



fcREQUEST FOR INFORMATION

Date: January 22, 2025

Trisect Project No: TC24-114

Project Name: York Region Admin., Package D Renovation

CONSULTANTS RFI NO: TC24-114-17-X

To: Stephanie Kamburis @ G. Bruce Stratton Architects cc: Victor Chau @ York Region cc: Natalie Freitas @ York Region From: Tom Butkovic, Ivan Lulic, Jay Cowie	REFERENCE: Fourth Floor Main Duct Spec. Section: Drawing No.(s): M-215 Attachments: Photos
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Interior Design ☐ Architectural ☐ Structural ☐ Mechanical ☒ Electrical ☐

RESPONSE/INFORMATION REQUIRED BY: [Jan. 24, 2025](#)

On behalf of our mechanical subcontractor, please advise on the following:





54 Audia Court, Unit 2
Concord, ON L4K 3N5
(905)-738-1400

Request For Information 24-277-007

Jan 21, 2025

Project Name

YORK REGION VARIOUS PROJECTS

Project Address

17250 Young Street Newmarket, ON

To

Name

Tom Butkovic

Company

TRISECT CONSTRUCTION

Email

tbutkovic@trisectionconstruction.com

Address

4020A SLADEVIEW cRESCENT, UNIT 7 MISSISSAUGA,
ON L5L 6B1 JOB: 1300 INSLINGTON SUITE 103

From

Name

INZAMAN KHAN

Company

Consult Mechanical Inc.

Email

inzaman@consultmechanical.com

Address

54 Audia Court, Unit 2 Concord, ON L4K 3N5

Title

York Region Building 4th floor issues

SCHEDULE IMPACT

Probable

COST IMPACT

Probable

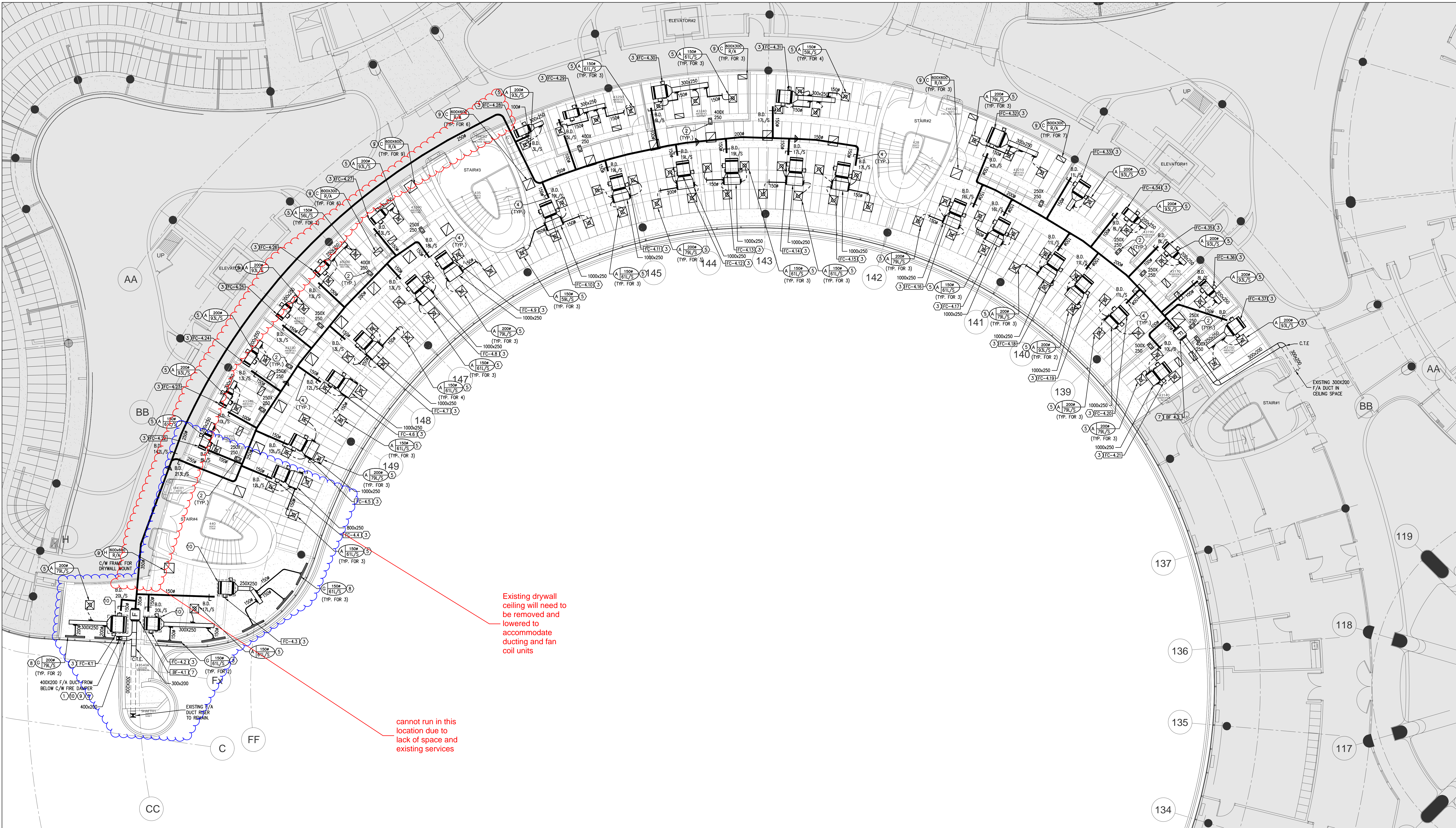
RETURN BY

Jan 24, 2025

Information Requested

Please refer attached, we can not run the main duct down the hallway as shown due to no space and existing services. We can run it inside the space, but existing drywall ceiling will need to be removed and lowered. Kindly advise the way forward.

GPY Response: Please refer to demolition drawings (M-207), existing services (F/A Duct, CHS/CHR, HWS/HWR, Exist. FCU's) located in ceiling space are shown to be removed in these areas. Existing services are cut back and cap near risers for new connection.



FAN COIL PLACEMENT & PIPING INSTALLATION

CONTRACTOR TO INFORM YORK REGION PROJECT MANAGER, ARCHITECT AND YORK REGION OPERATIONS TEAM AND SCHEDULE A MEETING ON SITE TO REVIEW AND SIGN-OFF ON ALL FAN COIL UNIT PLACEMENT AND PIPE INSTALLATIONS. ALL MECHANICAL FAN COIL UNITS TO BE INSTALLED IN A WAY WHERE NO INTERFERENCES (E. SPRINKLER PIPE, CHILLED/HEATING WATER LINES, ETC.) ARE NOT RUNNING UNDER THE UNIT. THIS IS TO ALLOW FOR THE MOTOR TO BE REPLACED IN FUTURE MAINTENANCE. CONTRACTOR TO ENSURE ADEQUATE SPACE IS PROVIDED TO ALLOW FOR REMOVAL & RE-INSTALLMENT OF FAN COIL UNIT FOR REGULAR MAINTENANCE / SERVICING AND OR UNIT REPLACEMENT. FAILURE TO HAVE A MEETING TO SIGN-OFF ON THE INSTALLATION, THE CONTRACTOR IS TO BEAR ALL COST FOR THE REWORK.

DRAWING NOTES

1. NEW OUTDOOR AIR SUPPLY DUCT FROM THIRD FLOOR C/W FIRE DAMPER.
2. NEW RETURN AIR TRANSFER DUCT, SIZE AS INDICATED, REFER TO DETAIL NO. 14/M-104 FOR DETAILS. (TYPICAL)
3. PROVIDE NEW FAN COIL UNIT IN CEILING SPACE C/W ASSOCIATED CONTROLS, HANGERS, SUPPORTS, ISOLATORS AND SUPPLY/RETURN AIR DUCTWORK. REFER TO DRAWING NO. M-101, M-102, M-103, M-104, M-105 & M-106 FOR SPECIFICATIONS & DETAILS. INSTALL UNIT TIGHT TO CEILING SLAB AS HIGH AS POSSIBLE. (TYPICAL)
4. NEW OPEN-ENDED OUTDOOR AIR SUPPLY DUCT C/W BALANCING DAMPER. DUCT SHALL BE INDIRECTLY TERMINATED CLOSE TO RETURN AIR SIZE OF FAN COIL UNIT. BALANCE TO AIR QUANTITIES AS INDICATED. ALL FRESH AIR DUCT SHALL BE ROUND DUCT AS SHOWN. (TYPICAL)
5. PROVIDE NEW SQUARE CONE DIFFUSER AND BALANCE TO AIR QUANTITY AS INDICATED. REFER TO DRAWING NO. M-100 FOR SPECIFICATIONS. CONTRACTOR TO COORDINATE FINAL LOCATION AND SIZE OF DIFFUSER ON SITE TO SUIT INSTALLATION OF NEW 1-BAR CEILING AND LIGHTS. (TYPICAL)
6. PROVIDE 1" WIDE ARCHITECTURAL SLOT FOR RETURN AIR. RETURN SLOT SHALL BE C/W SIGHT BAFFLE ABOVE.
7. PROVIDE FRESH AIR SUPPLY FAN IN CEILING SPACE C/W ASSOCIATED UNIT-MOUNTED SPEED CONTROLLER, HANGERS, SUPPORTS, ISOLATORS AND DUCTWORK. FAN TO BE INTERLOCKED WITH EXISTING BAS. REFER TO DRAWING NO. M-100 & M-104 FOR SPECIFICATIONS & DETAILS.
8. PROVIDE NEW LINEAR SLOT DIFFUSER C/W PLENUM BOX. DIFFUSER SHALL HAVE A CABLE OPERATED DAMPER MOUNTED ON NECK. BALANCE TO AIR QUANTITY AS INDICATED. REFER TO DRAWING NO. M-101 FOR SPECIFICATIONS. (TYPICAL)
9. PROVIDE NEW RETURN AIR GRILLES. REFER TO DRAWING NO. M-101 FOR SPECIFICATIONS. (TYPICAL)
10. PROVIDE TELESCOPING BOTTOM PANEL FOR CEILING-HUNG FAN COIL UNIT SERVICE ACCESS. PANEL TO BE INSTALLED FLOORED WITH EXISTING DRYWALL CEILING. PROVIDE AN ALLOWANCE FOR EXISTING DRYWALL CEILING CUTTING AND PATCHING TO SUIT INSTALLATION OF NEW ACCESS PANEL. PROVIDE REQUIRED SUPPORT HANGERS AS REQUIRED. TELESCOPING BOTTOM PANEL BY FAN COIL MANUFACTURER. (TYPICAL FOR 3)

FAN COIL UNIT NOTES

1. PRIOR TO FAN COIL UNIT INSTALLATION, CONTRACTOR TO PROVIDE A MOCK-UP OF THE HORIZONTAL FAN COIL UNIT FOR YORK REGION'S PM & CONSULTANT'S REVIEW AND COMMENTS. INSTALLATION OF FAN COIL UNIT SHALL NOT PROCEED WITHOUT APPROVAL FROM YORK REGION'S PM & CONSULTANTS.
2. CONTRACTOR TO ENSURE NEW FAN COIL UNIT FILTER RACK IS SECURELY ATTACHED AT THE RETURN AIR SIDE OF THE UNIT. OPEN-ENDED OUTDOOR AIR SUPPLY DUCT SHALL BE INDIRECTLY TERMINATED CLOSE TO RETURN AIR SIZE OF FAN COIL UNIT. REFER TO DETAIL NO. 8/M-103.
3. FILTER RACK SHALL BE SIZE TO ACCEPT FILTER SIZES AS PER JOHNSON'S CONTROLS FILTER SIZE GUIDE BELOW.
2.1 FPH03 (1/2 TON) FILTER SIZE: 18"x10.5"x1"
2.2 FPH04 (1 TON) FILTER SIZE: 18"x10.5"x1"
2.3 FPH08 (1-1/4 TON) FILTER SIZE: 2 SETS OF 18"x10.5"x1"

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF THE ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATION.
2. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR EXISTING CONDITIONS ARE TO BE REFERRED TO CONSULTANT FOR INSTRUCTIONS BEFORE ANY WORK IS BEGUN.
3. CONTRACTOR TO COORDINATE WORK ON SITE WITH EXISTING MECHANICAL AND ELECTRICAL SERVICES.
4. WHERE DUCTWORK, PIPING AND EQUIPMENT IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED DUCT/PIPE HANGERS, VALVES, DAMPERS, ETC.
5. PROVIDE ALL REQUIRED CUTTING AND PATCHING OF EXISTING DRYWALL CEILING TO FACILITATE REMOVAL OF MECHANICAL AND ELECTRICAL SERVICES OUTLINED IN SCOPE OF WORKS.
6. ENSURE THAT ALL MECHANICAL EQUIPMENT REQUIRING MAINTENANCE IS ACCESSIBLE. REPORT ANY OBSTRUCTIONS TO THE PROJECT MANAGER AND ENGINEER, PROVIDE ACCESS PANELS/DOORS AS REQUIRED.
7. ALL REDUNDANT AND OBSOLETE OPENINGS IN SLAB SHALL BE FIRE STOPPED, SEALED, CAPPED, AND MADE GOOD.
8. CONTROLS CONTRACTOR SHALL SAFELY AND CAREFULLY REMOVE EXISTING SPACE TEMPERATURE SENSORS AND RETURN TO OWNER FOR SPARE PARTS. REMOVAL OF SPACE TEMPERATURE SENSORS SHALL BE DONE BY CONTRACTOR ONLY NOT BY ANY OTHER TRADES. ALL OTHER EXISTING CONTROLS (CONTROLLERS, CONTROL VALVES, ETC) SHALL BE DEMOLISHED AND REMOVED FROM SITE.
9. INSTALLATION HEIGHT OF TEMPERATURE SENSORS SHALL BE 4'-0", EXACT LOCATION TO BE COORDINATED ON SITE WITH THE ARCHITECT. (TYPICAL FOR ALL)

NOTES

ALL MECHANICAL WORKS INVOLVED ON THE FLOOR BELOW SHALL ONLY BE DONE AFTER HOURS (5:30 PM TO 8:30 AM). THIS INCLUDES REMOVAL & CAPPING OF OUTDOOR AIR DUCTWORK IN CEILING SPACE, REMOVAL/CAPPING/NEW CONNECTION OF CHILLED WATER PIPES & HEATING WATER PIPES, REMOVAL/CAPPING/NEW CONNECTION OF CONDENSATE DRAIN, FLOOR SLAB CUTTING/PATCHING, E.T.C. CONTRACTOR SHALL COORDINATE WITH REGION'S PM PRIOR TO COMMENCEMENT OF ANY WORK.

FINAL AIR BALANCING NOTE

PROVIDE FINAL AIR BALANCING AFTER COMPLETION OF MECHANICAL WORK, INCLUDING ALL EXISTING AND NEW OUTDOOR SUPPLY AIR BRANCH DUCTS SUPPLIED TO GROUND FLOOR, 2ND FLOOR, 3RD FLOOR, 4TH FLOOR AND 5TH FLOOR. SUBMIT THREE (3) COPIES OF THE AIR BALANCE REPORT TO THE CONSULTANT FOR REVIEW.

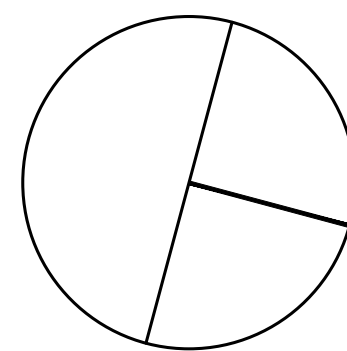
SUBMISSION	DATE	DESCRIPTION
6	2024-09-18	ISSUED FOR CONSTRUCTION
5	2024-07-23	ISSUED AS PER ADDENDUM M-2
4	2024-07-15	ISSUED AS PER ADDENDUM M-1
3	2024-05-24	ISSUED FOR PERMIT/TENDER
2	2024-04-17	ISSUED FOR 90% PROGRESS REVIEW
1	2024-01-30	ISSUED FOR 60% PROGRESS REVIEW

G.Bruce Stratton Architects

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email: engineering@gpyengineering.com



York Region PROPERTY SERVICES

DEPARTMENT: BUILDING & FACILITIES

FLOOR: GROUND, 2ND, 3RD, 4TH

BASE DATE: 11-28-2023

PROJECT:

TENDER # RFTC-652-22

YORK REGION

Administrative Centre
17250 Yonge Street
Newmarket, Ontario

SCALE: 1:100

DRAWN BY: K.J./G.P.Y.

SUBMITTED TO: MUNICIPALITY OF YORK

SHEET TITLE:

PARTIAL FOURTH FLOOR AT BLOCK 'A' & 'B' - HVAC NEW LAYOUT

SHEET NUMBER:

M-215









