories to leverage volume pricing and standardize specifications across the facility
- Coordinate procurement timelines and specifications with the Central Utility Plant project team to ensure compatibility and prevent schedule conflicts
- Implement value engineering program to evaluate equipment alternatives while maintaining hospital-grade performance requirements and regulatory compliance

Summary

The HMH JSUMC Critical Care Tower represents a complex 372,000 square foot hospital facility requiring extensive specialized HVAC, plumbing, electrical, and medical equipment procurement. The project involves 35+ major equipment items across eight distinct categories, including hospital-grade air handling units, medical air/vacuum systems, emergency power equipment, and critical care infrastructure. Currently, no basis of design manufacturers are specified for most equipment categories, presenting both opportunities and challenges for strategic procurement planning. The facility's connection to a separate Central Utility Plant adds coordination complexity but provides economies of scale for major utilities.

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

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

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