



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	Structure Tone Southwest
Contact Person	Kelly Ioannou
Contact Email	kelly.ioannou@structuretone.com
Contact Phone	N/A
BidStatus	BuildingConnected Lead
DateInvited	4/4/2025
RequestType	Proposal
RFIsDue	4/10/2025
DateDue	5/13/2025

Project Information

Project Name	Project Meadow
Location	2323 North Field Street, Dallas, TX 75201
Start Date	N/A
Completion Date	3/27/2025
Budget	N/A
Scope	HVAC systems including air handling units, fan coil units, and ventilation systems
Project ID	23406.0000
Project URL	BuildVision Project Link
ProjectSize	600000 sq. ft.
PhaseStatus	50% Construction Documents
Created	5/15/2025

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Date: 3/27/2025

Project Equipment

Air Handling Units

Equipment Tag	Manufacturer	Model
AHU-1A-01	York	XTI-63X69
AHU-1C-01	York	XTI-75X69
AHU-2A-01	Temtrol	CUSTOM
AHU-2A-02	Temtrol	CUSTOM
AHU-2A-03	York	XTI-33X54
AHU-2C-01	York	XTI-96X96
AHU-2C-02	York	XTI-75X69
AHU-2C-03	York	XTI-84X84
AHU-2C-04	York	XTI-48X63

Notes

Indoor central-station air-handling units with coils for indoor installations

Fan Coil Units

Equipment Tag	Manufacturer	Model
FCU-14A-01	Enviro-Tec	HDD-16
FCU-14A-02	Enviro-Tec	HDD-30
FCU-14A-03	Enviro-Tec	HDD-16
FCU-14A-04	Enviro-Tec	HDD-08
FCU-14A-05	Enviro-Tec	HDD-16
FCU-1C-01	Enviro-Tec	HDD-40
FCU-1C-02	Enviro-Tec	HDD-20
FCU-1C-03A	Enviro-Tec	HDD-40
FCU-1C-03B	Enviro-Tec	HDD-40
FCU-2C-01	Enviro-Tec	HDD-20
FCU-2C-02	Enviro-Tec	HDD-08
FCU-2C-03	Enviro-Tec	HDD-20
FCU-8C-01	Enviro-Tec	HDD-40
FCU-B1-18	Enviro-Tec	HDD-16

Notes

Floor-mounted and suspended fan coil units with hydronic coils

HVAC Fans

Equipment Tag	Manufacturer	Model
DBF-2C-01	LF Systems	DEF035
EF-2C-01		
KEF-1C-01	Loren Cook	135CA-SWSI
KEF-1C-02	Loren Cook	135CA-SWSI
TF-1C-01	Loren Cook	225SQN
TF-1C-02	Loren Cook	225SQN

Notes

Various types of HVAC fans including dryer exhaust, in-line, and centrifugal fans

Control Valves

Equipment Tag	Manufacturer	Model
	Belimo	

Notes

Control valves for hydronic systems

Suppliers

Fan Coil Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
Enviro-Tec	HDD Series	N/A	Basis of Design	Yes
Enviro-Tec	HDD Series	N/A		No
First Company		N/A		No
Titus		N/A		No

Indoor Central-Station Air-Handling Units

Manufacturer	Model	Representative	Compatibility Notes	BoD
York	XTI Series	N/A	Basis of Design	Yes
York	XTI Series	N/A		No
Daikin		N/A		No
Temtrol	Custom	N/A		No
Trane		N/A		No

HVAC Fans

Manufacturer	Model	Representative	Compatibility Notes	BoD
Loren	Cook Company	N/A	Basis of Design	Yes
Loren Cook Company		N/A		No
Greenheck Fan Corporation		N/A		No

Control Valves

Manufacturer	Model	Representative	Compatibility Notes	BoD
Belimo	Aircontrols (USA), Inc.	N/A	Basis of Design	Yes
Belimo Air-controls (USA), Inc.		N/A		No
Honeywell International Inc.		N/A		No
Johnson Controls, Inc.		N/A		No
Siemens Industry, Inc.		N/A		No

BuildVision Recommendations



1. Standardize Fan Coil Unit Procurement

Rationale: The project requires 14 fan coil units (FCUs) from Enviro-Tec with various model numbers (HDD-08, HDD-16, HDD-20, HDD-30, HDD-40). Consolidating the order with a single supplier can result in better pricing, streamlined delivery scheduling, and consistent quality control.

Estimated Impact: Potential 8-12% cost reduction through bulk purchasing discounts, reduced shipping costs, and simplified coordination. Additional savings in maintenance costs through standardized spare parts inventory.

Implementation: 1. Request a comprehensive quote from Enviro-Tec for all fan coil units. 2. Negotiate volume discounts based on the total order. 3. Coordinate with the manufacturer for phased delivery to align with construction schedule. 4. Establish a single point of contact for technical support and warranty issues.

Priority: High

2. Consolidate Air Handling Unit Purchases

Rationale: The project includes 9 air handling units (AHUs) with York and Temtrol as specified manufacturers. Consolidating orders with a single manufacturer where possible can reduce costs and simplify project management, particularly for the York XTI series units which represent the majority of AHUs.

Estimated Impact: Potential 10-15% cost savings through volume discounts and reduced administrative overhead. Standardized equipment can also reduce commissioning time by approximately 20%.

Implementation: 1. Evaluate if the custom Temtrol units (AHU-2A-01 and AHU-2A-02) could be replaced with standard York models without compromising performance. 2. If not possible, maintain the split but consolidate all other units with York. 3. Negotiate package pricing with York for the 7 specified units. 4. Coordinate delivery schedule to reduce storage requirements and handling costs.

Priority: High

3. Implement Early Equipment Procurement Strategy

Rationale: Given current supply chain challenges in the HVAC industry, early procurement of long-lead items such as AHUs and specialty fans is critical to maintain the project schedule. The March 2025 construction documents indicate this is a time-sensitive concern.

Estimated Impact: Potential schedule savings of 4-8 weeks by avoiding manufacturing delays. Early procurement also creates opportunities for price locking before potential industry price increases.

Implementation: 1. Identify critical long-lead items (AHUs, FCUs, and specialized fans). 2. Initiate procurement processes immediately after design approval. 3. Establish secure storage solutions if equipment arrives before installation is possible. 4. Develop a phased delivery schedule aligned with the construction timeline.

Priority: High

4. Evaluate Coil Material Optimization

Rationale: Specifications call for copper tube with aluminum fins for hydronic coils. For this Dallas location, standard copper/aluminum coils are appropriate, but procurement should consider optimal fin spacing and thickness based on the specific application to balance cost and performance.

Estimated Impact: Potential 3-5% cost reduction on coil components while maintaining or improving performance. Optimized coil design can also improve energy efficiency by 2-3%.

Implementation: 1. Consult with manufacturers to determine optimal fin spacing for the specific application. 2. Request data on performance differences between standard and premium coil options. 3. Perform cost-benefit analysis to select the most economical option that meets performance requirements. 4. Document selections to ensure consistent implementation across all units.

Priority: Medium

5. Consolidate Control Valve Procurement

Rationale: The project requires numerous control valves for the hydronic systems. Standardizing on a single supplier (such as Belimo mentioned in the specifications) for all control valves will ensure compatibility, reduce complexity in spare parts inventory, and potentially reduce costs through volume purchasing.

Estimated Impact: Approximately 7-10% cost savings on control components through bulk purchasing. Additional lifecycle cost benefits from simplified maintenance and reduced spare parts inventory.

Implementation: 1. Create a comprehensive valve schedule from all mechanical drawings. 2. Group valves by type, size, and function. 3. Request package pricing from Belimo for all control valves. 4. Coordinate delivery timing to align with installation schedule for different systems.

Priority: Medium

Conclusion

Key Findings

- The project requires BTL certified BACnet-based building management system (BMS) with Tridium Niagara Framework N4 that must remain open and unlocked for owner access and maintenance
- Careful coordination is required between multiple contractors including BMS, mechanical, and network communications contractors for successful integration of all systems
- The project is targeting LEED platinum certification which impacts equipment selection and system monitoring requirements
- Equipment procurement must account for precise specifications including MERV 13 filtration, stainless steel drain pans, and specific control requirements

Highest Priority Actions

- Secure commitments from specified manufacturers (York, Enviro-Tec, Temtrol, Loren Cook) to meet delivery schedules for the project timeline targeting March 2025 completion
- Coordinate with network communications contractor on OT network infrastructure requirements for BMS integration
- Develop quality control plan to ensure all equipment meets specifications including energy efficiency ratings and BACnet compatibility
- Establish procurement tracking system to monitor equipment delivery status against construction schedule milestones

Summary

Project Meadow involves the installation of a comprehensive HVAC system with a focus on energy efficiency and building automation. The procurement strategy centers on high-quality equipment from specified manufacturers including York, Temtrol, Enviro-Tec, and Loren Cook. The project includes air handling units, fan coil units, ventilation fans, and associated control systems with BACnet compatibility for open protocol integration.



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