INVITATION TO TENDER "ITT" NO. PS20191366
CONTRACTOR FOR FIRE HALL ARTS CENTRE BOILER UPGRADE

QUESTIONS AND ANSWERS NO. 2

ISSUED ON: December 5, 2019

Q1	why are condensing boilers not being installed? There are Fortis BC rebates on condensing boilers, let alone the efficiency benefits over atmospheric. The Raypak boilers at best are 82% efficient where condensing boilers can reach the 95-97% efficiency
A1	**The system return temperature is too high to run the condensing boilers to achieve 95-97%. This is just achievable under ideal condition. We have asbestos and heritage issues as well.**
Q2	in the mechanical specifications it shows the Low Loss Header as 6" but on the mechanical drawings it show 2". Can you confirm size?
A2	**Low loss header size is 2" as indicated on the schematic, DWG M2.0 & Schedules, DWG M3.0**
Q3	are the use of Variable Speed Pumps as the boiler pumps necessary? In the past the use of 3 speed primary/boiler pumps have been sufficient and don't necessitate the expense of variable speed pumps
A3	**Contractor to pricing per tender documents.**
Q4	what is the controls sequencing of the Tekmar control? Is it just for stage control?
A4	**For complete controls of boilers and primary- secondary pumps, outdoor reset, etc.**
Q5	Will the city be scheduling a second site visit prior to closing?
A5	**No**

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Q6	in regards to the voltage for ID P1 - the draws states 208/230 but the existing is 120V with no provisions included for a electrical upgrade in the tender drawings. Is there a addendum for a electrical modification/upgrade or can the voltage change to 120V
A6	**The existing Panel A1 shown on the electrical drawings is for 208V power. Refer to the electrical drawings for more info. (See picture below)**
Q7	on the separate pricing #1 section it just shows detail of what backflow is acceptable but it also shows a strainer and Pressure Reducing Valve (PRV) on the water entry. What pressures should the PRV be capable of handling and what is the reduced pressure after the main PRV? It also shows a bypass around the PRV, what size should that be?
A7	**As noted on M1.0 and described by keynote # 8 of new plan, for PRV station arrangement, contractor should refer to the schematic shown on M2.0. On the schematic drawing, acceptable products are noted. Bypass line size is 2".**

END OF Q&A No. 2