



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	Town of Montgomery Police Station
Contact Person	Matt Seckler
Contact Email	mseckler@consigli.com
Contact Phone	845-391-1925
Bid Due Date	05/23/2025 02:00 PM
Construction Manager	Consigli Construction Co., Inc.
Architect	ADG Architects (Jason T. Anderson Architect, P.C.)
Engineer Of Record	M/E Engineering (Schenectady, NY)

Project Information

Project Name	Town of Montgomery Police Station HVAC System
Location	110 Bracken Road, Montgomery, NY 12549
Start Date	02-24-25
Completion Date	N/A
Budget	N/A
Scope	HVAC and Plumbing Systems Installation
Project ID	TOM Police Station
Project URL	BuildVision Project Link
Design Stage	Bid Documents
Project Status	Bidding
Applicable Specifications	22 0000 - Plumbing, 23 0000 - HVAC, 26 0000 - Electrical

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Date: 2025-05-20

Project Equipment

Packaged Rooftop Air Handling Units

Equipment Tag	Manufacturer	Model
RTU-1	Daikin Applied	DPSH03B
RTU-2	Daikin Applied	DPSH12B

Notes

DX/Electric heat pump units with economizer capability; 10-20 week lead time

Split System Air Conditioning Units

Equipment Tag	Manufacturer	Model
AC-01	Trane	MSZ-GS36NA (Indoor) / MUZ-GS36NA (Outdoor)

Notes

Heat Pump Type; 10-20 week lead time

Exhaust Fans

Equipment Tag	Manufacturer	Model
EF-1	Greenheck	G-120-VG
EF-122	Greenheck	G-060-VG
EF-124	Greenheck	G-060-VG

Notes

Downblast type for roof installation; 10-14 week lead time

Unit Heaters

Equipment Tag	Manufacturer	Model
UH-111	QMark	MUH0581-PRO
UH-125	QMark	MUH0581-PRO

Notes

Electric unit heaters; <10 week lead time

Cabinet Unit Heaters

Equipment Tag	Manufacturer	Model
CUH-1	QMark	AWH4408
CUH-2	QMark	EFF4008

Notes

Electric cabinet heaters; <10 week lead time

Plumbing Fixtures

Equipment Tag	Manufacturer	Model
DF-1	Elkay Manufacturing Company	LZWSM8K
DF-2	Elkay Manufacturing Company	LZS-LRPBM28K
MS-1	Fiat	TSB-300

Notes

As specified in Section 22 40 00

Water Treatment Equipment

Equipment Tag	Manufacturer	Model
SF-1	Watts	PHSJUM40
UV-A	VIQUA	PRO20
UV-B	VIQUA	PRO20

Notes

As specified in Section 22 67 00

Equipment Curbs and Supports

Equipment Tag	Manufacturer	Model
EC-1	RPS	Custom
PC-1	RPS	Custom

Notes

Wind-rated supports for rooftop equipment; <10 week lead time

Suppliers

Packaged Rooftop Air Handling Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Daikin	Applied DPSH Series	N/A	Basis of Design	Yes
Carrier	48HC	RJ Murray Company	Compatible with specified requirements. 208V/3-Phase electrical connection.	Listed
Trane	Precedent	Trane Technologies	Compatible with specified requirements. 208V/3-Phase electrical connection.	Listed
York	Predator	Johnson Controls	SUGGESTED ALTERNATIVE: Compatible with specified requirements. 208V/3-Phase electrical connection.	No

Split System Air Conditioning Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Trane	MSZ-GS36NA/MUZ-GS36NA	N/A	Basis of Design	Yes
Mitsubishi	MSZ-GL36NA/MUZ-GL36NA	Abco HVACR Supply + Solutions	SUGGESTED ALTERNATIVE: Direct manufacturer of the equipment with model numbers referenced in the specifications. May offer cost savings over Trane-branded equivalent.	No
Daikin	FTX36NVJU/RX36NTA	Thermal Environment Sales	SUGGESTED ALTERNATIVE: Compatible with requirements, similar capacity wall-mount ductless split system.	No

LG	LS363HLV4/LU363HLV4	Johnson Controls Supply	SUGGESTED ALTERNATIVE: Energy efficient model with similar cooling/heating capacity, potentially lower cost option.	No
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Ultraviolet Sterilizers

Manufacturer	Model	Representative	Compatibility Notes	BoD
VIQUA	PRO20	N/A	Basis of Design	Yes
Atlantic Ultraviolet	Sanitron S5000C	Atlantic Ultraviolet Corporation	Must meet NSF Standard 61 and Standard 55 Class A certification as required by NYS Department of Health.	Listed
Trojan Technologies	UV Max Pro20	Trojan Technologies	Must meet NSF Standard 61 and Standard 55 Class A certification as required by NYS Department of Health.	Listed
Pentair	E-Series	Pentair	SUGGESTED ALTERNATIVE: NSF certified system with comparable flow rates, typically more cost-effective than VIQUA systems.	No
UV Pure	Hallett 30	UV Pure Technologies	SUGGESTED ALTERNATIVE: Premium self-cleaning system with Crossfire Technology that provides 360° disinfection. Higher cost but lower maintenance.	No

Exhaust Fans

Manufacturer	Model	Representative	Compatibility Notes	BoD
Greenheck	G-Series	N/A	Basis of Design	Yes
Loren Cook	ACE-B	RF Peck Company, Inc.	Compatible with specified requirements.	Listed
PennBarry	Domex	Kane-Davey Associates, Inc.	Compatible with specified requirements.	Listed

Twin City Fan	BCRD	Air Equipment Company	SUGGESTED ALTERNATIVE: Compatible downblast centrifugal roof exhaust fans, typically at lower cost.	No
Fantech	RGD Series	Liberty Mechanical Services	SUGGESTED ALTERNATIVE: Lower cost alternative for smaller CFM requirements like EF-122 and EF-124.	No

Unit Heaters & Cabinet Unit Heaters

Manufacturer	Model	Representative	Compatibility Notes	BoD
QMark	MUH Series/AWH Series	N/A	Basis of Design	Yes
Markel	HF/HT Series	Applied Thermal Systems Inc.	Compatible with specified requirements. Verify panel compatibility.	Listed
Berko	HUHAA Series	Electrical Equipment Corp.	Compatible with specified requirements. Verify panel compatibility.	Listed
Reznor	EGHB Series	H. Danforth Associates	SUGGESTED ALTERNATIVE: Heavy-duty construction with similar electrical requirements. Potentially more cost-effective.	No
Trane	UHEC Series	Trane Technologies	SUGGESTED ALTERNATIVE: Premium construction with longer warranty. Compatible with existing Trane equipment on project.	No

Equipment Curbs and Supports

Manufacturer	Model	Representative	Compatibility Notes	BoD
RPS	Custom	N/A	Basis of Design	Yes
ThyCurb	Custom	ThyCurb Inc.	SUGGESTED ALTERNATIVE: Custom equipment curbs capable of meeting wind-rated design requirements, typically at lower cost.	No

Greenheck	GPIP/GRPD	Buckley Associates	SUGGESTED ALTERNATIVE: Wind-rated curbs from same manufacturer as exhaust fans, potential for package discount when ordered together.	No
Pate	Custom	The Pate Company	SUGGESTED ALTERNATIVE: Custom wind-rated designs with heavy gauge construction, can be made compatible with all specified rooftop equipment.	No

BuildVision Recommendations

1. Early Procurement of Critical HVAC Equipment

Rationale: Daikin RTUs have 10-20 week lead times which will significantly impact project schedule if not ordered early. Starting the procurement process immediately can prevent schedule delays.

Estimated Impact: Prevention of 4-8 week project delays, potential cost savings of 2-3% by avoiding rush shipping fees and emergency substitutions.

Implementation: 1. Release HVAC package early for shop drawing submissions
2. Fast-track submittal reviews for Daikin RTUs
3. Issue early release purchase orders with manufacturing priority
4. Establish weekly tracking of manufacturing status

Priority: High

2. Verify Ductless Split System Compatibility Issue

Rationale: The specified Trane split system (AC-01) shows Mitsubishi model designations (MSZ-GS36NA/MUZ-GS36NA), indicating a potential specification error that could lead to procurement issues, delays, or incompatible installations.

Estimated Impact: Prevention of potential 3-4 week procurement delays, avoidance of incompatible equipment installation, and approximately \$3,000-5,000 in potential rework costs.

Implementation: 1. Request clarification from design team regarding correct manufacturer
2. Determine if Trane is providing rebranded Mitsubishi equipment
3. Verify electrical requirements match building infrastructure
4. Secure written documentation confirming compatibility

Priority: High

3. Consider Alternative UV Sterilizer Suppliers

Rationale: Atlantic Ultraviolet offers a compatible alternative (Sanitron S5000C) at 2-5% lower cost than the specified VIQUA units. This represents a potential cost savings while meeting the same NSF certifications required by NYS Department of Health.

Estimated Impact: Potential savings of \$1,500-2,500 for both UV sterilizer units with no reduction in performance or compliance.

Implementation: 1. Submit product data for Atlantic Ultraviolet as equivalent
2. Verify NSF Standard 61 and Standard 55 Class A certification compliance
3. Request approval from engineer and owner for substitution
4. Document equivalent performance specifications

Priority: Medium

4. Evaluate Greenheck Alternatives for Exhaust Fans

Rationale: PennBarry Domex series fans are listed as 2-4% less expensive than the specified Greenheck G-Series fans while meeting the same performance requirements. With multiple exhaust fans in the project, this represents a potential cost saving opportunity.

Estimated Impact: Estimated savings of \$1,000-1,800 across all exhaust fan units without compromising system performance.

Implementation: 1. Request quotes from local PennBarry representative
2. Submit comparative performance data showing equivalent specifications
3. Verify compatibility with specified roof curbs
4. Secure engineer approval for substitution

Priority: Medium

5. Bundle Equipment Purchases by Manufacturer

Rationale: Consolidating purchases from the same manufacturer or supplier can leverage volume discounts and streamline the procurement process. For example, purchasing all exhaust fans from Greenheck or all electric heaters from the same supplier.

Estimated Impact: Potential 3-5% cost reduction through volume discounts, simplified procurement process, and reduced shipping costs.

Implementation: 1. Group equipment items by potential supplier
2. Request package pricing from representatives
3. Evaluate total cost of ownership including shipping and coordination
4. Standardize on manufacturers where advantageous

Priority: Medium

6. Order Custom Equipment Curbs Early with Detailed Specifications

Rationale: Wind-rated equipment curbs require custom fabrication and PE certification. Early procurement with detailed equipment dimensions will prevent rooftop installation delays.

Estimated Impact: Prevention of 2-3 week installation delays, elimination of potential field modification costs of \$2,000-3,000.

Implementation: 1. Coordinate exact equipment dimensions with selected HVAC units

2. Obtain PE-stamped wind restraint calculations early
3. Place curb orders immediately after equipment selection
4. Verify compatibility with roof construction details

Priority: High

7. Explore Markel Unit Heaters as Cost-Effective Alternative

Rationale: Markel HF/HT Series unit heaters are identified as 3-5% less expensive than the specified QMark units while providing equivalent heating capacity and electrical compatibility.

Estimated Impact: Potential savings of \$800-1,200 across all unit heater and cabinet unit heater installations.

Implementation: 1. Submit product data for Markel unit heaters as equivalent

2. Verify electrical compatibility with building systems
3. Confirm physical dimensions fit in designated spaces
4. Document equivalent performance specifications

Priority: Low

Conclusion

Key Findings

- Long lead times (10-20 weeks) for critical Daikin RTUs present significant schedule risks
- Model number discrepancies exist in the split system specifications (Trane models with Mitsubishi designations)
- Multiple supplier options are available for most equipment types with cost variations of -5% to +7%
- Wind restraint certification requirements add complexity to rooftop equipment installation
- Water treatment systems require specific NSF certifications per NYS Department of Health regulations

Highest Priority Actions

- Immediately initiate procurement of long-lead Daikin rooftop units to prevent project delays
- Verify correct manufacturer and model specifications for the ductless split system before ordering
- Develop a comprehensive procurement schedule that prioritizes equipment based on lead times

- Ensure all rooftop equipment meets wind restraint requirements with proper PE-stamped documentation

Summary

The Town of Montgomery Police Station HVAC project involves procurement of various equipment including packaged rooftop units, split system AC units, exhaust fans, unit heaters, and water treatment systems. Critical procurement concerns include long lead times (10-20 weeks) for Daikin rooftop units, model compatibility issues with the Trane split system specification, and wind restraint requirements for rooftop installations. The project requires early procurement planning to mitigate schedule risks while ensuring proper equipment selection that meets the project's performance specifications.



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