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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	Paul Weiss
Contact Person	N/A
Contact Email	N/A
Contact Phone	N/A

Project Information

Project Name	Paul Weiss - 1345 AoA Project
Location	1345 Avenue of Americas, New York, NY 10105
Start Date	4/1/2025
Completion Date	N/A
Budget	N/A
Scope	Floors 13-16 and 29-44
Project ID	39830c7b-9448-4c9a-9bbe-0c030db054bb
Project URL	BuildVision Project Link
Contract Type	N/A
Project Size	N/A
Bid Status	BuildingConnected Lead
Request Type	Proposal

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Project Equipment

Pumps

Equipment Tag	Manufacturer	Model
CWP-14-1, -2, -3	Grundfos	NBS25-DOL70-2P
CWP-35-1, 2	Grundfos	CR3-DOL19-4P
CWP-37-1, 2, 3	Grundfos	CRE32-DOL2-1
PCWP-15-1, -2		
SCWP-15-1, -2		

Notes

CWP-14-1, -2, -3 are base-mounted, centrifugal hydronic pumps serving 13-16th floors. CWP-35-1, 2 are in-line centrifugal pumps serving MDF CRAC units. CWP-37-1, 2, 3 are hydronic pumps serving 29-44th floors. PCWP and SCWP are for primary and secondary condenser water systems.

Heat Exchangers

Equipment Tag	Manufacturer	Model
HX-15-1	Hexonic	LB60-DOL110H-1

Notes

Plate-type, liquid-to-liquid heat exchanger for waterside economizer application

Floor Mounted Water Cooled AC Units

Equipment Tag	Manufacturer	Model
AC-15-1	Mammoth	VVW-303-GXST
AC-16-1	Mammoth	VVW-393-CXST-L

Notes

Large capacity water-cooled units with waterside economizer capability for amenity floors

Water Source Heat Pumps

Equipment Tag	Manufacturer	Model
AC-13-1	Bosch	CL030
AC-13-2	Bosch	CL036-HZ

AC-14-1, -2, -5, -9	Bosch	CL024
AC-14-3, -4	Bosch	CL018

Notes

Units of various capacities serving office areas throughout the building

Computer Room Air Conditioners

Equipment Tag	Manufacturer	Model
CRAC-13-1, CRAC-14-1, CRAC-15-1, CRAC-16-1	AboveAir	MCW-007S1-7-00000-EC-00-EF2-XS
CRAC-14-2, CRAC-15-2, CRAC-16-2	Bosch	CL036-HZ
CRAC-29-1 through CRAC-44-1 (except CRAC-35-2, -3, -4, -38-1)	AboveAir	MCW-007S1-7-00000-EC-00-UF2-XS
CRAC-35-2, CRAC-35-3, CRAC-35-4	AboveAir	MCW-018S1-4-00ERH-EC-FE-UF0-1A

Notes

Floor-mounted and ceiling-mounted CRAC units for IDF and MDF rooms

Make-Up Air Units

Equipment Tag	Manufacturer	Model
MUA-14-1	Mammoth	VVX-1684-GEL

Notes

Packaged, outdoor, heating-only make-up air unit for kitchen ventilation

Electrostatic Precipitators

Equipment Tag	Manufacturer	Model
ESP-14-1	Halton	PST-18-ESP-ESP-EF-OCUV-OCC-B

Notes

ESP for kitchen exhaust air filtration with odor control section

Fan Coil Units

Equipment Tag	Manufacturer	Model
FCU-14-1, FCU-16-1	IEC	HPY12
FCU-15-1, -2, FCU-16-2, -3	IEC	HPY08

Notes

Horizontal fan coil units for supplemental cooling/heating

HVAC Fans

Equipment Tag	Manufacturer	Model
DXF-14-1, DXF-14-2	Greenheck	QEI-9
EF-13-1, EF-14-1, EF-15-3, EF-16-3	Greenheck	CSP-A510-VG
EF-15-1, EF-16-1	Greenheck	CSP-A700
EF-15-2, -5, EF-16-2, -5	Greenheck	CSP-A390-VG
EF-15-4, EF-16-4	Greenheck	CSP-A780
GXF-14-1	Greenheck	CSP-A390
TF-13-1, TF-14-1, TF-15-1, TF-16-1	Greenheck	CSP-A1300
TX-13-1, -2, TX-14-1, -2, TX-15-1, -2, TX-16-1, -2	Greenheck	CSP-A780

Notes

Various fans for exhaust, transfer, and ventilation applications

Suppliers

Pumps

Manufacturer	Model	Representative	Compatibility Notes	BoD
Grundfos	LF-DOL15705	N/A	Base-Mounted, Centrifugal Hydronic Pumps (CWP-14-1, -2, -3)	**Yes**
Grundfos	CRE32-DOL2-1	N/A	Inline Pump (listed in specs for Practice Floors)	No

Grundfos	CRE5-DOL6	N/A	Inline Pump (listed in specs for Practice Floors)	No
Weinman Pump		N/A	Listed as approved equivalent for both in-line and end suction pumps in specifications	Listed
Bell & Gossett		N/A	Industry standard centrifugal pumps that would be compatible with specifications	No
Armstrong		N/A	Compatible with specifications for both in-line and base-mounted centrifugal pumps	No

Heat Exchangers

Manufacturer	Model	Representative	Compatibility Notes	BoD
Hexonic	LB60-DOL110H-1	N/A	Plate and frame heat exchanger for the tenant condenser water system	**Yes**
Alfa Laval		N/A	Approved alternate manufacturer for plate and frame heat exchangers	Listed
Mueller Accu-Therm		N/A	Approved alternate manufacturer for plate and frame heat exchangers	Listed
Patterson-Kelly		N/A	Approved alternate manufacturer for plate and frame heat exchangers	Listed
SPX		N/A	Additional alternative with strong market presence in plate heat exchangers	No
Kelvion		N/A	Premium alternative with strong presence in industrial heat exchangers	No

Floor Mounted Water Cooled AC Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Mammoth	VVW-303-GXST	N/A	Basis of design for floor mounted water-cooled AC units with waterside economizer	**Yes**

Liebert		N/A	Listed alternate for floor mounted water-cooled CRAC units	Listed
Data Aire		N/A	Listed alternate for floor mounted water-cooled CRAC units	Listed
Stulz		N/A	Listed alternate for floor mounted water-cooled CRAC units	Listed
Vertiv		N/A	Additional suitable manufacturer for floor mounted water-cooled AC and CRAC units	No
Canatal		N/A	Additional suitable manufacturer for floor mounted water-cooled AC and CRAC units	No

Water Source Heat Pumps

Manufacturer	Model	Representative	Compatibility Notes	BoD
Bosch	CL Series (CL012, CL018, CL024, CL030, CL036, CL048)	N/A	Multiple model sizes from 12,000 to 48,000 BTU. Used extensively throughout the project for floor equipment. Compatible with building's water loop system.	**Yes**
Florida Heat Pump	CL Series	N/A	Equivalent to Bosch CL series. Listed as acceptable manufacturer in specifications. Compatible with existing system.	Listed
ClimateMaster	Tranquility Series	N/A	Listed as acceptable equivalent in specifications. Compatible with existing water loop system.	Listed
WaterFurnace	Versatec Series	N/A	Compatible with building water loop system. Offers similar energy efficiency and reliability.	No
Trane	Water-Source Heat Pump	N/A	Higher cost but provides strong service support and long-term reliability. Compatible with existing systems.	No

Computer Room Air Conditioners

Manufacturer	Model	Representative	Compatibility Notes	BoD
AboveAir	MCW-007S1-7-00000-EC-00-EF2-XS	N/A	Floor mounted CRAC units for IDF/MDF rooms, water-side economizer compatible	**Yes**
Bosch	CL036-HZ	N/A	Water-source heat pumps used as CRAC units for some IDF locations	Listed
Liebert		N/A	Mentioned as acceptable manufacturer for CRAC units	Listed
Data Aire		N/A	Mentioned as acceptable manufacturer for CRAC units	Listed
Stulz		N/A	Mentioned as acceptable manufacturer for small capacity CRAC units	Listed
Air Technology Systems		N/A	Mentioned as acceptable manufacturer for CRAC units	Listed

Make-Up Air Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Mammoth	VVX-1684-GEL	N/A	Water-cooled makeup air unit with waterside economizer, designed for kitchen applications	**Yes**
Greenheck	M-Series	N/A	Compatible with project requirements, offers similar waterside economizer feature	Listed
CaptiveAire	MAU Series	N/A	Common in kitchen applications, may require modifications to match specified capacity	No
Aaon	M2 Series	N/A	Premium option with excellent controls integration capabilities	No

Electrostatic Precipitators

Manufacturer	Model	Representative	Compatibility Notes	BoD
Halton	PST-18-ESP-ESP-EF-OCUV-OCC-B	N/A	Electronic Air Cleaners for kitchen exhaust filtration with dual-stage electrostatic precipitator, odor control section, and integrated fire protection system.	**Yes**
Air Clean Co., Inc.	Custom Electrostatic Precipitator System	N/A	Alternative supplier for electrostatic precipitators with similar construction including fire suppression system and multi-stage filtration.	Listed
United Air Specialists	SmogHog Series	N/A	Industry-leading commercial kitchen electrostatic precipitator system with high efficiency particulate removal and odor control capabilities.	No
Trion	Air Boss Series	N/A	Commercial-grade electrostatic precipitator with similar specifications and configurations for kitchen exhaust applications.	No

Fan Coil Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
IEC	HPY Series	N/A	Specified for fan coil units on 14th-16th floors (models HPY08 and HPY12)	**Yes**
International Environmental		N/A	Listed as acceptable manufacturer in specifications	Listed
Environmental Technologies		N/A	Listed as acceptable manufacturer in specifications	Listed
Daikin	FCP Series	N/A	Fully compatible with existing systems, offers similar ECM motor technology and control options	No
Trane	UniTrane Series	N/A	Compatible with BMS requirements, higher energy efficiency rating	No

HVAC Fans

Manufacturer	Model	Representative	Compatibility Notes	BoD
Greenheck	QEI-9	N/A	Listed as basis of design for dishwasher exhaust fans DXF-14-1, DXF-14-2 on building dashboard	**Yes**
Twin City Fan		N/A	Compatible alternative for in-line centrifugal fans with similar performance characteristics	No
Loren Cook		N/A	Suitable alternative for HVAC fans with comparable performance specifications	No
PennBarry		N/A	Compatible with specified kitchen exhaust and general exhaust fan requirements	No

BuildVision Recommendations

1. Consolidate HVAC Equipment Manufacturers

Rationale: The project uses multiple manufacturers for similar equipment types. For example, water-source heat pumps from Bosch and Florida Heat Pump, and CRAC units from AboveAir. Consolidating to fewer manufacturers would increase purchasing power, simplify maintenance, and reduce spare parts inventory requirements.
Estimated Impact: Potential 5-8% cost savings through volume discounts, reduced training needs, and simplified maintenance contracts. Standardization would also streamline commissioning and reduce long-term operational costs.
Implementation: 1. Review equipment schedules to identify opportunities for standardization
2. Contact manufacturers to negotiate volume discounts
3. Evaluate maintenance contract options for consolidated equipment
4. Ensure selected manufacturers meet all technical specifications
Priority: High

2. Pre-purchase Critical Long Lead Equipment

Rationale: Several specialized equipment items have long lead times, including the electrostatic precipitator (ESP-14-1), floor mounted water-cooled AC units (AC-15-1, AC-16-1), and MDF room CRAC units (CRAC-35-2,3,4). Pre-purchasing these items would prevent project delays and potential cost escalations.

Estimated Impact: Reduces project schedule risk by 4-6 weeks. Early procurement may also secure better pricing before potential manufacturer price increases and avoid expediting fees that can add 10-15% to equipment costs.
Implementation: 1. Identify all equipment with lead times exceeding 8 weeks
2. Prepare early release procurement packages
3. Secure storage space for early deliveries if necessary
4. Coordinate installation sequences with construction schedule
Priority: High

3. Implement Water Detection System as Single Package

Rationale: The specifications call for multiple water detection systems across different equipment, which could lead to inconsistency in alert methods and monitoring. A unified water detection system with a single supplier would provide more consistent operation and potentially lower overall cost.
Estimated Impact: Estimated 10-15% cost savings compared to multiple systems. Improved leak response time through standardized alerts and monitoring. Reduced maintenance costs through unified service contracts.
Implementation: 1. Select a single water detection system vendor
2. Develop standardized installation details
3. Coordinate integration with BMS for consistent alerting
4. Establish unified training for maintenance staff
Priority: Medium

4. Specify Energy-Efficient VAV Terminal Units

Rationale: The project includes numerous VAV terminal units (from Titus). Specifying high-efficiency ECM motors for these units would reduce energy consumption and improve controllability, particularly for the variable load conditions expected in this office environment.
Estimated Impact: Energy savings of approximately 30% compared to standard PSC motors. Improved thermal comfort through more precise airflow control. Potential HVAC energy savings of $3,000-5,000 annually based on typical NYC energy rates.
Implementation: 1. Revise VAV terminal unit specifications to require ECM motors
2. Evaluate any cost premium against lifecycle savings
3. Verify compatibility with specified BMS controls
4. Update sequences of operation to take advantage of ECM capabilities
Priority: Medium

5. Source Multiple Price Options for Building Management System

Rationale: The specification identifies specific vendors (Distech by Albireo Energy as basis of design) for the tenant BMS. Pursuing competitive bidding with multiple qualified vendors would ensure best pricing while maintaining required functionality and compliance with the client's security and IT requirements.
Estimated Impact: Potential 5-10% savings on BMS implementation costs. Improved negotiating position for service contracts and future expansions. Access to potentially superior technological solutions from competing vendors.

Implementation: 1. Identify 3-4 qualified BMS vendors that meet specifications
2. Request comparable bids with detailed scope breakdowns
3. Evaluate proposals based on both initial and lifecycle costs
4. Consider future expansion needs in vendor selection
Priority: High

6. Standardize on Low-GWP Refrigerants for All Equipment

Rationale: The equipment schedule shows a mix of refrigerants including R-454B and others. Standardizing on low Global Warming Potential (GWP) refrigerants such as R-454B for all equipment would simplify maintenance and ensure compliance with evolving environmental regulations like the AIM Act mentioned in the specifications.
Estimated Impact: Avoids potential future retrofitting costs of $50,000-100,000 if refrigerant regulations tighten. Creates consistent maintenance procedures and reduces the variety of refrigerant inventory required. Supports client sustainability goals.
Implementation: 1. Review all scheduled equipment for refrigerant types
2. Update specifications to require R-454B or equivalent low-GWP refrigerants
3. Verify manufacturer capability to provide specified refrigerants
4. Update maintenance documentation to reflect standardized refrigerants
Priority: Medium

7. Purchase Spare Parts Package with Major Equipment

Rationale: The project includes critical HVAC equipment supporting office and technology rooms. Negotiating spare parts packages at the time of equipment purchase will ensure availability of critical components and reduce downtime in case of failures, particularly for the CRAC units serving the MDF room (CRAC-35-2,3,4).
Estimated Impact: Reduces potential downtime by 50-70% during equipment failures. Spare parts typically cost 15-20% less when purchased with original equipment. Improves maintenance response capability, particularly important for critical systems.
Implementation: 1. Identify critical equipment requiring spare parts
2. Develop standardized spare parts list for each equipment type
3. Negotiate package pricing with manufacturers
4. Establish proper storage and inventory tracking system
Priority: Medium

8. Utilize Preventative Maintenance Contract Bidding

Rationale: The specification includes first-year maintenance requirements. By bidding this work competitively rather than defaulting to equipment vendors, the client can secure better pricing while ensuring quality service. This approach also provides leverage for negotiating equipment prices.
Estimated Impact: Potential 10-15% savings on first-year maintenance costs. Improved service quality through competitive selection. Establishes clear performance metrics for ongoing maintenance contracts.
Implementation: 1. Develop comprehensive maintenance scope aligned with equipment warranties

2. Identify qualified service providers beyond equipment vendors
3. Request detailed maintenance proposals with defined service levels
4. Evaluate based on technical capability, response time, and cost

Priority: Low

Conclusion

Key Findings

- Multiple manufacturers are specified for similar equipment types (Bosch water-source heat pumps, AboveAir CRAC units, Greenheck fans), creating opportunities for consolidation to increase purchasing power and simplify maintenance
- Several specialized items have potentially long lead times, including the electrostatic precipitator (ESP-14-1), floor-mounted water-cooled AC units, and MDF room CRAC units
- The tenant BMS must interface with the landlord BMS at specific points, requiring dedicated network level controllers and coordination of shared data points
- Low-GWP refrigerants (like R-454B) are specified to comply with AIM Act requirements, representing an opportunity for standardization across all equipment

Highest Priority Actions

- Consolidate equipment manufacturers where possible to increase purchasing leverage, simplify maintenance requirements, and reduce spare parts inventory
- Pre-purchase critical long-lead equipment such as the electrostatic precipitator, floor-mounted water-cooled AC units, and MDF room CRAC units to prevent project delays
- Source multiple competitive bids for the Building Management System while ensuring compliance with security and IT requirements
- Standardize on low-GWP refrigerants across all equipment to simplify maintenance and ensure regulatory compliance

Summary

The Paul Weiss 1345 AoA Project involves the procurement of diverse HVAC equipment across multiple floors, including water-source heat pumps, computer room air conditioners, floor-mounted water-cooled AC units, pumps, fans, and control systems. The project requires careful coordination between tenant and landlord building management systems with specific integration points. Equipment standardization, lead time management, and strategic sourcing represent significant opportunities for cost savings and operational efficiency.

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