



**ADDENDUM #3**

March 12, 2025

**RE: MILAN HOUSING RENOVATION**

The following items are clarifications, additions or modifications to the Bid Documents.

**GENERAL QUESTIONS & CLARIFICATIONS**

1. Q: Can we get a specification for the tile paint?
  - A. Yes. Basis of design should be XIM Tile DOC. Specification is attached.
2. Q: What is the roof pitch of new building?
  - A. 4:12
3. Addendum #2 has been updated to change the addendum number at the top of the sheet. See attached.



# Tile DOC<sup>®</sup> *PATENTED TECHNOLOGY*

## Gloss White Engineered Finish Holds Up To Hot Water For Tile & Porcelain Sinks, Tubs and Showers For Kitchens, Bathrooms, Etc.

### Applications:

For redecorating Kitchens,  
Bathrooms, Cafeterias,  
etc.

For areas where Cold and  
**Hot Water** are used.

Shower Areas, Tubs, Sinks,  
Laundry Tubs, etc.

For refinishing:

- Ceramic Tile
- Porcelain
- Glazed Block
- Formica
- Fiberglass
- Cement, Grout, etc.

### *Not recommended for:*

- \* Galvanized metal
- \* Metal surfaces
- \* Flexible surfaces
- \* In Swimming Pools  
Nor in Hot Tubs or  
Jacuzzis

### Features/Benefits:

- Saves Cost of Replacing
- Easy to Use
- Tough and Durable
- Porcelain-Like
- Gloss White finish
- Can be tinted to pastel colors

### **Undisputed Durability**

**Champ** after independent lab tests by DL Laboratories, Accredited by National Voluntary Accreditation Program – Lab Code 100252. Accepted by Canadian General Standards Board – No 76005-ISO/EC 25 Approved.

**Note:** Not Flame or High Temperature Resistant

**Note:** Always Clean Tile DOC only with “Soft-Scrub” cleaners or mild detergents like **409** or **Fantastic** to prevent marking.

**Product Description:** XIM’s Tile DOC is an Engineered two component finish that bonds strongly to porcelain and will hold up to cold and **hot water**. The Tile-DOC is a gloss white that looks just like tile. It can be used as a white or tinted to a pastel color.

**Product Preparation:** XIM’s Tile DOC Part A should be mixed before combining with Part B. Part A and Part B must be mixed together before use. Mix by stirring, not shaking. The mixing ratio is 1 part A to 1 part B. (1:1) The mixing ratio is critical. Too much part A will result in a film that is too brittle, and too much part B will result in a film that is too soft and will mar more easily. No reduction is needed. If reduction is needed for spraying, however, small amounts of XIM’s Reducto, xylene or lacquer thinner can be added, not to exceed 1/2 ounce per gallon. After mixing, strain. No waiting period or “sweat-in” period is required before using. The pot life of the mixture is about 14-18 hours, depending on the temperature and the humidity. It is recommended that you thoroughly rinse and clean your application equipment immediately after use. If tinting is desired use universal tints to achieve pastel colors. Do not exceed two ounces of tint per mixed gallon. (½ oz per mixed quart) You can tint part A or tint the mixture of Part A and Part B. **Note:** Mix only what you will use that day. Keep the containers tightly closed when not in use. Store at room temperature.



### **Packaging Data:**

#### **Tile DOC Part A: No. 4201**

Gallon Cans - 4 per carton  
Quart Cans - 6 per carton  
Pint Cans - 1 in XIM’s pre-packed Kit

#### **Tile DOC Part B: No. 4202**

Gallon Cans - 4 per carton  
Quart Cans - 6 per carton  
Pint Cans - 1 in XIM’s pre-packed Kit

**Clean-Up:** Clean equipment with xylene or lacquer thinner immediately after use. Do not allow the mixed finish to remain in the spray gun or application equipment.

**Surface Preparation:** Careful surface preparation and cleaning is the key to a good result. Repair all cracks, chips and broken areas with a top quality epoxy filler. After all repairs are made be sure the surface is thoroughly clean and dry, free from all dirt, grease, wax, oils, soap film, mildew, rust or other contaminants. Soap residues are not easily seen, but must be removed completely. Take extra precautions to clean the surface areas around the drain and soap dish. The first step is to clean the surface of the porcelain or tile with a strong abrasive detergent using an abrasive pad or steel wool. Rinse well and dry. Next, solvent wiping of the surface is recommended. Wipe down the surface with XIM GON Cleaner or xylene. Do not use mineral spirits, turpentine or solvents that will leave oily residues. For the optimum adhesion, dull the surface with XIM’s brush-on etching cream, Etch-I-M, a commercial mild acid etch recommended for dulling porcelain and ceramic glaze. Follow the Etch-I-M instructions for use and safe handling. After etching, rinse well with water to remove the etching residue and etching cream then dry with a clean, lint free cloth. You can also scuff the surface with sand paper (180 to 220 grit Silicon Carbide paper is recommended). Be sure to remove all sanding dust. To fill cracks and chips use an epoxy filler recommended for patching porcelain, such as PC 11 (supplied by Protective Coatings Products) or equivalent. When coating cement or concrete wash tubs, clean as described above and do the etching with mild muriatic acid solution, rinse well and allow to dry completely. Again, follow the acid etch manufacturer’s instructions for use and safe handling. Rinse well with water and dry with a clean, lint free cloth. If desired, the grout can be sealed first with a masonry sealer such as XIM’s 600 Clear Masonry Sealer. When sealed first, the Tile DOC will dry to a gloss in the grout areas with two coats.

When preparing for spray application, be sure to tape-off all fixtures, trim and areas not to be painted. Cover floors and cabinets with drop cloths to protect from over spray. Remove all silicone sealers or caulks from seams and edges before application of the Tile DOC. Re-caulk 1-2 days after application of the Tile DOC. For previously coated surfaces, we recommend complete stripping / removal of the existing coating before proceeding. If you apply the Tile DOC over old coatings, you run the risk of the old coating still Peeling. For bare steel, remove all rust and prime or spot-prime with a two component rust inhibiting epoxy primer before applying the Tile DOC.

**How to Apply:** After mixing apply by spray application for the smoothest “tile-like” appearance. Spraying can be by conventional air sprayer, HVLP, or airless sprayer. If you do not have access to spray equipment, a Crown® sprayer or a Preval® Sprayer, which is manufactured by Precision Valve Corp. work well. These are available at most stores where paint is sold. See the spray gun manufacturer’s recommendations for tips and pressure settings. Apply at temperatures between 50 deg. F and 100 deg. F (both the surface and surrounding air). When spraying we recommend multiple, light “mist-coats” rather than heavy coats that might sag. Under standard conditions (77 deg. F and 50% relative humidity) the XIM Tile and Porcelain Finish will dry to touch in several hours. Thicker coats will take longer to dry. **Spray Gun Usage:** When applying with spray gun equipment, vapors can build up rapidly and may cause flash fire. With all applications: vapors may travel to areas away from the work site and ignite; use only where moving air will carry vapors outside. Ground all equipment. Do not use where static electricity can build up and cause sparks.

If brushing, use a fine bristle brush and lightly brush-out in one direction for a smooth surface. If brush marks remain, use the feathering technique. About three hours after application, lightly dampen a fine bristle brush with xylene or lacquer thinner, and shake out any excess from the brush. Brush in one direction by lightly tickling the surface to re-flow the brush marks. We recommend two coats for maximum performance.

If the second coat remains tacky, improve ventilation to promote drying. The XIM Tile DOC Finish will generally harden in 24 to 36 hours. If you apply the second coat within 4-6 hours, no sanding of the first coat is needed. If you have waited until the first coat has hardened or you are repairing or touching up a damaged area, lightly scuff-sand the first coat with 400 grit sandpaper or fine steel wool to “dull” the surface. Remove all sanding dust before proceeding. After applying the second coat, water should be kept away from the XIM Finish for a period of three to four days. Note: The XIM Finish is hard and should only be applied over hard, firm surfaces. Do not apply over flexible seams or caulk.

**Note: Hiding/Block Out** --- Tile DOC is a gloss white finish designed for thin film application. When applied over dark colors or surfaces composed of both dark and light colors, complete hiding (Block Out) of the colors may not be achieved in only one or two coats. If you are painting over dark colors consider the following: (1) Multiple coats may be required, (2) Consider tinting the Tile DOC to an off-white or pastel color or (3) Consider tinting the first coat of Tile DOC to an off-white or pastel color followed by a white second coat.

**Maintenance and Repair:** XIM’s Tile DOC Finish cures to a very hard and durable coating. With proper care the XIM Tile DOC Finish will last up to 10 times as long as regular enamels. Always clean the XIM Tile DOC Finish with a “soft-scrub”, non-abrasive type cleaner or a mild detergent cleaner like **409** or **Fantastic**. Do not use chlorine based cleaners or bleach which can cause discoloration. If the surface becomes dull the Tile DOC Finish can be buffed back to a gloss using a Polishing Compound. Since the Tile DOC Finish is similar to porcelain it can be chipped like porcelain when struck with hard objects. To repair a chipped or scratched area, fill the chip or scratch with an epoxy filler, clean the area with a solvent wipe, scuff sand with 220 to 400 grit sand paper, re-wipe with solvent and touch up the area with the XIM Tile DOC Finish. Note: Some alcohol based beauty care products may stain the tile DOC surface if left in contact.

**Estimated Square foot coverage for the Tile DOC Finish**

Square foot Coverage	Mixed Gallon	Mixed Quart	Mixed Pint
One Coat @ 1 mil dry	800 sq. ft.	200 sq. ft.	100 sq. ft.
Two Coats @ 1 mil each (2 mils total)	400 sq. ft.	100 sq. ft.	50 sq. ft.

**Technical Service Information:** Contact our Technical Service Staff toll free at (800) 262-8469.

**Caution:** Vapor Harmful. May affect the brain or nervous system causing dizziness, headache, or nausea. Causes eye, skin, nose and throat irritation. **Notice:** Reports have associated repeated and prolonged occupational overexposure to solvents with permanent brain and nervous system damage. Intentional misuse by deliberately concentrating and inhaling the contents may be harmful or fatal.

**Keep away from heat, sparks and flame.** Vapors may cause flash fire. Do not smoke. Extinguish all flames and pilot lights, and turn off all stoves, heaters, electric motors and other sources of ignition during use and until all vapors are gone. Prevent build up of vapors by opening all windows and doors to achieve cross ventilation. **Use only with adequate ventilation.** If you experience eye watering, headaches or dizziness, increase fresh air or wear respiration protection (NIOSH Approved) or leave the area. In all cases follow the respirator manufacturer’s directions for respirator use. Close container after each use. Avoid contact of the wet paint with eyes and skin.

**First Aid:** If swallowed, do not induce vomiting. In case of eye contact, flush with plenty of water. **CALL A PHYSICIAN IMMEDIATELY.** If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush with plenty of water for at least 15 minutes and get medical attention; for skin, wash thoroughly with soap and water.

**KEEP OUT OF REACH OF CHILDREN.** For additional information see the Material Safety Data Sheet (MSDS) for this product.

**Physical Data for the Tile DOC Finish:**

Weight per gallon (Mixed A & B) . . . . . 10.9 lbs	Non-volatile by weight . . . . . 72.1 %	by volume . . . . . 58.2%
Viscosity (Mixed A & B) . . . . . About 20 sec, # 2 Zahn	Flash point . . . . . 45 deg. F.	
VOC (Mixed A & B). . . . . Less than 370 gm/l		
Pot Life of the mixed A and B . . . . . About 14 to 18 hours depending on temperature and humidity		
Color . . . . . White (May be tinted as desired with universal tints not to exceed two ounces per mixed gallon)		
Gloss . . . . . Glossy Tile Appearance		
Hot Water Test *. . . . . Pass minimum of 30 days (alternate 140 deg. F & room temp), no loss of adhesion or undercutting of the film		
Boiling Water Test *. . . . . Pass min. four (4) one hour boiling water immersion cycles, no loss of adhesion or undercutting of the film		
Soapy Water Test *. . . . . Pass min. fifteen (15) hours immersion, no loss of adhesion or undercutting of the film		

\* XIM Test Specifications



## **ADDENDUM #2**

March 11, 2025

### **RE: MILAN HOUSING RENOVATION**

The following items are clarifications, additions or modifications to the Bid Documents.

#### **GENERAL QUESTIONS & CLARIFICATIONS**

1. Q: Should new tile in public restroom extend around all walls?
  - A. Yes. And, note #6 on Sheet A1.6 associated with drawing 2, should read: Provide new all wainscot tile on all walls in restroom.
2. Q: Should the tile called out on the finish schedule be Daltile?
  - A. Yes, the tile should be Daltile Natural Hues
3. Q: Can we substitute ProEdge roof ridge shingles?
  - A. Yes
4. Q: Can we substitute Weatherlock G Ice and Water Shield?
  - A. Yes
5. Q: Can we substitute Rhino Underlayment U20
  - A. Yes
6. Q: Can we substitute standard K Style gutters by Mastic for the Highback Chris Industries Gutter?
  - A. Yes
7. Q: It appears like there are currently shut-valves installed to control groups of 4 or so apartments, and, the piping to each apartment appears to be installed in such a way that installing the required shut-off valves for each unit will be very difficult to price without doing selective demolition. What should we do.
  - A. We will eliminate the new shut-off valves called out in the drawings. See revised sheet A1.0.
8. Room finishes schedule & legend have been revised. See new A3.0 sheet.