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	HPS Investment Partners
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Project Information

Project Name	850 3rd Ave HPS Investment Partners Project
Location	850 3rd Ave, New York, NY 10022
Start Date	2/12/2025
Completion Date	N/A
Budget	N/A
Scope	Redevelopment project including HVAC equipment replacement, storefront replacement, and revolving door entrances
Project ID	cadcd049-0ae6-46d3-a2ea-e4248db65e8c
Project URL	BuildVision Project Link
Bid Status	BuildingConnected Lead
Request Type	Proposal
Contractor	Structure Tone (NY)

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Date: 2025-06-03

Project Equipment

Air-Cooled Scroll Water Chillers

Equipment Tag	Manufacturer	Model
CH-21-1	York	YME0035

Central HVAC Equipment

Equipment Tag	Manufacturer	Model
HV-5-1	Nortek Air Solutions	A-1-40I-WX-SC-X-X-P
HV-5-2	Nortek Air Solutions	A-1-40I-WX-SC-X-X-P
MAU-21-1	Nortek Air Solutions	A-1-40I-WX-SC-X-X-P

Decentralized Unitary HVAC Equipment

Equipment Tag	Manufacturer	Model
AC Package	Mammoth	VVW-513-FXM

Suppliers

Air-Cooled Scroll Water Chillers

Manufacturer	Model	Representative	Compatibility Notes	BoD
York	YME0035	N/A	Listed as equipment tag CH-21-1 on the mechanical schedule	**Yes**
Trane	Series R	N/A	Compatible with building's existing controls system	Listed
Carrier	AquaSnap	N/A	May require additional piping modifications	Listed
Daikin	AGZ-E Series	N/A	Energy efficient alternative with good compatibility	No

Central HVAC Equipment

Manufacturer	Model	Representative	Compatibility Notes	BoD
Nortek Air Solutions	A-1-40I-WX-SC-X-X-P	N/A	Used for HV-5-1, HV-5-2, and MAU-21-1 units as shown on dashboard	**Yes**
Daikin	Vision Custom	N/A	Compatible with specified controls and ductwork configuration	Listed
Trane	Performance Climate Changer	N/A	May require minor modifications to ductwork connections	Listed
Carrier	Custom AHU	N/A	Compatible with project requirements, consider for additional supply chain options	No

Decentralized Unitary HVAC Equipment

Manufacturer	Model	Representative	Compatibility Notes	BoD
Mammoth	VVW-513-FXM	N/A	Listed as Basis of Design for AC Package in the BuildVision dashboard	**Yes**
Daikin	Applied Rooftop	N/A	Compatible with project requirements, energy-efficient alternative	Listed
Carrier	Weather Series	N/A	Industry standard compatibility with building systems	Listed
Trane	IntelliPak	N/A	Higher efficiency but requires additional controls integration	No

BuildVision Recommendations

1. Consolidate HVAC Equipment Procurement

Rationale: The project documentation shows multiple HVAC equipment items from different manufacturers (York chillers, Nortek air handlers, and Mammoth unitary equipment). Consolidating purchases with a single manufacturer can lead to volume discounts, simplified maintenance, and potentially reduced spare parts inventory.
Estimated Impact: Significant cost savings through volume purchasing, reduced long-term maintenance costs, and potential for improved system integration and warranty cov-

erage.
Implementation: 1. Review equipment specifications for York, Nortek, and Mammoth units
2. Identify manufacturers that can supply all required equipment types
3. Request consolidated package pricing from these manufacturers
4. Evaluate bids based on total cost of ownership, not just initial purchase price
5. Negotiate extended warranty terms as part of volume purchase
Priority: High

2. Early Equipment Procurement Strategy

Rationale: The project documents indicate the mechanical equipment is marked for pre-purchase (dated January 2025). Given current supply chain challenges in the HVAC industry, early procurement is critical. The equipment tag list includes chillers, central HVAC equipment, and decentralized unitary equipment that typically have long lead times.
Estimated Impact: Meaningful schedule protection by avoiding potential project delays, possible cost savings by locking in prices before potential increases, and reduced risk of having to select alternate equipment under time pressure.
Implementation: 1. Develop a procurement timeline working backward from required installation dates
2. Identify and prioritize long-lead items (chillers typically have longest lead times)
3. Issue early purchase orders for critical equipment
4. Secure storage if equipment arrives before installation is possible
5. Coordinate delivery schedules with construction timeline
Priority: High

3. Energy Performance Verification for HVAC Equipment

Rationale: The specifications reference ASHRAE 90.1 energy standards and NYC Energy Conservation Code requirements. Ensuring purchased equipment meets or exceeds minimum efficiency requirements will provide long-term operational savings and code compliance. The thermal performance criteria in Section 084113 indicates high energy performance expectations for the overall project.
Estimated Impact: Significant long-term operational cost savings through reduced energy consumption, potential utility rebates or incentives, and avoidance of non-compliance issues that could require expensive equipment replacement.
Implementation: 1. Review energy code requirements applicable to each equipment type
2. Require suppliers to provide certified performance data demonstrating compliance
3. Consider exceeding minimum requirements where lifecycle cost analysis shows favorable payback
4. Document compliance for building department submissions
5. Research available utility incentives for high-efficiency equipment
Priority: Medium

4. Implement Equipment Value Engineering Process

Rationale: The mechanical schedules show specific equipment models (York YME0035, Nortek A-1-40I-WX-SC-X-X-P, Mammoth VVW-513-FXM). A formal value engineering process could identify opportunities for cost savings while maintaining performance requirements, particularly for the multiple identical units (HV-5-1, HV-5-2, MAU-21-1) that appear to use the same Nortek model.
Estimated Impact: Potential cost reductions while maintaining system performance requirements, improved equipment selection based on project-specific needs, and opportunities to incorporate newer, more efficient technology.
Implementation: 1. Establish performance criteria that must be maintained (non-negotiable requirements)
2. Identify alternative equipment options from multiple vendors
3. Evaluate alternatives against baseline specifications
4. Consider standardization of equipment types where possible
5. Present options with clear cost-benefit analysis
Priority: Medium

5. Coordinate Equipment Dimensions with Architectural Elements

Rationale: The project involves both mechanical equipment pre-purchase and storefront replacement. Proper coordination between equipment dimensions and the building envelope modifications is critical to ensure adequate clearances, access, and integration with the facade.
Estimated Impact: Avoidance of costly field modifications, construction delays, and potential performance issues that could arise from improper equipment placement or insufficient clearances.
Implementation: 1. Request detailed equipment dimensional data and clearance requirements from manufacturers
2. Cross-check equipment dimensions with available spaces on architectural drawings
3. Verify access requirements for maintenance and component replacement
4. Confirm that louver sizes and locations are appropriate for equipment
5. Document coordination in writing to minimize liability
Priority: Medium

6. Comprehensive Warranty Package Negotiation

Rationale: The contract documents specify various warranty requirements (5-year general warranty for storefronts, 10-year for insulated glass, 20-year for sealants). Similar comprehensive warranties should be negotiated for HVAC equipment, particularly since different manufacturers are specified for different components of the system.
Estimated Impact: Reduced long-term maintenance costs, improved risk management through extended coverage periods, and potential reduction in lifecycle costs through higher quality equipment selection.
Implementation: 1. Review standard warranty terms from each specified manufacturer
2. Negotiate extended warranty coverage as part of procurement process
3. Seek to standardize warranty periods across different equipment types
4. Request specific coverage for high-failure-risk components
5. Ensure warranty terms include labor coverage, not just parts
Priority: Low

Conclusion

Key Findings

- Multiple manufacturers are specified as Basis of Design (York chillers, Nortek air handling units, and Mammoth unitary equipment), creating potential integration and maintenance challenges
- Current supply chain issues in the HVAC industry make early procurement essential, with the project already designated for pre-purchase in specifications
- The storefront and revolving door specifications include stringent performance requirements that may influence mechanical equipment selection and integration
- Energy code compliance (ASHRAE 90.1 and NYC Energy Conservation Code) is mandatory and impacts equipment selection criteria

Highest Priority Actions

- Consolidate HVAC equipment procurement where possible to leverage volume pricing, simplify maintenance, and improve system integration
- Implement early procurement strategy for long-lead items, particularly the York chiller, to avoid schedule delays
- Verify all equipment meets or exceeds energy performance requirements and coordinate dimensional requirements with architectural elements
- Negotiate comprehensive warranty packages across all equipment types, standardizing coverage periods and ensuring both parts and labor are included

Summary

The 850 3rd Ave HPS Investment Partners Project involves significant HVAC equipment procurement for a NYC building redevelopment, including air-cooled chillers, central HVAC units, and decentralized equipment from multiple manufacturers. The procurement strategy should focus on balancing equipment quality, compatibility, lead times, and overall value while adhering to NYC building and energy codes.

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