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Key Benefits

T **Save Time**

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$ **Cut Costs**

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→ **Streamlined Sourcing**

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Customer Information

Customer Name	JPMorgan Chase
Contact Person	N/A
Contact Email	N/A
Contact Phone	N/A

Project Information

Project Name	JPMC Wayland 44 Main
Location	44 Main Street, Wayland, MA 01778
Start Date	N/A
Completion Date	N/A
Budget	N/A
Scope	MEP systems including energy recovery units, electric unit heaters, electric duct heaters, and baseboard unit heaters with Daintree building energy management system integration
Project ID	240963
Project URL	BuildVision Project Link
Architect	TPG Architecture
Engineer	AKF
Contract Type	N/A
Bid Status	BuildingConnected Lead
Date Created	6/17/2025

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Project Equipment

Energy Recovery Units

Equipment Tag	Manufacturer	Model
M-AC1	Mitsubishi Electric	LGH-F600RVX2

Notes

Electrician to provide and install Daintree building energy management system, equipment and devices. Provide NEMA 1 starter and disconnect switch for indoor equipment. Provide unit with manufacturers filter kit, MERV-13 filter. Provide unit with motorized outside air damper.

Electric Unit Heaters

Equipment Tag	Manufacturer	Model
M-WH1	Stelpro	AWFA4002
M-WH2	Stelpro	AWFA4002
M-WH3	Stelpro	ASSO1502

Notes

Provide 8” control section with low voltage relay and disconnect switch. Provide with integral thermostat. Coordinate final color and finish with architect. Integrate with Daintree controls. GC is responsible for wiring and all controls connecting base board heaters to Daintree controls.

Electric Duct Heaters

Equipment Tag	Manufacturer	Model
M-EDH	Indeeco	QUA

Notes

Provide NEMA 1 starter and disconnect switch for indoor equipment. Provide with duct temperature sensor. Integrate with Daintree controls.

Baseboard Unit Heaters

Equipment Tag	Manufacturer	Model
M-EB3	Stelpro	ALUX3
M-EB4	Stelpro	ALUX3
M-EB5	Stelpro	ALUX3

M-EB6	Stelpro	ALUX3

Notes

Provide 8” control section with low voltage relay and disconnect switch. Provide with integral thermostat. Coordinate final color and finish with architect. Integrate with Daintree controls. GC is responsible for wiring and all controls connecting base board heaters to Daintree controls.

Suppliers

Energy Recovery Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Mitsubishi Electric	LGH-F600RVX2	N/A	Unit specified for 510 CFM outdoor air flow with 69% temperature recovery effectiveness and 51% enthalpy recovery effectiveness	**Yes**
Daikin	ERV Series	N/A	Compatible alternative with similar recovery effectiveness and electrical specifications	No
Carrier	Energy Recovery Ventilator	N/A	Alternative option meeting project specifications for single-phase 208V operation	No

Electric Unit Heaters

Manufacturer	Model	Representative	Compatibility Notes	BoD
Stelpro	AWFA4002	N/A	Wall heater for vestibule areas, 10.2 MBH capacity	**Yes**
Chromalox		N/A	Alternative electric heating manufacturer	No
Marley Engineered Products		N/A	Alternative electric unit heater manufacturer	No
King Electrical		N/A	Alternative electric heating manufacturer	No

Electric Duct Heaters

Manufacturer	Model	Representative	Compatibility Notes	BoD
Indeeco	QUA	N/A	5kW SCR control, 208V 3-phase, 60Hz for 510 CFM living room application	**Yes**
Chromalox		N/A	Leading manufacturer of electric duct heaters with SCR controls	No
Tempco Electric Heater Corporation		N/A	Offers electric duct heaters with modular construction and SCR controls	No
Stelpro		N/A	Provides electric duct heaters with temperature sensors and control integration	No

Baseboard Unit Heaters

Manufacturer	Model	Representative	Compatibility Notes	BoD
Stelpro	ALUX3	N/A	208V, 1 phase, 60Hz electrical requirements. Integral thermostat and control section required.	**Yes**
Cadet	Softheat	N/A	Compatible with 208V systems, similar mounting requirements	No
Marley Engineered Products	Qmark	N/A	Available in matching electrical configurations, similar dimensions	No
King Electric	KP Series	N/A	Compatible with Daintree controls integration, similar capacity range	No

BuildVision Recommendations

1. Consolidate heating equipment suppliers to reduce procurement complexity

Rationale: The project currently specifies multiple manufacturers for similar heating equipment (Stelpro for baseboard heaters, wall heaters, and Indeeco for duct heaters). Consolidating to fewer suppliers can streamline procurement, reduce administrative overhead, and potentially leverage volume discounts across multiple equipment types.
Estimated Impact: Significant reduction in procurement administrative costs and potential volume pricing benefits across multiple equipment categories
Implementation: Evaluate if Stelpro can provide equivalent duct heater solutions to replace Indeeco specification, or negotiate package pricing with primary supplier for majority of heating equipment across all categories
Priority: Medium

2. Establish integrated controls procurement strategy for Daintree system compatibility

Rationale: All heating equipment requires integration with Daintree Building Energy Management System. Coordinating procurement of controls components, thermostats, and integration hardware as a package deal can ensure compatibility and reduce field coordination issues.
Estimated Impact: Meaningful reduction in integration costs and potential elimination of compatibility issues that could cause schedule delays
Implementation: Contact Daintree authorized distributors to procure integrated control packages for all heating equipment simultaneously, including thermostats, relays, and wiring components specified in equipment schedules
Priority: High

3. Procure MERV-13 filters and maintenance components with initial equipment order

Rationale: The Energy Recovery Unit M-AC1 requires MERV-13 filters and the specification indicates ongoing maintenance needs. Ordering initial replacement filters and maintenance kits with the primary equipment can reduce future procurement costs and ensure proper filtration from startup.
Estimated Impact: Modest cost savings on filter procurement and improved equipment performance through proper filtration availability
Implementation: Include 2-year supply of MERV-13 replacement filters and manufacturer maintenance kit in the Mitsubishi Electric LGH-F600RVX2 equipment order
Priority: Low

4. Coordinate electrical disconnect and starter procurement with heating equipment

Rationale: Multiple equipment schedules specify NEMA 1 starters and disconnect switches as separate requirements. Bundling these electrical components with the main heating equipment orders can ensure proper sizing and compatibility while potentially reducing procurement costs.
Estimated Impact: Moderate cost reduction through bundled electrical component pricing and guaranteed equipment compatibility
Implementation: Require heating equipment suppliers to provide properly sized NEMA 1 starters and disconnects as part of their equipment packages, ensuring all electrical requirements are met with single-source responsibility
Priority: Medium

Conclusion

Key Findings

- Multiple heating equipment types from different manufacturers create procurement complexity that could benefit from supplier consolidation
- All equipment requires Daintree controls integration, presenting opportunity for coordinated procurement of controls packages to ensure compatibility
- Specific electrical requirements (208V, single and three-phase) and dimensional constraints require careful verification during procurement
- NEMA 1 starters and disconnect switches are required across multiple equipment types, presenting bundling opportunities
- Energy recovery unit requires specialized MERV-13 filters and maintenance components that should be procured with initial equipment

Highest Priority Actions

- Establish integrated controls procurement strategy with Daintree authorized distributors to ensure all heating equipment compatibility and reduce integration risks
- Evaluate supplier consolidation opportunities to reduce administrative overhead and leverage volume pricing across heating equipment categories
- Coordinate electrical disconnect and starter procurement with main equipment orders to ensure proper sizing and single-source responsibility
- Verify dimensional compatibility and electrical specifications early in procurement process to avoid field coordination issues

Summary

The JPMC Wayland 44 Main project requires procurement of specialized MEP heating equipment including energy recovery units, electric heaters, and baseboard units with integrated Daintree building management system controls. The procurement strategy should focus on coordinating multiple equipment types from established manufacturers (Mitsubishi Electric, Stelpro, Indeeco) while ensuring seamless integration with the building automation system and compliance with specific electrical and dimensional requirements.

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