



## REQUEST FOR TENDER No. 22-080

### Jack Bagley Community Park Washroom Building Construction

#### Addendum 1

Issued: November 14, 2022

**Closing Date & Time: on or before 3:00 PM Pacific Time on November 24, 2022**

This addendum shall be read in conjunction with and considered as an integral part of the Request for Tender. Revisions supersede the information contained in the original Tender or previously issued Addendum. No consideration will be allowed for any extras due to any Vendor not being familiar with the contents of this Addendum. All other terms and conditions remain the same.

#### **A. Questions & Answers**

**Q1.** Please clarify form of contract for the above noted project.

Section 00100.17.1 states a CCDC4-2011 Unit Price Contract, however, the contract and Supplementary General conditions included in the tender documents are for a CCDC2-2020.

**A1.** Delete original Section 00100 Clause 17.1 and add revised Section 00100 Clause 17.1: "The successful contractor will be expected to enter a **CCDC2-2020 Stipulated Price Contract** as amended herein in the "Supplementary General Conditions" section 00500".

**Q2.** The shear wall schedule on drawing ST05 includes ½" OSB sheathing; however, Note 1 on the same drawing mentions 19mm plywood. Could you please confirm the sheathing material for the shear walls?

**A2.** 19mm plywood. Delete ½" OSB sheathing from structural drawing ST05.

**Q3.** Please confirm the roof deck materials. The architectural drawings mention structural plywood, but I'm not seeing anything specified in the structural drawings?

**A3.** Roof to be 5/8" plywood. Add to attached revised architectural drawing A6.00.

**Q4.** The wood beam schedule on structural drawing ST05 shows SPF #1 for WB1 and WB2 – however, the notes on drawing ST02 indicate that everything should be D. FIR #1. Could you please clarify?

**A4.** WB1 and WB2 to be SPF #1. Delete D. FIR #1 from drawing ST02 and add SPF #1.

**Q5.** The electrical drawings describe a new BC Hydro Service. Could you please confirm that the new pole and transformer is paid for by the owner, and that the contractor should include 150 linear meters of conduit, cables, trenching, bedding and backfill as described on drawing E-01?

**A5.** All bidders shall delete the requirement for provision of 150m of BC Hydro service conduit and associated civil works on drawing E-01. An overhead BC Hydro service is being investigated as an option for this project, and further instructions will be provided to successful bidder as a change order to the

contract. All bidders shall allow for a site meeting with BC Hydro representative during coordination phase in their bid, under general conditions.

**Q6.** Could you please mark-up a drawing and show the anticipated location for the new power pole, so that we can guess at where this 150 metres of trenching might be excavated?

**A6.** This is pending BC Hydro's review and confirmation. A BC Hydro application has been submitted, but a response has not yet been received. The successful bidder shall coordinate the final location of service pole directly with BC Hydro. Please see above answer A5.

**Q7.** The tender form includes Item F2 Tree and Shrub Planting; however, the landscaping drawings identify other provisional items. Could you please confirm that Item F2 Tree and Shrub Planting excludes all other landscaping such as the turf grass and irrigation system?

**A7.** Delete from the Tender Form Schedule of Prices item B – Provisional Items F1 and F2 in their entirety. A revised Tender Form will not be issued. On your Tender Form, either leave these items blank or enter "N/A". Delete the original landscape plan L03 drawing and add the attached revised landscape plan L03 drawing.

**Q8. Irrigation Clarification**

Please provide details on the type of irrigation controller to be installed.

Please provide irrigation specifications for this project which outline the types of product to be used, and required depths for irrigation pipe.

Where is the irrigation water stub located, and what size is it?

**A8.** Delete all irrigation from the tender specifications. Delete the original landscape plan L03 drawing and add the attached revised landscape plan L03 drawing. Contractor to ensure space in mechanical room is complete with power for future installation of controller.

**Q9.** Do you want 1 or 2 coats on the exterior timbers?

**A9.** 2 coats. Products should be applied per manufacturer's recommendations. Reference drawing A5.02.

**Q10.** Do you want stain blocker and then a topcoat on the plywood sheathing? This can prevent the tannins from bleeding through.

**A10.** Stain blocker base coat is good for plywood sheathing. Assume 1 base coat + 2 finish coats. Reference drawing A5.02.

**Q11.** The door schedule on A6.00 states "refer to hardware specifications". Please provide specifications.

**A11.** Delete original architectural drawing A6.00 and add attached revised architectural drawing A6.00 for additional door hardware specification information.

**Q12.** Can a 1 week extension be granted?

**A12. Tender closing will be extended until **November 24<sup>th</sup>, 2022 on or before 3:00 p.m. local time.****

**Q13.** For the exposed rafters on the underside of the covered seating area, are those to be painted? I see they are called out as 89mmx 140mm and 89mmx235 SPF. If we are using nice glulam beams for the structure I thought those may want to be cedar or something?

**A13.** SPF is a cost-conscious choice and should certainly be acceptable aesthetically. The following penetrating sealants were used for basis of design:

Exposed structure: Sansin KP-12UVW (see revised architectural drawing A1.03 and original architectural drawing A5.02)

Cedar benches: Sansin KP-11 (see original architectural drawing A5.01)

See attached cutsheets. Sanskin KP-11S & Sanskin KP-12

**Q14.** Electrical Note 1 indicates to provide a rain tight panel. Is this to be Nema 2 or 3?

**A14.** Revise electrical drawing E-01, Note 1 to add NEMA 3R rated panel. A revised drawing will not be issued.

**Q15.** Could meter base be put into service room? Provide Hydro with key and remove the lockable NEMA4X enclosure. Why is the grounding grid required? Would standard grounding and ground plate be acceptable? For all concealed wood framed wiring would NMD-90 be allowed? For all exposed wiring would AC-90 be allowed?

**A15.** Contractors are to provide base bid as per the design specifications included in the tender document. Any substitutions may be considered by the Owner with the successful contractor post award.

## **B. Other Specification Revisions**

**R1.** Delete original architectural drawing A1.03 and add the attached revised architectural drawing A1.03 to revise the Ceiling Mounted Heating Unit specification.

**R2.** Delete original architectural drawing A4.01 and add the attached revised architectural drawing A4.01 to revise the toilet specification.

**R3.** On electrical drawing EL-01, the circuit breakers for ceiling heaters in Toilet room #1, Toilet room #2 and storage room, shall be changed to 20A-1P from 15A-2P as shown in the panel schedule. A revised drawing will not be issued.

**R4.** Add attached revised mechanical addendum for drawings M0.01 & M0.02.

## **C. Reminder**

Each Tender Form received from a Tenderer must be accompanied by a **verifiable digital E-Bid Bond** in the amount equal to TEN PERCENT (10%) of the TOTAL AMOUNT OF TENDER and a **verifiable digital Consent of Surety** as defined by the Surety Association of Canada.

<https://suretycanada.com/SAC/Surety-Bonds/E-Bonding.aspx>

End of Addendum 1

The following addendum supersedes information contained in drawings and specifications issued for the project to the extent referenced. This Addendum forms part of the Tender Documents and is subject to all of the conditions set out in the contract conditions.

**1. DRAWINGS – MECHANICAL**

**1.1 Drawing No. M0.01:**

- .1 Revise:
  - .1 Revise CP-1, CP-2, CP-3 in motorlist to 1.5 kW, 120 V, single phase power supply.

**1.2 Drawing No. M0.02:**

- .1 Delete:
  - .1 Delete note 3 from radiant ceiling panel schedule.
- .2 Revise:
  - .1 Revise radiant ceiling panels CP-1, CP-2, CP-3 to Berko model QFF1500 1.5 kW ceiling mounted heater. Power supply to be 120 V single phase.
  - .2 Revise note 4 in radiant ceiling panel schedule to read "C/W UNIT-MOUNTED THERMOSTAT".
  - .3 Revise water closet WC-1 in plumbing fixture schedule:  
ACORN MODEL 1685-W-2 FLOOR MOUNTED TOILET - BACK OUTLET, SATIN FINISH, 14 GA TYPE 304 STAINLESS STEEL SEAMLESS WELD CONSTRUCTION - ELONGATED BOWL BLOWOUT JET FLUSHING ACTION, INSTALLED ON FINISHED WALL, 80 PSI MAX WORKING PRESSURE, 14"(W) x 24-1/4" (L) x 15" (H). 1.28 GPF.  
-EVSVFV ELECTRONIC FLUSH VALVE FOR WALL (CONCEALED) SUPPLY.  
-HPS HIGH POLISH INTEGRAL SEAT  
-ADA 18" INTEGRAL SEAT HEIGHT  
-TF 120 VAC TO 24VAC TRANSFORMER FOR HARDWIRED INSTALLATION  
FRANKE MODEL CM-16104 BACKREST
  - .4 Add 2" diameter vent to water closet back outlet and connect to vent system.

**END OF MECHANICAL ADDENDUM NO. 1**

Yours very truly,

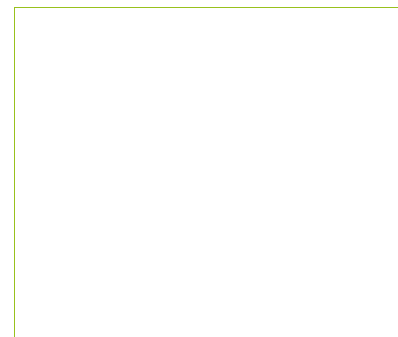
**The AME Consulting Group Ltd.**



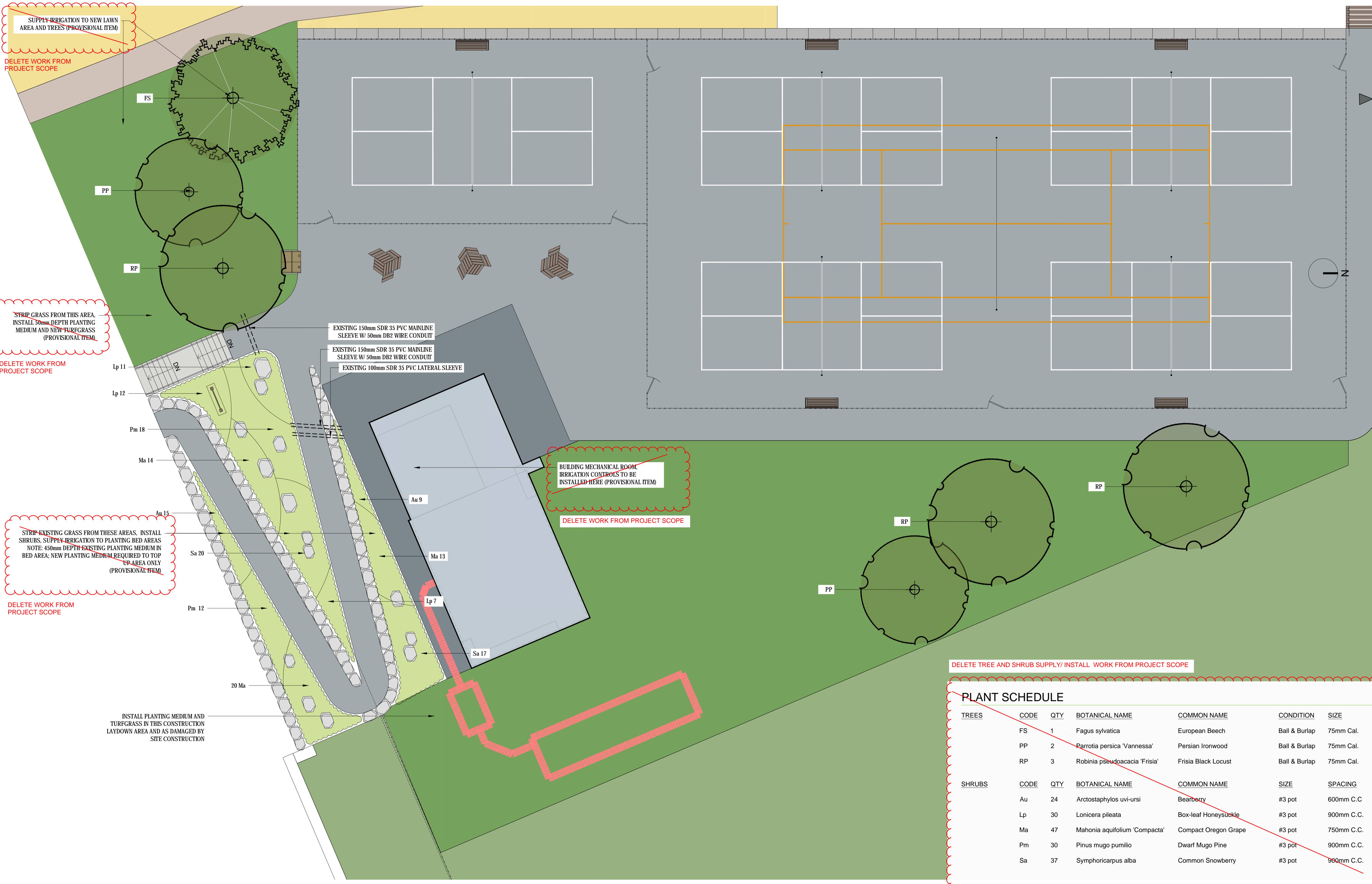
**Kyle Reid, EIT**

Mechanical Designer - Vancouver, BC

**Attachment(s): N/A**



**PROFESSIONAL'S SEAL &  
SIGNATURE**



SUPPLY IRRIGATION TO NEW LAWN AREA AND TREES (PROVISIONAL ITEM)

DELETE WORK FROM PROJECT SCOPE

STRIP GRASS FROM THIS AREA. INSTALL 50mm DEPTH PLANTING MEDIUM AND NEW TURFGRASS (PROVISIONAL ITEM)

DELETE WORK FROM PROJECT SCOPE

STRIP EXISTING GRASS FROM THESE AREAS. INSTALL SHRUBS. SUPPLY IRRIGATION TO PLANTING BED AREAS. NOTE: 450mm DEPTH EXISTING PLANTING MEDIUM IN BED AREA. NEW PLANTING MEDIUM REQUIRED TO TOP UP AREA ONLY (PROVISIONAL ITEM)

DELETE WORK FROM PROJECT SCOPE

BUILDING MECHANICAL ROOM IRRIGATION CONTROLS TO BE INSTALLED HERE (PROVISIONAL ITEM)

DELETE WORK FROM PROJECT SCOPE

DELETE TREE AND SHRUB SUPPLY/ INSTALL WORK FROM PROJECT SCOPE

PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE
	FS	1	Fagus sylvatica	European Beech	Ball & Burlap	75mm Cal.
	PP	2	Parrotia persica 'Vannessa'	Persian Ironwood	Ball & Burlap	75mm Cal.
	RP	3	Robinia pseudoacacia 'Frisia'	Frisia Black Locust	Ball & Burlap	75mm Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	Au	24	Arctostaphylos uva-ursi	Bearberry	#3 pot	600mm C.C
	Lp	30	Lonicera pileata	Box-leaf Honeysuckle	#3 pot	900mm C.C.
	Ma	47	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#3 pot	750mm C.C.
	Pm	30	Pinus mugo pumilio	Dwarf Mugo Pine	#3 pot	900mm C.C.
	Sa	37	Symphoricarpos alba	Common Snowberry	#3 pot	900mm C.C.

**1** PLANTING PLAN  
L03 PLAN

PLOT DATE: October 19, 2022

REV NO	REVISIONS	DATE	DRAWN	APPRD	OWNER
1	ISSUED FOR TENDER	2022-10-19	XJ	AR	
2	ISSUED FOR ADDENDUM 1	2022-11-04	XJ	AR	



**JACK BAGLEY COMMUNITY PARK WASHROOM BUILDING**  
PLANTING PLAN



ISSUED FOR TENDER DESIGN NO.

SCALE	1:200	DATE	Oct-14	DWG. NO.
DRAWN BY	JO	DESIGN BY	AR	L03
CHECKED BY	AR	APPROVED BY	AR	OF -
				REV. 1

SCALE 1:200  
**33360**

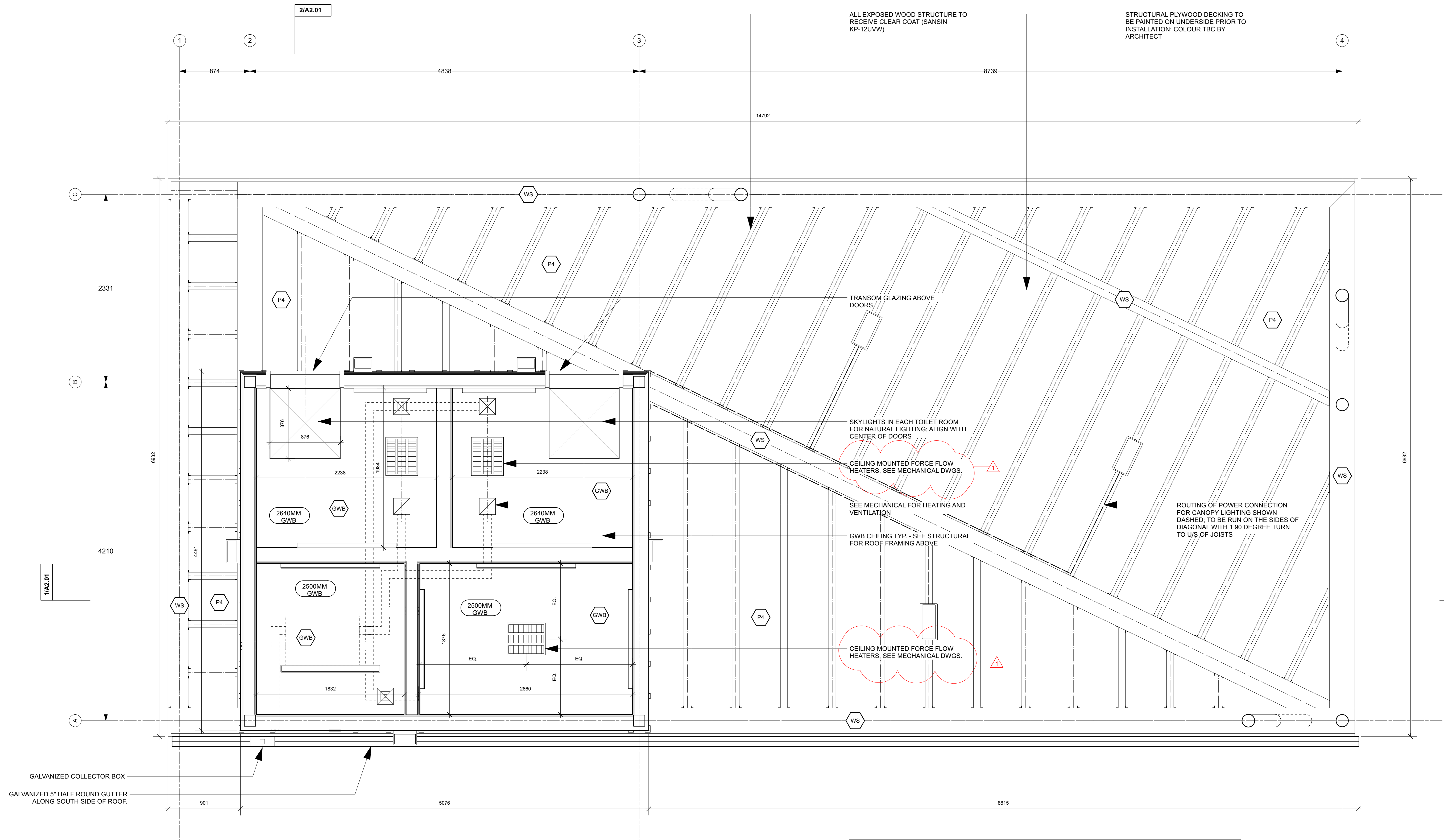
Issues / Revisions	
DATE	ISSUE
2021-07-07	ISSUED FOR 95% DD/BP
2021-09-17	ISSUED FOR TENDER RE-ISSUED FOR BP
2022-10-18	ISSUED FOR TENDER
2022-11-07	IFT REVISED

RCP

Project ID	Drawn	Checked
2004	JR	TH

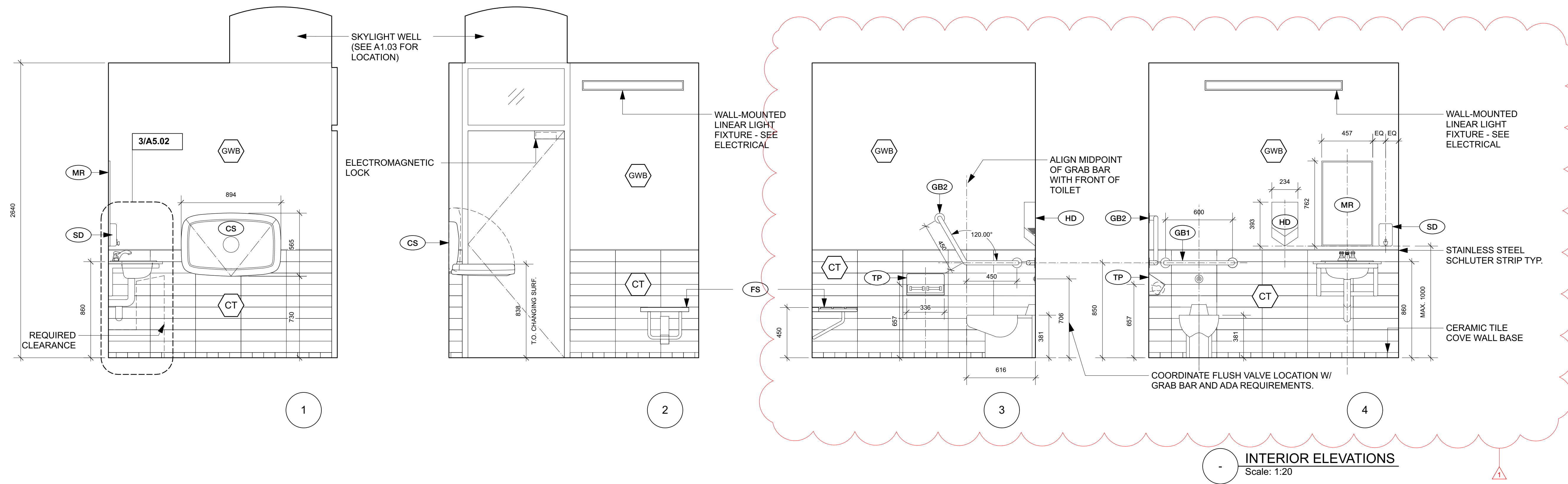
Scale	Date
AS NOTED	NOVEMBER 07, 2022

**A1.03**



RCP LEGEND	
	LINEAR LIGHT FIXTURE (CEILING/WALL MOUNTED) - SEE ELECTRICAL FOR SIZING
	SCONCE LIGHT FIXTURE - SEE ELECTRICAL FOR SIZING
	CANOPY LIGHT FIXTURE - SEE ELECTRICAL FOR POWER ROUTING
	CEILING MOUNTED FORCED FLOW HEATER - SEE MECHANICAL
	AIR DIFFUSER - SEE MECHANICAL
	AIR VENTILATION - SEE MECHANICAL

**1 REFLECTED CEILING PLAN**  
 Scale: 1:25



**INTERIOR ELEVATIONS**  
 Scale: 1:20

**MATERIALS LEGEND - SEE ALSO FINISH SCHEDULE**

- FC** FIBRE CEMENT PANELS (HARDIEPANEL OR SIMILAR)  
 C/W HARDIETRIM CORNER TRIM AND BATTENS  
 COLOURS TBC BY ARCHITECT FROM STANDARD RANGE
- GWB** GYPSUM WALLBOARD, PAINTED  
 - IN WASHROOMS - PAPER-FREE MOLD-RESISTANT GREENBOARD TYP.  
 PAINTED P1 (WALLS) & P2 (CEILING) TYPICAL (SEE FINISH SCHEDULE)
- CT** CERAMIC TILE  
 C/W TILE COVE BASE AND QUARTER ROUND TRIM

**FITTINGS LEGEND**

- CS** WALL-MOUNTED FOLD-DOWN BABY CHANGING STATION -  
 KOALA CARE PRODUCTS KB200-SS OR APPROVED EQUIVALENT
- FS** FOLDING SEAT -  
 BOBRICK B-5191 OR APPROVED EQUIVALENT
- GB1** GRAB BAR -  
 GALLERY SPECIALTY C04 STRAIGHT GRAB BAR 24" OR APPROVED EQ.
- GB2** GRAB BAR -  
 GALLERY SPECIALTY C31 120 DEGREE GRAB BAR OR APPROVED EQ.
- HD** HAND DRYER -  
 DYSON AIRBLADE V HU02 (Sprayed Nickel) OR APPROVED EQUIVALENT
- MR** MIRROR -  
 FROST STOCK SERIES 941-1830 OR APPROVED EQUIVALENT
- SD** SOAP DISPENSER -  
 FROST TANK TYPE SOAP DISPENSER 708A OR APPROVED EQUIVALENT
- TP** ROLL TOILET TISSUE DISPENSER WITH HOOD -  
 FROST 158S DOUBLE ROLL UNIT OR APPROVED EQUIVALENT

**NOTE:** SEE MECHANICAL DRAWINGS FOR PLUMBING FIXTURE SPECIFICATIONS

DATE	ISSUE
2021-07-07	ISSUED FOR 95% DD/BP
2021-09-17	ISSUED FOR TENDER RE-ISSUED FOR BP
2022-10-18	ISSUED FOR TENDER
2022-11-07	IFT REVISED

Seal

Sheet Title

**INTERIOR ELEVATIONS**

Project ID	Drawn	Checked
2004	JR	TH

Scale	Date
AS NOTED	NOVEMBER 07, 2022

Sheet No.

ASSEMBLY SCHEDULE						
WALL TYPE	PLAN	DESCRIPTION	REQUIRED			REMARKS
			FRR	STC	RSI	
W1	EXTERIOR	<b>EXTERIOR WALL</b> <ul style="list-style-type: none"> <li>5/16" FIBRE CEMENT BOARD</li> <li>1/2" ALUMINUM CLIPS</li> <li>AIR-MOISTURE BARRIER</li> <li>1/2" PLYWOOD (SEE STRUCTURAL)</li> <li>5 1/2" WOOD STUDS</li> <li>5 1/2" MINERAL WOOL INSULATION</li> <li>VAPOUR BARRIER</li> <li>1/2" PLYWOOD (SEE STRUCTURAL)</li> <li>5/8" TYPE X GYPSUM WALLBOARD</li> </ul>	N/A	N/A	3.60	- INCLUDE BLOCKING AS NEEDED FOR GRAB BAR AND FIXTURE SUPPORT - INTERIOR WALL FINISH AS NOTED IN ELEVATIONS (PAINTED TYP.)
	INTERIOR					
W2	INTERIOR	<b>INTERIOR WALL</b> <ul style="list-style-type: none"> <li>5/8" TYPE X GYPSUM WALLBOARD</li> <li>1/2" PLYWOOD (SEE STRUCTURAL)</li> <li>5 1/2" WOOD STUDS</li> <li>5 1/2" MINERAL WOOL INSULATION</li> <li>1/2" PLYWOOD (SEE STRUCTURAL)</li> <li>5/8" TYPE X GYPSUM WALLBOARD</li> </ul>	N/A	N/A	N/A	- INCLUDE BLOCKING AS NEEDED FOR GRAB BAR AND FIXTURE SUPPORT - INTERIOR WALL FINISH AS NOTED IN ELEVATIONS (PAINTED TYP.)
	INTERIOR					
<b>ROOF ASSEMBLIES</b>						
R1	EXTERIOR	<b>MODIFIED BITUMEN ROOF</b> <ul style="list-style-type: none"> <li>MODIFIED BITUMEN</li> <li>1/2" PLYWOOD SHEATHING</li> <li>WOOD STRUCTURE (SEE STRUCTURAL)</li> <li>9 1/2" MINERAL WOOL INSULATION</li> <li>VAPOUR BARRIER</li> <li>5/8" TYPE X GYPSUM WALLBOARD</li> </ul>	N/A	N/A	5.46	- SLOPE STRUCTURE TO ACHIEVE MINIMUM SLOPE TO DRAIN AS NEEDED - GWB CEILINGS TO BE PAINTED TYP.
	INTERIOR					
R2	EXTERIOR	<b>MODIFIED BITUMEN CANOPY</b> <ul style="list-style-type: none"> <li>MODIFIED BITUMEN</li> <li>1/2" PLYWOOD SHEATHING</li> <li>WOOD STRUCTURE (SEE STRUCTURAL)</li> </ul>	N/A	N/A	N/A	- SLOPE STRUCTURE TO ACHIEVE MINIMUM SLOPE TO DRAIN AS NEEDED - UNDERSIDE OF SHEATHING TO BE PAINTED (COLOUR TBC BY ARCHITECT)
	EXTERIOR					
<b>FLOOR ASSEMBLIES</b>						
F1	INTERIOR	<b>FINISHED CONCRETE FLOOR</b> <ul style="list-style-type: none"> <li>6" POLISHED REINFORCED CONCRETE</li> <li>POLYETHYLENE VAPOUR BARRIER</li> <li>4" XPS RIGID INSULATION</li> <li>4" GRAVEL FILL, NO FINES</li> </ul>	N/A	N/A	N/A	- SLOPE TO DRAIN IN WASHROOMS - APPLY CONCRETE DENSIFIER IN WASHROOMS
	EXTERIOR					

DOOR SCHEDULE		SCALE = 1:20
<p>1 TYPICAL WASHROOM DOOR HOLLOW METAL SWING DOOR WITH GLAZED TRANSOM TRANSOM GLAZING IS TEMPERED SAFETY GLASS (DOUBLE GLAZING) INCLUDE ELECTROMAGNETIC LOCK INCLUDE DOOR KICK AND WALL STOP</p>	<p>2 SERVICE ROOM DOOR HOLLOW METAL SWING DOOR WITH LOUVERED TRANSOM INCLUDE ELECTROMAGNETIC LOCK</p>	<p>3 STORAGE ROOM DOOR HOLLOW METAL DOUBLE SWING DOOR FIXED LEAF TO HAVE TOP-DOWN THROW BOLTS AND INTEGRAL ASTRAGAL INCLUDE ELECTROMAGNETIC LOCK</p>
<b>DOOR HARDWARE SPECIFICATIONS</b>		
<p>1. Butts and hinges: to CAN/CGSB-69.18, (3 per door for doors up to 2135 and 4 per door for doors up to 2440 in height or over 914 in width), NRP, ball bearing type, stainless steel.</p> <p>1.1 Acceptable products:            .1 Hagar AB850 x 114 x 114            .2 Stanley CB199 x 114 x 114            .3 Contract Administrator approved equal.</p> <p>2. Locksets: to CAN/CGSB-69.17 -M86, Grade 1 lever handle. Provide construction cylinder cores and final cores with keying to Owners master key system.</p> <p>2.1 Acceptable products for interior locksets:            .1 Yale 4700LN Series            .2 Schlage 'A' series            .3 Contract Administrator approved equal.</p> <p>2.2 Acceptable products for exterior locksets:            .1 Yale 4700LN Series            .2 Schlage 'D' series            .3 Contract Administrator approved equal.</p> <p>2.3 Acceptable products for electromagnetic locks:            .1 RCI 8310/8320            .2 HES 1006            .3 Contract Administrator approved equal.</p>	<p>3. Door Closers and Accessories:            3.1 Door controls (closers): to CAN/CGSB-69.20, one per door. All door closers shall be through bolted. Finish aluminum lacquer.            .1 Acceptable products:            .1 LCN 4040 Super Smoothee by LCN closers            .2 Contract Administrator approved equal.            .3 Door controls - overhead holders: to CAN/CGSB-69.24, extruded bronze, 110 degree hold-open and stop, one per door.            .1 Acceptable products:            .1 Sargent 598H            .2 Contract Administrator approved equal.</p> <p>4. Architectural door trim: to CAN/CGSB-69.22, as listed below.</p> <p>4.1 Door protection plates: kick plate type, 1.27 mm thick stainless steel.            .1 Acceptable products:            .1 GSH 60            .2 Canadian Builders Hardware            .3 Contract Administrator approved equal.</p> <p>4.2 Door stop:            .1 Acceptable products:            .1 GSH 250            .2 Contract Administrator approved equal.</p>	<p>5. Thresholds: 150 mm, extruded aluminum with thermal break.            .1 K. N. Crowder CT-46            .2 Contract Administrator approved equal.</p> <p>6. Weatherstripping:            6.1 Head and jamb seal: Adjustable spring loaded, vinyl in extruded aluminum trim            .1 Acceptable products:            .1 DS130CR            .2 K. N. Crowder W44            .3 Contract Administrator approved equal.</p> <p>6.2 Door bottom seal: Neoprene rubber in extruded aluminum trim            .1 Acceptable products:            .1 K. N. Crowder Type CT-54 Automatic door bottom.            .2 Contract Administrator approved equal.</p> <p>7. Integral Astragal: adjustable overlapping, extruded aluminum frame with vinyl insert, finished to match doors.</p>

GENERAL NOTES	
<b>REGULATORY REQUIREMENTS</b> References and Codes: Perform Work in accordance with 2018 BC Building Code and authorities having jurisdiction including amendments up to tender closing date and other codes of provincial or local application provided that in case of conflict or discrepancy, more stringent requirements apply.  Meet or exceed requirements of: 1. Contract documents. 2. Specified standards, codes and referenced documents. 3. Municipalities' requirements  <b>REFERENCES</b> 1 Canadian Construction Documents Committee (CCDC) 5B, Agreement Between Owner and Construction Manager for Services and Construction.	<b>QUALITY CONTROL</b> <b>1. Inspections:</b> .1 Allow Consultant access to Work. If part of Work is in preparation at locations other than Place of Work, allow access to such Work whenever it is in progress. .2 Give timely notice requesting inspection if Work is designated for special tests, inspections or approvals by Consultant instructions, or law of Place of Work. .3 If Contractor covers or permits to be covered Work that has been designated for special tests, inspections or approvals before such is made, uncover such Work, have inspections or tests satisfactorily completed and make good such Work. .4 Consultant will order part of Work to be examined if Work is suspected to be not in accordance with Contract Documents. If, upon examination such work is found not to be examined if Work is suspected to be not in accordance with Contract Documents, correct such Work and pay cost of examination and correction, if such Work is found in accordance with Contract Documents, Consultant shall pay cost of examination and replacement.  <b>2. Independent Inspection Agencies:</b> .1 Independent Inspection/Testing Agencies will be selected by Consultant for purpose of inspecting and/or testing portions of Work. Cost of such services will be borne by Owner. .2 Provide equipment required for executing inspection and testing by appointed agencies. .3 Employment of inspection/testing agencies does not relax responsibility to perform Work in accordance with Contract Documents. .4 If defects are revealed during inspection and/or testing, appointed agency will request additional inspection and/or testing to ascertain full degree of defect. Correct defect and irregularities as advised by Consultant at no cost to Owner. Pay costs for retesting and reinspection.  <b>3. Access to Work:</b> .1 Allow inspection/testing agencies access to Work, off site manufacturing and fabrication plants. .2 Co-operate to provide reasonable facilities for such access.  <b>4. Procedures:</b> .1 Notify appropriate agency in advance of requirement for tests, in order that attendance arrangements can be made. .2 Submit samples or materials required for testing, as specifically requested in specifications. Submit with reasonable promptness and in orderly sequence to not cause delays in Work. .3 Provide labour and facilities to obtain and handle samples and materials on site. Provide sufficient space to store and cure test samples.
<b>5. Manufacturer's Instructions:</b> .1 Unless otherwise indicated in specifications, install or erect products in accordance with manufacturer's instructions. Do not rely on labels or enclosures provided with products. Obtain written instructions directly from manufacturers. .2 Notify Consultant in writing, of conflicts between specifications and manufacturer's instructions.  <b>6. Rejected Work:</b> .1 Remove defective Work, whether result of poor workmanship, use of defective products or damage and whether incorporated in Work or not, which has been rejected by Consultant as failing to conform to Contract Documents. Replace or re-execute in accordance with Contract Documents. .2 Make good other Contractor's work damaged by such removals or replacements promptly. .3 If in opinion of Consultant it is not expedient to correct defective Work or Work not performed in accordance with Contract Documents, Owner will deduct from Contract Price difference in value between Work performed and that called for by Contract Documents, amount of which will be determined by Consultant.  <b>7. Reports:</b> .1 Furnish electronic copies of inspection and test reports to Consultant. .2 Provide copies to subcontractor of work being inspected or tested and manufacturer or fabricator of material being inspected or tested.  <b>8. Tests and Mix Designs:</b> .1 Furnish test results and mix designs as requested. .2 Cost of tests and mix designs beyond those called for in Contract Documents or beyond those required by law of Place of Work will be appraised by Consultant and may be authorized as recoverable.  <b>9. Mock-Ups:</b> .1 Prepare mock-ups for Work specifically requested in specifications. Include for Work of Sections required to provide mock-ups. .2 Construct in locations acceptable to Consultant or as specified in specific Section. .3 Prepare mock-ups for Consultant's review with reasonable promptness and in orderly sequence, to not cause delays in Work. .4 Failure to prepare mock-ups in ample time is not considered sufficient reason for extension of Contract Time and no claim for extension by reason of such default will be allowed. .5 If requested, Consultant will assist in preparing schedule fixing dates for preparation. .6 Specification section identifies whether mock-up may remain as part of Work or if it is to be removed and when.  <b>10. Equipment and Systems:</b> .1 Submit adjustment and balancing reports for mechanical, electrical and building equipment systems.	<b>CLOSEOUT PROCEDURES</b> <b>1. Inspection and Declaration:</b> .1 Contractor's Inspection: Contractor and Subcontractors: conduct inspection of Work, identify deficiencies and defects, and repair as required to conform to Contract Documents. Notify Consultant in writing of satisfactory completion of Contractor's Inspection and that corrections have been made. .2 Request Consultant's Field Review. .3 Consultant's Field Review: Consultant and Contractor will perform review of Work to identify obvious defects or deficiencies. Contractor to correct Work accordingly. .4 Completion: submit written certificate of completion. .5 Final Inspection: when items noted above are completed, request final inspection of Work by Owner, Consultant, and Contractor. If Work is deemed incomplete by Owner and Consultant complete outstanding items and request reinspection. .6 Declaration of Substantial Performance: when Owner and Consultant consider deficiencies and defects have been corrected and it appears requirements of Contract have been substantially performed, make application for certificate of Substantial Performance. Refer to CCDC 5B, General Conditions Article for specifics to application. .7 Commencement of Lien and Warranty Periods: date of Owner's acceptance of submitted declaration of Substantial Performance shall be date for commencement for warranty period and commencement of lien period unless required otherwise by lien statute of Place of Work.  <b>2. Final Cleaning:</b> .1 Clean work prior to final review by Consultant. .2 When Work is Substantially Performed remove surplus products, tools, construction machinery and equipment not required for performance of remaining Work. .3 Prior to final review remove surplus products, tools, construction machinery and equipment. .4 Remove waste and debris, including that caused by Owner or other Contractors, and leave Work clean and suitable for occupancy. .5 Make arrangements with and obtain permits from authorities having jurisdiction for disposal of waste and debris. .6 Remove stains, spots, marks and dirt from decorative work, electrical and mechanical fixtures, furniture fittings, walls, and horizontal hard surfaces. .7 Clean lighting reflectors, lenses, and other lighting surfaces. .8 Remove dirt and other disfiguration from exterior surfaces. .9 Sweep and wash clean paved areas. .10 Clean drainage systems. .11 Remove debris and surplus materials from accessible concealed spaces.
<b>CLOSEOUT SUBMITTALS</b> <b>1. Submittals in accordance with Submittal Procedures:</b> .1 Prepare instructions and data using personnel experienced in maintenance and operation of described products. .2 Copy will be returned after final inspection, with Consultant's comments. .3 Revise content of documents as required prior to final submittal. .4 Two weeks prior to Substantial Performance of the Work, submit to the Consultant, one final copy and one digital version of Operations and Maintenance manuals in English. .5 Ensure spare parts, maintenance materials and special tools provided are new, undamaged or defective, and of same quality and manufacture as products provided in Work. .6 Furnish evidence, if requested, for type, source and quality of products provided. .7 Defective products will be rejected, regardless of previous inspections. Replace products at own expense. .8 Submit 'redline' marked up construction drawings to the Consultant within 30 days of Substantial Performance and prior to final completion.  <b>2. Operations and Maintenance Manual:</b> .1 Organize data as instructional manual. .2 Binders: vinyl, hard covered, 3 'D' ring, loose leaf 219 x 279 mm with spine and face pockets. .3 When multiple binders are used correlate data into related consistent groupings. Identify contents of each binder on spine. .4 Cover: identify each binder with type or printed title 'Project Record Documents'; list title of project and identify subject matter of contents. .5 Arrange content by systems, process flow, under Section numbers and sequence of Table of Contents. .6 Provide tabbed fly leaf for each separate product and system, with typed description of product and major component parts of equipment. .7 Text: manufacturer's printed data, or typewritten data. .8 Drawings: provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages. .9 Contents: a. Provide Table of Contents w/ title of project, date of submission b. Provide contact info of Consultant and Contractor c. Schedule of products and systems, indexed to content of volume. d. For each product or system: list names, contact info of subcontractors and suppliers, including local source of supplies and replacement parts. e. Product Data: mark each sheet to identify specific products and component parts, and data applicable to installation. f. Drawings: supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. g. Typewritten Text: as required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.	<b>3. Equipment and Systems:</b> 1. Each Item of Equipment and Each System: include description of unit or system, and component parts. Give function, normal operation characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and commercial number of replaceable parts.  <b>4. Materials and Finishes:</b> 1. Building Products, Applied Materials, and Finishes: include product data, with catalogue number, size, composition, and colour and texture designations. Provide information for re-ordering custom manufactured products. 2. Instructions for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.  <b>5. Spare Parts:</b> 1. Store spare parts, in quantities specified in individual specification sections.  <b>6. Maintenance Materials:</b> 1. Provide maintenance and extra materials, in quantities specified in individual specification sections. 2. Provide items of same manufacture and quality as items in Work. 3. Deliver to site, location as directed; place and store.  <b>7. Special Tools:</b> 1. Provide special tools, in quantities specified in individual specification section. 2. Provide items with tags identifying their associated function and equipment.  <b>8. Storage, Handling and Protection:</b> 1. Store spare parts, maintenance materials, and special tools in manner to prevent damage or deterioration.  <b>9. Warranties and Bonds:</b> 1. Develop warranty management plan to contain information relevant to Warranties. 2. Warranty management plan to include required actions and documents to assure that Owner receives warranties to which they are entitled. 3. Provide list for each warranted equipment, item, feature of construction or system. 4. Assemble approved information in binder and submit upon acceptance of work. 5. Warranty Tag: tag, at time of installation, each warranted item. Provide durable, oil and water resistant tag approved by Consultant.

Issues / Revisions	
DATE	ISSUE
2021-07-07	ISSUED FOR 95% DD/BP
2021-09-17	ISSUED FOR TENDER RE-ISSUED FOR BP
2022-10-18	ISSUED FOR TENDER
2022-11-07	IFT REVISED





# PROTECTIVE COATING KP-11S

**DESCRIPTION** Sansin KP-11S is a ready to use penetrating, aqueous, low VOC coating. For use as a long-term protective undercoat for millwork and wood products that are subject to potential wet conditions. Sansin KP-11S is designed to reduce swelling, wood rot and moisture absorption. KP-11S is tintable as a primer application to many of the Sansin colours. It's recommended to tone KP-11S using Precision Coat formulas according to the relative color specification.

---

## APPLICATIONS

KP-11S is designed for use on millwork exposed to long term exterior environments where extra protection under the surface coating is desired. KP-11S protects from within.

---

## PRODUCT BENEFITS

- Can be top coated using SDF and/or ENS
- Environmentally Responsible
- Low VOC
- Non Flammable
- Provides dimensional stabilization
- Penetrates the wood surface
- Low-odor
- Does not discolor the wood
- No surface residues on wood
- Good paint adhesion
- Mortar resistant
- Made in Canada

---

## CHARACTERISTICS

- Appearance ..... Milky wet
- Odor ..... Low
- Form ..... Liquid
- Specific Gravity ..... 1.00-1.02
- Density ..... 8.42 lbs
- Solid Content ..... 10-11%
- pH, (approx. ) ..... 8.4-8.9
- Viscosity ..... 14-16 sec Z#2
- Solvents ..... Low
- Diluent ..... Water
- Cleanup ..... Soap & Water
- Drying Time (To touch) @20°C (68°F) 4-6 Hours
- Keep from freezing
- VOCg/L) ..... 48

---

## PACKAGING

Available in 5 US gallon plastic containers, 50 US gallon drums, 1,000 litre totes and bulk.

---

## APPLICATION METHODS

- Apply by spray to a wet film of 6 mils
- Brush using a appropriately sized all purpose brush to spread product evenly
- To improve moisture resistance, particularly in end grain surfaces, dip and submerge for 30-90 seconds. Recoop excess material and brush to excess product evenly

---

## COVERAGE

- 300 sq. ft/gallon
- Dip treatment will decrease coverage

---

## PREPARATION

- Inspect wood surfaces for defects and make any necessary repairs
- Use the appropriate Sansin cleaner and/or wash the entire surface with a minimum 3000 PSI pressure washer using clean water and proper technique. Be careful not to erode the surface.
- Sand the surface well with a 60-80 grit paper using a random orbital sanders
- Follow by power washing, vacuuming or using compressed air for proper cleaning. Surface must be clean, free from dust, dirt, grease, wax or any existing coatings

---

## WORKING PROCEDURE

- Stir product frequently during use
- Inspect wood surfaces for defects and make any necessary repairs
- Apply product evenly
- Applicable over wood products with moisture content of 8-20%

- Allow 4-6 hours of drying time @20°C (68°F)

---

**STORAGE**

Store at a temperature of between +5°C and +25°C (41°F and 77°F). Keep containers tightly closed. Cover the dipping tank when not in use.

---

**SAFETY** See Material Safety Data Sheet

---

**CONDITIONS OF SALE**

The only obligation of the manufacturer and seller shall be to replace such quantity of Sansin product that is proven to be defective. Proof of purchase is required. Seller or manufacturer shall not be liable

for any loss or damage connected with the use and/or handling of this product. All labor costs are specifically excluded. User should determine suitability of product for the intended use before application. User assumes all risk and liability in connection therewith. This warranty is expressly made in lieu of any and all other rights, warranties, conditions and remedies, express or implied, including but not limited to any implied warranty or condition of merchantability, fitness for a particular purpose, and any warranty or condition arising out of a course of dealing, a custom or usage of trade. If any distributor or seller of product offers warranties or remedies which differ from those offered by Sansin, Sansin accepts no responsibilities for such warranties or remedies.

November 2014

# KP-12 Protective Undercoat: Penetrating aqueous low-VOC protective undercoating for timbers, dimensional lumber and engineered wood products subject to potential wet conditions. Available in a range of formulas to reduce swelling, wood rot, moisture absorption and protect against UV degradation.

## FEATURES

- Permanent wood treatment; creates a monolithic bond with wood
- Stabilizes wood components; reduces warping and checking
- Dramatically improves top coat performance
- Range of UV protection for wood tissue and lignin
- Range of water repellence
- Near-invisible for superior clear or light wood tones
- For interior and exterior wood surfaces
- Deep wood penetration
- Allows wood to breathe
- Protects wood and prevents weathering during construction
- Applicable to wood with a moisture content of up to 21%
- Environmentally responsible
- Clean-up with soap and water

## APPLICATIONS

Use Sansin KP-12 on timbers, dimensional laminated lumber and engineered wood components like CLT to enhance dimensional stability and to protect surfaces from UV degradation and moisture absorption. Using KP-12 to protect wood during the manufacturing and construction process reduces in situ preparation and top coat application costs while dramatically improving topcoat performance. Can be applied as an undercoat to Sansin Precision Coat formulas for both interior and exterior wood surfaces. All KP-12 formulas are ready to use.

## FORMULAS

**KP-12:** recommended as a base coat to protect timbers and engineered lumber against wood rot.

**KP-12W:** provides enhanced water repellence and excellent hold-out against water absorption. Protects timbers and engineered lumber against wood rot; protects end grain and exposed wood joinery and surfaces that are exposed to weathering and moisture.

**KP-12UV:** provides long term UV protection; ideal for timbers and engineered lumber where a clear or light wood finish is desired. Protects wood against wood rot and weathering during construction.

**KP-12UVW:** combines long-term UV protection with enhanced water repellence and excellent hold-out against water absorption for timbers and engineered lumber. Protects wood against wood rot and weathering during construction.

Sansin KP-12 formulas are intended as a permanent finish that should be applied to clean porous substrates in a factory setting in accordance with Directions for Use. DO NOT mix KP-12 formulas with each other or with any other formulas.

## COLORS

KP-12 products are tintable to compliment the finishing system in color depth and durability depending on project requirements.

## CHARACTERISTICS: KP-12, KP-12W, KP-12UV, KP-12UVW

- Appearance ..... Beige
- Odor ..... Low
- Form ..... Liquid
- Specific Gravity ..... 1.01-1.03
- Density ..... 8.4-8.6lbs per Gal
- Solid Content ..... 11-12% (less than 1lb / gal)
- pH, (approx.) ..... 8.5 min
- Viscosity, ..... 16-18 Sec Z #2

- Solvents.....Water
- Diluent.....Water
- Cleanup..... Soap and Water
- Drying Time (To touch) @20°C (68°F) ..... 2 hrs
- Drying time (to Recoat) @20.....6 hrs min
- Coverage Smooth ..... 4-6 Mil (250-400 ft<sup>2</sup>/gal)
- Coverage Rough ..... 8-12 Mil (80-150 ft<sup>2</sup>/gal)
- VOC ..... 30 – 75.3 (g/L)

## PACKAGING

5-Gallon pails, 50-Gallon drums, 1000 litre totes, bulk.

## PREPARATION

### PREPARATION IS KEY TO A SUCCESSFUL PROJECT

- Inspect the entire surface for defects and deterioration. Repair and replace defects where necessary.
- Sand wood surfaces to achieve a clean, even surface with 60-80 grit paper using variable speed random orbital sanders. For interior applications, finer grit may be used. Radius corners and remove any sharp edges to improve abrasion resistance.
- Follow with an appropriate cleaning method such as vacuum or compressed air.

## APPLICATION METHODS

- Apply to the point of saturation by any agreeable method

## WORKING PROCEDURE

- Stir product well before use and regularly during use
- Applicable over wood products with moisture content of up to 21%
- Apply product evenly to the point of saturation
- Apply in proper conditions; ideal temperature of 10-23°C (50-75°F) with relative humidity of approximately 50%
- Allow 4-6 hours of drying time @20°C (68°F)
- Environmental conditions impact drying time

## STORAGE

Store at a temperature of between +5°C and +25°C (41°F and 77°F). Keep containers tightly closed. Cover the dipping tank when not in use.

# KP-12™

ENVIRO STAIN®



# KP-12™



## SAFETY

---

See Material Safety Data Sheet

## WARNING TO USERS

---

Keep out of reach of children, if swallowed immediately drink two glasses of milk or warm water. Do not induce vomiting. Call physician immediately. Avoid contact with skin or eyes; flush with soap and water. Avoid breathing of vapor or mist. Wear a properly fitted NIOSH approved respirator. The information contained in this document is given in good faith based on our current knowledge. The use of the product is beyond the control of The Sansin Corporation, and no guarantees, expressed or implied, are made as to the result to be obtained if not used in accordance with the published Directions for Use. The Sansin Corporation does not assume any legal responsibility for use or reliance on same. This information must on no account be used as a substitute for necessary field tests, which alone can ensure that the product is suitable for the expected use. Before using any product, read its label.

## CONDITIONS OF SALE

---

The only obligation of the manufacturer and seller shall be to replace such quantity of Sansin product that is proven to be defective. Proof of purchase is required. Seller or manufacturer shall not be liable for any loss or damage connected with the use and/or handling of this product. All labor costs are specifically excluded. User should determine suitability of product for the intended use before application. User assumes all risk and liability in connection therewith. This warranty is expressly made in lieu of any and all other rights, warranties, conditions and remedies, express or implied, including but not limited to any implied warranty or condition of merchantability, fitness for a particular purpose, and any warranty or condition arising out of a course of dealing, a custom or usage of trade. If any distributor or seller of product offers warranties or remedies which differ from those offered by Sansin, Sansin accepts no responsibilities for such warranties or remedies.

---

© ALL RIGHTS RESERVED  
JULY 2016

