



fcREQUEST FOR INFORMATION

Date: January 22, 2025

Trisect Project No: TC24-114

Project Name: York Region Admin., Package D Renovation

CONSULTANTS RFI NO: TC24-114-18-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: Ducts & FC Mounting Issues Spec. Section: Drawing No.(s): M-213 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 24-277-006

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	SCHEDULE IMPACT	COST IMPACT
Duct work & FC mounting issue	Probable	Probable

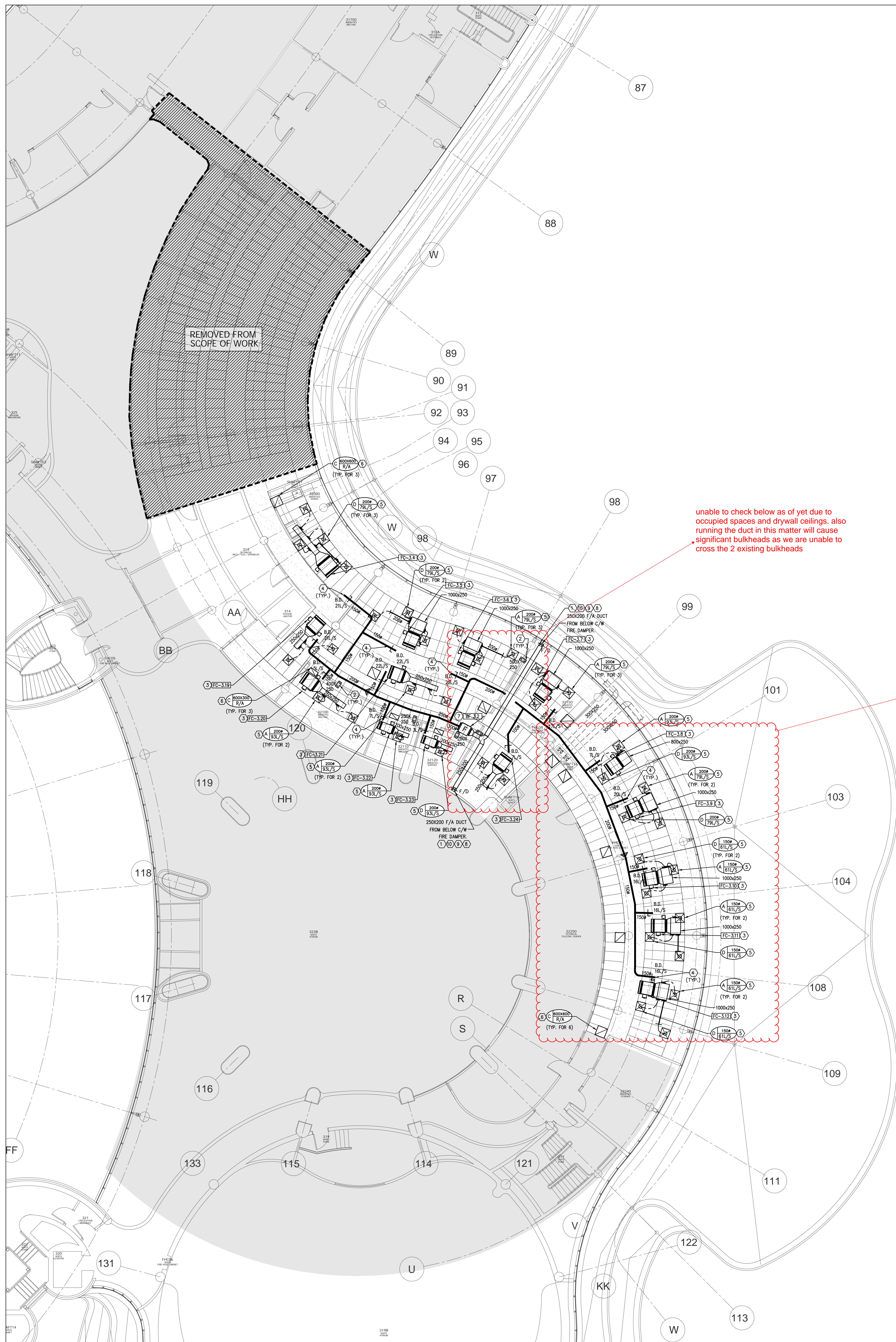
RETURN BY

Jan 24, 2025

Information Requested

Refer attached, we are unable to run duct or mount the fan coils unless some of the existing services are moved or deleted. Kindly advise on how to proceed.

GPY Response:
1. F/A duct run: Please propose an alternate location/ duct size to accommodate current site condition for our review.
2. FCU mounting: Please refer to demolition drawings (M-205), existing abandoned services (CHS/CHR) located in ceiling space are shown to be removed in these areas. Existing services are cut back and cap near risers & NIC area.



- ### GENERAL NOTES
- CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXTENT OF ALL EXISTING CONDITIONS PRIOR TO SUBMITTING ANY QUOTATION.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR EXISTING CONDITIONS ARE TO BE REFERRED TO CONSULTANT FOR INSTRUCTIONS BEFORE ANY WORK IS BEGUN.
 - CONTRACTOR TO COORDINATE WORK ON SITE WITH EXISTING/ NEW MECHANICAL AND ELECTRICAL SERVICES.
 - WHERE DUCTWORK, PIPING AND EQUIPMENT IS INDICATED TO BE REMOVED, REMOVE ALL ASSOCIATED DUCT/PIPE HANGERS, VALVES, DAMPERS, ETC.
 - PROVIDE ALL REQUIRED CUTTING AND PATCHING OF EXISTING DRYWALL CEILING TO FACILITATE REMOVAL OF MECHANICAL AND ELECTRICAL SERVICES OUTLINED IN SCOPE OF WORKS.
 - ENSURE THAT ALL MECHANICAL EQUIPMENT REQUIRING MAINTENANCE IS ACCESSIBLE. REPORT ANY RESTRICTIONS TO THE PROJECT MANAGER AND ENGINEER. PROVIDE ACCESS PANELS/DOORS AS REQUIRED.
 - ALL REDUNDANT AND OBSOLETE OPENINGS IN SLAB SHALL BE FIRE STOPPED, SEALED, CAPPED, AND MADE GOOD.
 - 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 CONTROLS CONTRACTOR ONLY, NOT BY ANY OTHER TRADES. ALL OTHER EXISTING CONTROLS (CONTROLLERS, CONTROL VALVES, ETC) SHALL BE DEMOLISHED AND REMOVED FROM SITE.
 - INSTALLATION HEIGHT OF TEMPERATURE SENSORS SHALL BE 4'-0", EXACT LOCATION TO BE COORDINATED ON SITE WITH THE ARCHITECT. (TYPICAL FOR ALL)
 - PROVIDE TEMPORARY COVER ON ALL F/A DUCT, T/A DUCT, S/A DUCT OPENING DURING THE COURSE OF CONSTRUCTION TO PREVENT DUST/ DEBRIS ACCUMULATION. THIS INCLUDES ALL FLOOR DRAINS AND FAN COIL DRAIN PANEL.

- ### DRAWING NOTES
- NEW OUTDOOR AIR SUPPLY DUCT FROM FLOOR BELOW C/W FIRE DAMPER.
 - NEW RETURN AIR TRANSFER DUCT. SIZE AS INDICATED. REFER TO DETAIL NO. 14/M-104 FOR DETAILS. (TYPICAL)
 - 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-104 FOR SPECIFICATIONS & DETAILS. INSTALL UNIT TIGHT TO CEILING SLAB AS HIGH AS POSSIBLE. FAN COIL UNIT SHALL NOT BE INSTALLED BELOW CONCRETE BEAM (TYPICAL)
 - NEW OPEN-ENDED OUTDOOR AIR SUPPLY DUCT C/W BALANCING DAMPER. DUCT SHALL BE PROPERLY TERMINATED CLOSE TO RETURN AIR SIDE OF FAN COIL UNIT. BALANCE TO AIR QUANTITIES AS INDICATED. ALL FRESH AIR DUCT SHALL BE ROUND DUCT AS SHOWN. DAMPER SHALL BE LOCATED ABOVE T-BAR CEILING NOT ON DRY WALL CEILING (TYPICAL)
 - PROVIDE NEW SQUARE CONE DIFFUSER AND BALANCE TO AIR QUANTITY AS INDICATED. REFER TO DRAWING NO. M-101 FOR SPECIFICATIONS. CONTRACTOR TO COORDINATE FINAL LOCATION AND SIZE OF DIFFUSER ON SITE TO SUIT INSTALLATION OF NEW T-BAR CEILING AND LIGHTS. (TYPICAL)
 - PROVIDE NEW RETURN AIR GRILLES. REFER TO DRAWING NO. M-101 FOR SPECIFICATIONS. (TYPICAL)
 - PROVIDE FRESH AIR SUPPLY FAN IN CEILING SPACE C/W ASSOCIATED UNIT-MOUNTED SPEED CONTROLLER, HANGERS, SUPPORTS, ISOLATORS AND DUCTWORK. FAN TO BE WATERLOODED WITH EXISTING GAS. REFER TO DRAWING NO. M-101 & M-104 FOR SPECIFICATIONS & DETAILS.
 - PROVIDE A MINIMUM OF 50MM GAP/ OPENING AROUND DUCT RISER AT DRYWALL CEILING PENETRATION FOR AIR CIRCULATION FOR THE SHAFT ENCLOSURE.
 - PROVIDE ONE (1) 250MM x 250MM TYPE 'Y' RETURN AIR GRILLE MOUNTED IN DRYWALL CEILING ABOVE SHAFT ENCLOSURE.
 - PROVIDE TWO (2) 250MM x 250MM TYPE 'Y' RETURN AIR GRILLE MOUNTED ON SHAFT ENCLOSURE WALL. ONE GRILLE TO BE MOUNTED AT LOW LEVEL MINIMUM 12" A.F.F. AND THE OTHER GRILLE TO BE MOUNTED AT HIGH LEVEL MINIMUM 84" A.F.F. COORDINATE EXACT LOCATION & INSTALLATION HEIGHT WITH THE ARCHITECT ON SITE.

- ### 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

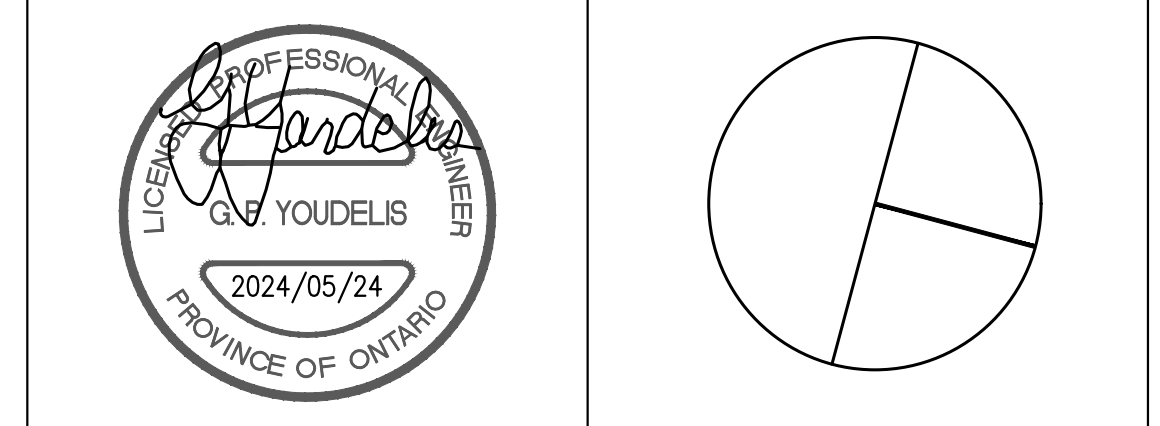
- ### FAN COIL UNIT NOTES
- PRIOR TO FAN COIL UNIT INSTALLATION, CONTRACTOR TO PROVIDE A MOCK-UP OF THE HORIZONTAL FAN COIL UNIT FOR YORK REGION'S PM & CONSULTANT'S REVIEW AND COMMENTS. INSTALLATION OF FAN COIL UNIT SHALL NOT PROCEED WITHOUT APPROVAL FROM YORK REGION'S PM & CONSULTANTS.
 - CONTRACTOR 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 PROPERLY TERMINATED CLOSE TO RETURN AIR SIDE OF FAN COIL UNIT. REFER TO DETAIL NO. 8/M-103.
 - FILTER RACK SHALL BE SIZE TO ACCEPT FILTER SIZES AS PER JOHNSON'S CONTROLS FILTER SIZE GUIDE BELOW.
 - 2.1 FHP-003 (1/2 TON) FILTER SIZE: 19"x10.5"x1"
 - 2.2 FHP-006 (1 TON) FILTER SIZE: 37"x10.5"x1"
 - 2.3 FHP-008 (1-1/4 TON) FILTER SIZE: 2 SETS OF 19"x10.5"x1"

- ### 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-INSTALLATION OF FAN COIL UNIT FOR REGULAR MAINTENANCE/ SERVICES AND OR UNIT REPLACEMENT. CALLERE TO HAVE A MEETING TO SIGN-OFF ON THE INSTALLATION. THE CONTRACTOR IS TO BEAR ALL COST FOR THE REWORK.

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
 217 Richmond Street West, Suite 300
 Toronto Ontario M5V 1W2
 telephone: 416.351.8145
 facsimile: 416.351.8146

GPY + Associates Engineering Inc.
 90C Centurian Drive Unit 6
 Markham, Ontario L3R 8C5
 Tel: 905 475 3138
 Fax: 866 853 3732
 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 THIRD FLOOR AT BLOCK 'B' & 'C' - HVAC NEW LAYOUT

SHEET NUMBER:
M-213









