

January 20, 2025

Via Ariba internet posting  
(11 Pages + Attachment)

**ADDENDUM No. 4**  
**REQUEST FOR TENDER ARIBA Doc4913427082**  
**CLOSING DATE: 12:00 NOON (LOCAL TIME), January 24, 2025**  
**For: The Union Station Third Floor Security Offices Renovations, Located at 65 Front Street West, Toronto**

Please refer to the above Tender Call document in your possession and be advised of the following information:

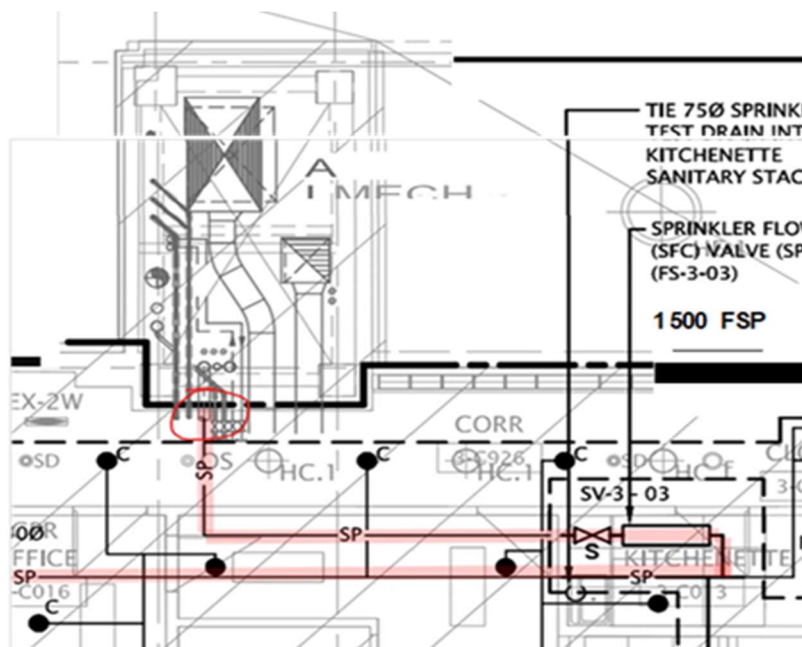
**1. REVISIONS**

A Unit Price has been added to Part 5 for Painting (2 Coats, Lead Paint Encapsulation Where Applicable) Per Square Foot, for reference to qualify line 5.2.2.3. This price does not add to the Base Bid and is for reference only.

**2. QUESTIONS**

**Q1** – Can the sprinkler tie-in points to run the piping be confirmed, where is the current sprinkler room?

**A1** – The East side has an existing sprinkler tie-in by Shaft #3. The main sprinkler room is located in Basement B2-03.



**Q2** – Can the cash allowances for testing and inspections and abatement be clarified for what scopes they include, whether additional to the indicated scope or covering indicated scope in the drawings.

**A2** – Cash Allowance for testing and inspections and abatement is for unforeseen conditions and is not indicated on the drawings. Should any areas require testing, inspection and abatement, this cash allowance should be used for that work.

**Q3** – As noted in the submission requirements, please confirm COR (along with the mandatory walkthrough) is a prerequisite to bid on this project.

**A3** – Yes, COR certification is a prerequisite to bid on this project.

**Q4** – Heritage protection is noted as a hatch on A00 but cannot be found in the drawings, please confirm.

**A4** – General sheet only. No heritage protection required for this project.

**Q5** – As noted at the walkthrough, can the facility provide their expectation for work in the SOC video room, as it was mentioned we can work from 1 am to 5 am with protection of the video wall.

**A5** – Expectations for work partaking in the SOC video room shall be outlined on a Work Plan submission. Work shall take place while office staff are present, the occupied area should be protected while work is ongoing. The equipment in the server room (West side office 3-C004) should also be protected.

Work Plans must include:

- .1 Scope of work: Statement of intent
- .2 Schedule: Gant chart showing the timeline of each phase
- .3 Plan Drawing Illustrating the following:
  - .1 Construction Hoarding/ Entrance(s) of where construction staff enter/exit
  - .2 Laydown Area
  - .3 Areas for Each Phase (if applicable)
  - .4 Overhead Protection (if any)
  - .5 Equipment Offloading Area (Delivery)
  - .6 Pedestrian Traffic
  - .7 Temporary Wayfinding Signage (if applicable)

**Q6** – Note 10 on A40, existing finishes are mentioned to be matched, along with the new access flooring is the requirement just for new paint, ACT and carpet tile? Or are drywall repairs required.

**A6** – Yes, drywall repairs as required where the new access flooring and ACT to be installed.

**Q7** – Drawing G00 notes multiple stages but these cannot be found on the drawings, please confirm

**A7** – General sheet only. No additional stages for this project.

**Q8** – The provision of a new FHC enclosure is mentioned, is this in reference to the cabinet itself or is a drywall enclosure required, please confirm.

**A8** – New cabinet and additional drywall enclosure as required.

**Q9** – Both corridors indicate wall and ceiling repairs in preparation for the lead encapsulation paint, as found at the walkthrough the scope is quite sporadic, to ensure equal bids can a total square footage be provided of

**A9** – Please provide a unit rate for square footage. There is a cap of \$200,000.00 for this line item (Painting, patching and encapsulation where applicable).

**Q10** – New wood trim is mentioned to match existing, can this product/item be confirmed.

**A12** – GC to provide samples for approval by client/architect.

**Q11** – The crown mouldings are mentioned to be removed and reinstated, are we to assume in good condition, if not what is the repair method.

**A11** – GC to review condition and repair/reinstate with approval of client/architect – Means & methods

**Q12** – Are all ceiling and wall types plaster on drywall?

**A12** – New ceiling bulkheads are painted gyp bd. Some existing walls to match plaster on concrete.

**Q13** – Some of the AC units as mentioned at the walkthrough are to be re-used if in working condition are these the ones noted as existing on the drawings?

**A13** – Yes, these are noted on the drawings (PAC 12 and PAC 13).

**Q14** – The electrical drawings note a separate price for new receptacles, no separate prices can be found in the bid form, please confirm.

**A14** – See Drawing Note No. 1 on E80-03-06 - Existing receptacles are to be field verified. New receptacles to be provided as required. Separate price for new receptacles are only required if existing receptacles are not operational.

**Q15** – Please provide equipment schedules including schedules for existing equipment (water cooled condensers etc.)? The mechanical drawings shown tags for grilles, diffusers, and AC units but the specification is general, I need detailed information in order to obtain pricing on these items?

**A15** – The mechanical specification provides the general information required.

See the below:

# **WATER COOLED CONDENSING UNITS (WCC)**

| Tag  | WCC-1   | WCC-2   | WCC-3                        | WCC-4   |
|--|---|---|------------------------------|---|
| Associated Equipment   | Existing PAC-12 in 3rd floor security office (Rm # 3-C008)  | Existing PAC-13 in 3rd floor security office (Rm # 3-C904)  | PAC-4, PAC-5                 | PAC-6, PAC-7, PAC-8, PAC-9, PAC-10, PAC -11, PAC-14 |
| Location   | 3rd floor security office (Rm # 3-C008)   | 3rd floor security office (Rm # 3-C904)   | 5th Floor, Rm #5-C601        | 6th Floor, Rm #6-C905                               |
| Manufacturer and Model No.   | Liebert   | Liebert   | City Multi PQHY-P72THMU-A    | City Multi PQHY-P120THMU-A                          |
| Nominal Cooling Capacity (Tons)  | 3   | 3   | 6                            | 10  |
| Heat of Rejection kW (MBH)   |   |   | 24.6 (82)                    | 42.2 (144)  |
| Total Cooling Capacity (kW)  | 11.4  | 11.4  |                              |   |
| Refrigerant  | 407A  | 407A  | R410A                        | R410A   |
| Refrigerant Line Size - Liquid (mm)  |   |   | 9.5                          | 12.7  |
| Refrigerant Line Size - Gas (mm)   |   |   | 19                           | 22.2  |
| Entering Water Temperature (°C)  | 6.1   | 6.1   | 6.1                          | 6.1   |
| MCA (A)  | -   | -   | 29                           | 29  |
| FLA (A)  | -   | -   |                              |   |
| V/PH/Hz  | -   | -   | 208/3/60                     | 208/3/60  |
| Notes  | To be installed in cabinet of existing Liebert cooling unit (PAC-12). Flow rate = 0.5gpm (0.032L/s), pressure drop = 0.1 ftHD | To be installed in cabinet of existing Liebert cooling unit (PAC-13). Flow rate = 0.5gpm (0.032L/s), pressure drop = 0.1 ftHD | Flow rate = 25 gpm (1.58L/s) | Flow rate = 25 gpm (1.58L/s)                        |
| Equipment Users (see note 5 on first page of this Mechanical Equipment List) |   |   |                              |   |
| Package Issued   | STAGE 1 WP-3  | STAGE 1 WP-3  | STAGE 1 WP-3                 | STAGE 1 WP-3  |

## **PACKAGED AIR CONDITIONING UNIT SCHEDULE (PAC)**

|            | TAG  | PAC-10                        | PAC-11                    | PAC-12 - EXISTING   |
|------------|--|-------------------------------|---------------------------|---|
|            | SERVICE  | Level 3 Security Offices      | Level 3 Security Offices  | Level 3 Security Offices  |
|            | LOCATION   | Level 3, CPR Office Rm#3-C014 | Level 3, Rm#3-C012        | 3rd Floor, Rm #3-C008   |
|            | MFG  | Mitsubishi                    | Mitsubishi                | Liebert   |
|            | MODEL  | City Multi PKFY-P18NHMU-E     | City Multi PKF7-P12NHMU-E | BF042A-BAEI   |
| EVAPORATOR | AIRFLOW (L/S)  | -                             | -                         | 850   |
|            | MAX COOLING (KW)   | 5.3                           | 3.5                       | 11.0  |
|            | EAT DB (°C)  | -                             | -                         | 22  |
|            | EAT wb (°C)  | -                             | -                         | 16  |
|            | LAT DB (°C)  | -                             | -                         |   |
|            | LAT WB (°C)  | -                             | -                         |   |
|            | FAN ESP (Pa)   | -                             | -                         | 125   |
|            | FAN HP   | -                             | -                         |   |
|            | MCA  | 15                            | 15                        |   |
|            | V/Ph/Hz  | 208/1/60                      | 208/1/60                  | 208/3/60  |
| HEATING    | TYPE   |                               |                           |   |
|            | HEATING (KW)   | 5.9                           | 4.0                       |   |
| CONDENSER  | EAT (°C)   |                               |                           |   |
|            | MCA  |                               |                           |   |
|            | AIRFLOW (L/s)  |                               |                           |   |
|            | EAT (°C)   |                               |                           |   |
|            | FAN ESP (Pa)   |                               |                           |   |
|            | FAN HP   |                               |                           |   |
|            | REGRIGERANT  |                               |                           |   |
|            | MCA  |                               |                           |   |
|            | V/Ph/Hz  |                               |                           |   |
|            | FILTER TYPE  | Polypropylene Honeycomb       | Polypropylene Honeycomb   |   |
|            | REMARKS  |                               |                           | Additional electrical information: FLA = 42.9, WSA = 52.9, OPD = 60 |
|            | Equipment Users (see note 5 on first page of this Mechanical Equipment List) |                               |                           |   |
|            | Contract Package Issued  | STAGE 1 WP-3                  | STAGE 1 WP-3              |   |

**PACKAGED AIR CONDITIONING**  
**UNIT SCHEDULE (PAC)**

|            | TAG  | PAC-13 - EXISTING  | PAC-14  |
|------------|--|--|---|
|            | SERVICE  | Level 3 Security Offices   | Level 3 Security Offices                      |
|            | LOCATION   | 3rd Floor, Rm #3-C904  | Level 3, Rm#3-C016                            |
|            | MFG  | Liebert  | Mitsubishi                                    |
| EVAPORATOR | MODEL  | BF042A-BAE1  | PKFY-06NBMU                                   |
|            | AIRFLOW (L/S)  | 850  | 99  |
|            | MAX COOLING (KW)   | 11.0   | 1.76  |
|            | EAT DB (°C)  | 22   | -   |
|            | EAT wb (°C)  | 16   | -   |
|            | LAT DB (°C)  |  | -   |
|            | LAT WB (°C)  |  | -   |
|            | FAN ESP (Pa)   | 125  | -   |
|            | FAN HP   |  | -   |
|            | MCA  |  | 15  |
|            | V/Ph/Hz  | 208/3/60   | 208/3/60                                      |
|            | TYPE   |  |   |
|            | HEATING (KW)   |  | 2.0   |
|            | EAT (°C)   |  |   |
|            | MCA  |  |   |
| CONDENSER  | AIRFLOW (L/s)  | Coupled with Water Cooled<br>Condenser, WCC-2                          | Coupled with Water Cooled<br>Condenser, WCC-4 |
|            | EAT (°C)   |  |   |
|            | FAN ESP (Pa)   |  |   |
|            | FAN HP   |  |   |
|            | REGRIGERANT  |  |   |
|            | MCA  |  |   |
|            | V/Ph/Hz  |  |   |
|            | FILTER TYPE  |  | Polypropylene Honeycomb                       |
|            | REMARKS  | Additional electrical information: FLA<br>= 42.9, WSA = 52.9, OPD = 60 |   |
|            | Equipment Users (see note 5 on<br>first page of this Mechanical<br>Equipment List) |  |   |
|            | Contract Package Issued  |  | STAGE 1 WP-3                                  |

**Q16** – There are no demolition mechanical drawings, Please confirm the current state of these spaces? Are all plumbing services already capped and valved for our tie ins?

**A16** – There is no demolition on mechanical drawings. The drainage does not have future capped connections. Mechanical piping services have future capped connections in the Mechanical Shaft #3 and #5 areas.

**Q17** – Is there a mechanical drawing available for the 2nd floor spaces below the washrooms? New drains are shown on the mechanical drawings and we would need to access the space below in order to install the new sanitary drain lines.

**A17** – Refer to the attached 2nd floor plumbing drawings (ST1-M21-02-08).

**Q18** – Is there a BAS system? How is the HVAC system controlled? Standalone thermostat?

**A18** – There is an existing BAS system. Certain systems are standalone. Most are connected to the existing BAS. PAC 12 and PAC 13 are to be tied into the existing BAS for monitoring. All other PAC units are standalone.

**Q19** – Can you please provide information (equipment schedule) on each PAC units shown on M51-03-06 including model, weight, and cooling/heating capacity, etc.? Can you please provide list of accessories that c/w each PAC units to be installed?

**A19** – See question 15 above, for equipment schedule. The PAC units have been ordered and stored onsite. The required accessories would be the hangers and supports, control wiring, thermostats.

**Q20** – Can you please provide refrigerant pipe sizes for each run to water cooled condensers shown on M21-03-06 Dwg?

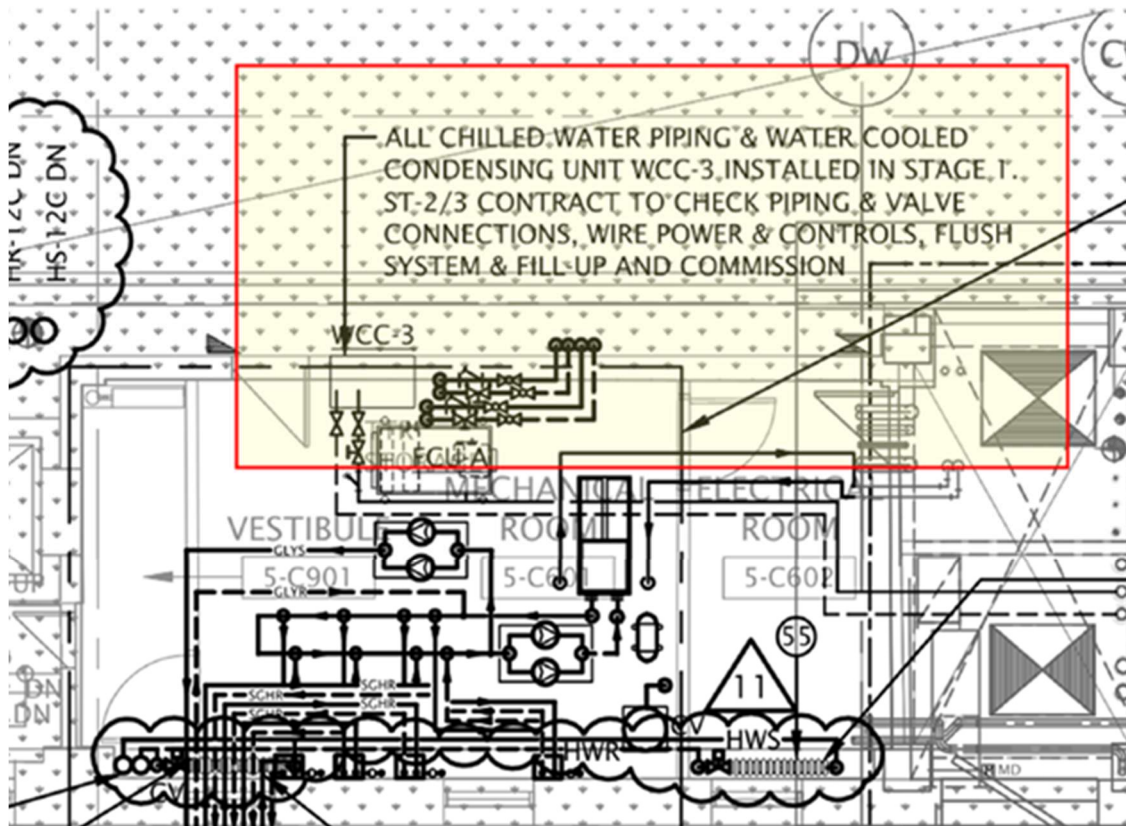
**A20** – Refrigerant piping sizes will be based on manufacturers requirements. Please contact the Liebert company for the requested information.

**Q21** – Can you please provide location and cooling tonnage of WCC-3, and WCC-4 on 5th and 6th floor including the routing of refrigerant piping to water cooled condensers?

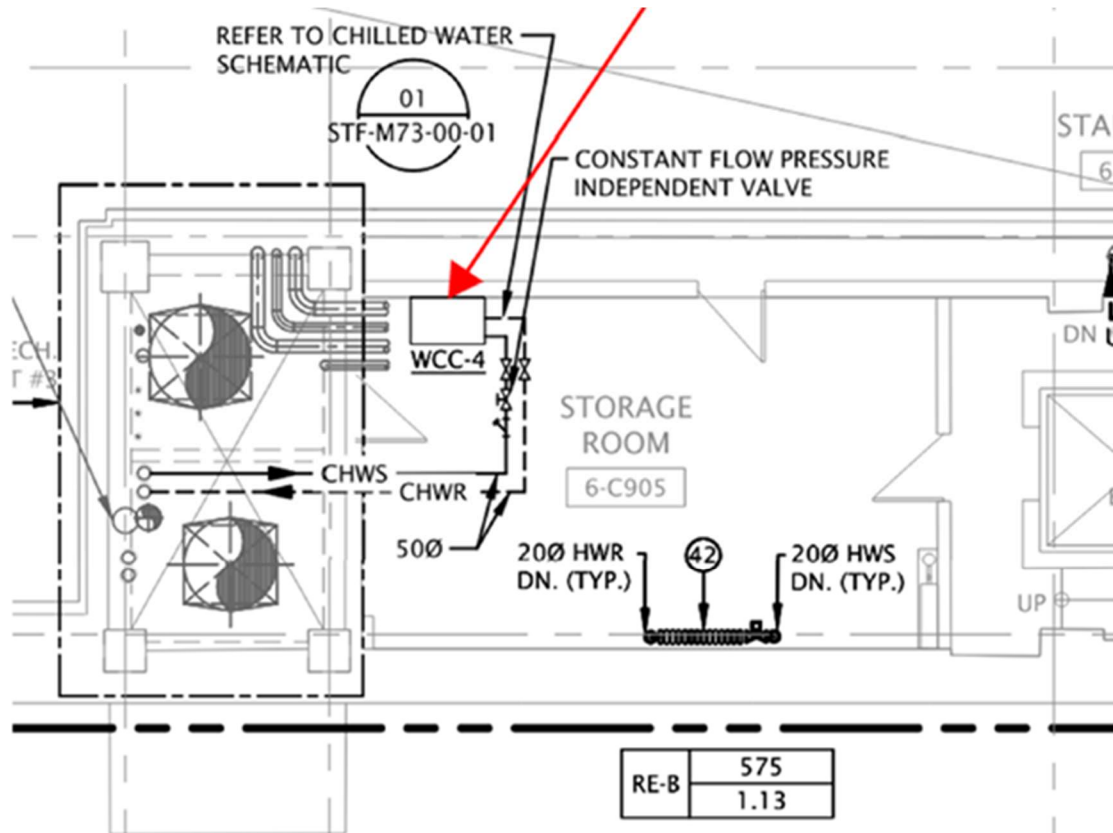
**A21** – Refer to schedules indicated on Question 15 response above for system capacities. Please refer to response indicated on Question 4 below for location and pipe routing.

**Q22** – Can you please advise whether the WCC-3, and WCC-4 are existing and installed in location?

**A22** – WCC-3 and WCC-4 are existing units that have been already installed. WCC-3 is installed on the 5th Floor Mechanical Room 5-C601. Piping from WCC-3 routes into mechanical Shaft #5.



WCC-4 is located on the 6th Floor Storage Room 6-C905. Piping from WCC-3 routes into mechanical Shaft #53



**Q23** – Can you please advise whether PAC-12, and PAC-13 are existing and installed? Can you please advise on tonnage and location of their remote condensers (if existing) to be recovered and removed?

**A23** – PAC 12 and PAC 13 are both existing units that are currently onsite. New condensers are required to be installed.

**Q24** – Can you please provide detail drawing for retrofitting PAC-12, and PAC-13 including refrigerant piping diagram, domestic water piping connection detail, etc.? Can you please provide a picture of these existing units?

**A24** – Contractor to provide detailed drawing in a form of a shop drawing and contact manufacturer (Liebert) for review and approval.

See the below photos:





**Q25** – Can you please advise whether we are only to install WCC-1, and WCC-2 condensers? Please provide information on WCC-1, WCC-2 model, etc.

**A25** – You are only to install condensers WCC-1 and WCC-2 and all associated hangers, supports, piping, control wiring. See question 15 above, for equipment schedule.



**Q26** – Can you please provide routing of new domestic cold water piping for water cooled PAC-12, and PAC-13 and tie-in location?

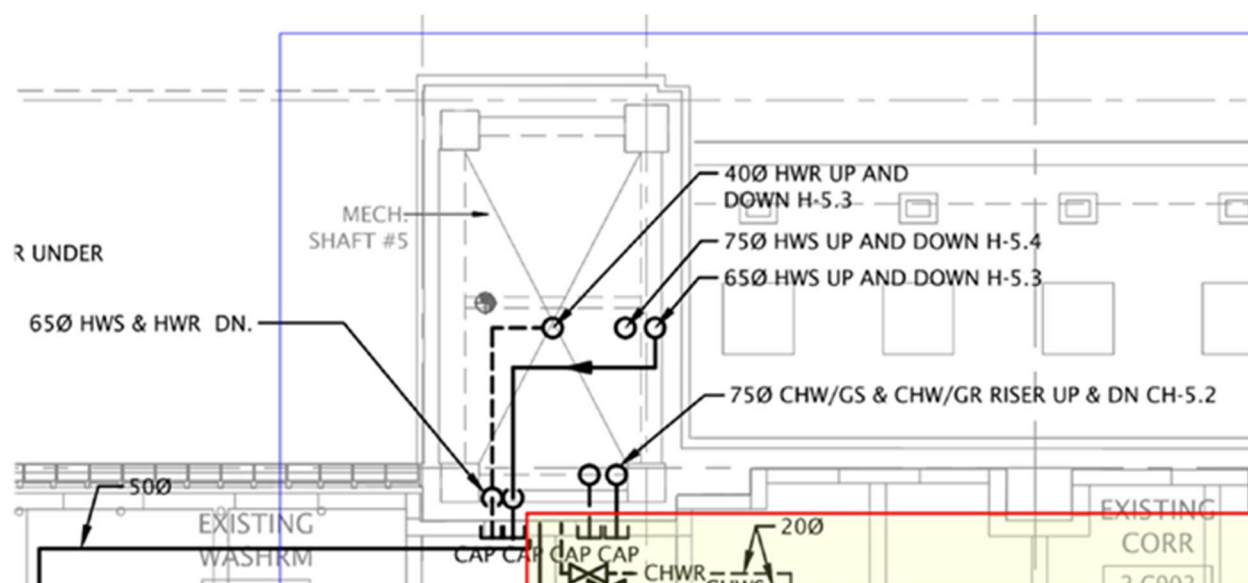
**A26** – DCW piping is not required. PAC-12 and PAC-13 are to be connected to the condenser from the 2nd floor ceiling chilled water supply and return.

**Q27** – Can you please advise if the mechanical PACs/condensing units to be tied into BAS or units to run stand-alone? Please provide contact information of base building control contractor/

**A27** – PAC-12 and PAC -13 and associated Condensing units are to be tied-in to the existing BAS system. The base building control contractor is Ainsworth

**Q28** – Please advise whether piping (HWS/R, HPS, CHW/CHWR, DHW, etc. ) in and around mechanical shafts 3, and 5 shown on M51-03-06 are existing?

**A28** – Capped connections are located on the 2nd floor Shaft #5 area.



**Q29** – The Pinchin report doesn't specifically indicate what asbestos is needed to be removed as per the scope of work, can a scope of asbestos removal be provided?

**A29** – There is no defined scope for asbestos removal. This would be an unforeseen condition. Should any areas require testing, inspection and abatement, this cash allowance should be used for that work.

**Q30** – Please confirm if this project is not white heritage zone?

**A30** – This is an approved area of work part of scope that was under the early stages of the Union Station Revitalization project and was later descope due to budget constraints.

**Q31** – No refrigerant pipes sizes shown on mechanical drawing, please advise?

**A31** – Refrigerant pipe size must be provided by the manufacturer of the Cooling systems.

**Q32** – Referring to drawing no. E00-03-06, General notes 14, Please specify which panels require maintenance such as breaker replacement etc?

**A32** – In existing electrical panels shown on drawing E10-03-06, all breakers are operational. As per Note# 14 on drawing E00-03-06, the only breaker found unsafe during investigation to be replaced only. Existing electrical panels shown on drawing E10-03-06

**Q33** – Referring to architectural drawing A80-03-06, Please provide type and counts of fixtures for?

**A33** – East Corridor (RM 3-C929, 3-C927, 3-C926) Facilities management to replace all lights bulb. Prepare opening in wall for new finish.

Fixtures are existing. Refer to dwg. E20-03-06. Replacement of bulbs not in scope.

West Corridor (RM 3-C912, 3-C907, 3-C902) Facilities management to replace all lights bulb. Prepare opening in wall for new finish.

Fixtures are existing. Refer to dwg. E20-03-06. Replacement of bulbs not in scope.

**Q34** – There is a note to remove the existing CHWS/CHWR risers after base building chilled water is available, please provide further information

**A34** – See question 15 above, for equipment schedule.

**Q35** – Addendum 2, Drawing M51-03-06 indicated to convert existing air cooled PAC to water cooled. I don't see the extension of the chilled water to the units, please advise further details

**A35** – Documentation to be issued to show this pipe routing in question. To be provided during construction phase

**Q36** – PAC-8 note states to be coupled with water cooled condenser on 6th Floor, (note is somewhat typical for all PAC units shown). Further information regarding pipe size and routing would be required in order to provide

**A36** – Documentation for answering above Question 2 will show pipe sizes, but the refrigerant piping will need to be sized by the manufacturer.

**Q37** – Please provide occupancy sensor specs?

**A37** – On tender drawings only wall mounted light switch with Occupancy Sensor is shown. The occupancy light switch to be standard dual technology occupancy sensor switch compatible with proposed lighting. Lighting switch to be similar as Legrand DW-200 series or approved equal. Compatibility to be confirmed with lighting supplier.

Please continue to monitor this procurement as further extensions or possible cancellation may occur. Please see [www.toronto.ca/covid19](http://www.toronto.ca/covid19) for more information on the City's response. Should you have any questions regarding this addendum send via the event message board or contact Max Parker by email at [Max.Parker@toronto.ca](mailto:Max.Parker@toronto.ca).

Bidders must acknowledge receipt of all addenda on the space provided on the submission form as per the Process Terms and Conditions, Part 1.7 - Addenda, of the RFT document. All other aspects of the RFT remain the same.

Sincerely,

Theodoros Maicantis, Supervisor  
Purchasing & Materials Management Division