

Q1) Will the contractor be required to use Transport Canada commercially registered boats and barges. In Canada, all small commercial non-pleasure vessels powered by an engine of 10 horsepower (7.5 kW) or more must be registered with Transport Canada's Small Vessel Register or the Canadian Register of Vessels. Vessel owners who do not have a valid registration for their vessels can be subject to fines under the Canada Shipping Act 2001.

Response: *Yes the contractor must have their boats/barges registered appropriately with Transport Canada.*

Q2) Will the contractor be required to use Transport Canada trained/licensed Captains and crews based on Transport Canada's new VESSEL MANNING AND CREW QUALIFICATIONS for small commercial marine vessels.

Response: *Yes the contractor must meet the applicable vessel manning and crew qualifications required to complete the Small Vessel Detailed Compliance Report, which applies to small non-pleasure vessels (0 to 15 gross tonnage, carries no more than 12 passengers).*

Q3) Will the contractor be able to use the government/public dock in Britt to load and unload supplies and materials for the project?

Response: *The docks at Wright's Marina is privately owned. Contractors will be responsible for making arrangements with the marina and paying applicable rates, should they choose to use that marina. DFO pays a fee for an annual slip at Wright's marina and includes launch ramp usage. They also obtain fuel at the marina.*

Q4) Will the Canadian Coast Guard leave the floating dock in the water on Gereaux Island for the contractor use during the contract. (If so the contract can be responsible for removal at the end of the contract)

Response: *After September 3rd of each year, the Canadian Coast Guard station closes for the season. The dock usually remains in the water until one month after the station closes. The contractor may use the dock during this time period.*

Before September 3rd, however, the contractor would have to share the dock with the CCG boat. The CCG boat will only use one side of the dock. Sharing of the dock is suitable if the contractor uses a small workboat (30ft or so).

The CCG ships will haul the dock out of the water in the fall, before the water freezes over. The exact date depends on their schedule.

It may be difficult for a boat of 30 ft to manoeuvre from the west side of the dock heading into the channel in the event of strong winds.

It must also be stressed the importance of keeping access to the dock relatively clear from the bunkhouse, as the CCG needs to respond to emergency calls.

The contractor must repair any damage resulting from the work. The repairs and final condition of the dock must be approved by the Departmental Representative.

Q5) Will the contractor be granted access to utilize the Canadian Coast Guard Bunkhouse during this project.

Response: *The contractors may be permitted to sleep at the site after the station closes on September 3rd, provided that the bunkhouse is returned to its original condition upon completion of the project. Camping outside of the bunkhouse is also an option, but would have to be in a trailer due to snakes, bear, etc. that might pose a health and safety risk to the contractors.*

Q6) Is the contractor required to provide marine transportation back and forth to Gereaux Island to government officials and the consultant?

Response: *The specifications specify the requirement to provide marine transportation to and from Gereaux Island for government officials and the consultant in section 01 11 06, clause 1.18.1.*

Q7) Will PWGSC allow crew to use existing facilities (resident) for use for lodging etc during completion of project

Response: *See Q5 Response.*

Q8) Since need to removal existing aluminum and vinyl siding from exterior of light house and resident to complete lead paint abatement would PWGSC consider changing specifications to include price to include disposal of existing siding as well as price to reside both facilities

Response: *The revised specifications now require the following:*

For the Lighthouse - the existing aluminum siding and the lead based painted wood lap siding be removed and disposed off. New fibre cement lapboard siding is to be installed.

For the Residence – the vinyl lapsiding is to be removed, the lead-based paint to be removed from the existing wood lap board, the existing wood lapboard to be painted and the old vinyl siding be re-installed.

For the Boathouse –The lead-based painted wood lapboard be removed and disposed of and replaced with fibre cement board.

Q9) Abatement of the interior of the light house will prove difficult due to plaster being of poor condition and disintegrating. Would PWGSC consider changing specification to just remove and dispose plaster and complete the interior of the light house with drywall or a paneling?

Response: *The revised work no longer includes the remediation of plastered areas.*

Q10) Will PWGSC allow for use of the government dock in Britt for barge parking and equipment and material on load and off load?

Response: *See Q3 response.*

Q11) It was identified that painted areas of the residents, and in particular the block wall foundation, the battleship grey paint in the basement as well as some other lead and PCB paints have abatement completed and restoration. Would PWGSC allow the contractor to scrap off and remove any loose paint and dispose and then just allow for application of a sealing compound over areas where the existing paint is not peeling??

Response: *No – the contractor is expected to make an acceptable attempt to remove all paint where possible to the satisfaction of the Departmental Representative.*

Q12) In order to complete abatement in both residence and light house there is a quantity of materials that are in the way. Will PWGSC have these materials removed prior to mobilization to allow for the contractor to complete the abatement and restoration activities?

Response: *Materials in the Residence building that can be manually moved by Canadian Coast Guard staff will be moved when the materials are so identified by the contractor.*

Q13) Will PWGSC allow for use of track mounted small equipment to complete the soil remediation and restoration activities?

Response: *Yes – but as per contract specification, contractor must minimize area damage and restore such damaged areas to the acceptance of the Departmental Representative.*

Q14) Completion of locates on the island will prove difficult. It is known that electricity is supplied to the site due to presence of transformer between light house and residence. Will PWGSC provide any drawings as to location of electricity feed to island as well as feed to residence and light house.

Response: *No.*

Q15) Due to potential changes in scope of work activities for abatement etc would PWGSC consider an extension to closing?

Response: *Yes.*

Q16) It states in RFQ that work must be completed in 8 weeks. With potential changes to scope as well as amount of abatement is there a potential that this work period can be extended?

Response: *As stated in the contract tender.*

Q17) To allow access to the island can the contractor move or have removed the existing dock used at the island to allow access to the concrete dock area by the boat house?

Response: *Acceptable dockage for the Search & Rescue staff must be maintained.*

Q18) Does PWGSC require samples of backfill material i.e sandfill and topsoil prior to supply to the Site?

Response: *Prior to supply, an analysis of the source material and a sample are required. Results of analysis and a one (1) litre sample to be provided to PWGSC.*

Q19) During the site visit consultant was collecting TCLP samples. Will these be supplied to contractors prior to closing to allow for determination if soils at the site and in particular in the vicinity of the lighthouse are to be classified as hazardous or non hazardous?

Response: *Tender estimates of the tonnages of hazardous and non-hazardous soils have been based on the most recent TCLP result which is attached at the end of this document.*

Q20) Will you be able to allow contractors to use Public Work Property in Britt to accommodate materials on mainland

Response: *See Q3 response.*

Q21) For removal of lead and PCB-based paint does all this material need to be removed for the various locations by methods indicated in tender? Or if scrap and remove all loose paint would it be then acceptable to have inspected and if acceptable apply application of sealant according to tender or does ALL paint need to be removed prior to sealant application?

Response: *See Q11 response.*

Q22) During the job walk the engineer informed us that the unit price volumes 3 and 4 were incorrect for paint removal. Based on the job walk, the drawings and the areas where the engineer informed bidders that paint was to be removed, the volumes in 3 and 4 of the unit price are considerable low. When will the new volumes for the unit price be given to the bidders.

Response: *The revised quantity estimates are included in the amendment to the tender package.*

Q23) Question for the engineer. Based on this project being mainly a unit price contract with a large percentage of the fixed cost included in the unit price, why has the engineer spec less than 50% of the volumes to be removed for back filling. With the volumes of soil to be removed and disposed of off-site being one of the largest cost items in this tender, will Public works guarantee volumes spec by the engineer.

Response: *The tender unit price table has been revised to reflect the estimated quantities.*

Q24) I have also still not received answers to questions sent to Public Works on 7/20/2013. Based on this delay in response, I request a one week extension to the present closing date.

Response: *Refer to tender closing date.*

Q25) We understand that an addendum was to be issued regarding additional information from questions submitted that we need in order for us (and our subcontractors) to properly assess/price accordingly. As the addendum has yet to be issued, we are formally requesting a one (1) week extension to the current closing date of August 13 . This should provide enough time to properly review and complete our tender once the addendum has been received.

Response: *Refer to tender closing date.*

Q26) How can we obtain the results of the environmental testing completed on the soil to be removed at Gereaux Island? This information is important in determining the disposal requirements for this material. Questions concerning this were posed at the site visit and it was stated that the entire report or a summary would be provided to those in attendance.

Response: *Previous soil investigation results are provided as Appendix 7 in the revised specification and additional site figures indicating soil concentrations are provided in Appendix 1, and at the end of this document.*

Q27) During the site visit questions were raised about the condition of the interior walls and ceilings within the Lighthouse.

The specifications make specific reference to replacing rotting or damaged boards on the walls or trim as required. THERE IS NO REFERENCE TO REPAIRING PLASTER OR DRYWALL WHERE IT IS FAILING OR WHERE SIGNIFICANT CRACKS ARE EVIDENT. Will the contractor be expected to make repairs to the plaster or drywall?

Response: *See Q9 response.*

In addition, during the site visit the CCG employees at the SAR Station indicated that they would prefer that the blue cupboards be removed rather than remediated. Has this option been incorporated into the specifications?

Response: Yes – refer to section 02 83 10, clause 1.1.2.5 and 1.4.3 in the revised specifications.

Q28) The written contract specifications specifically state that paint remediation to the Residence (also referred to as Lightkeeper's Residence) includes removal of lead based paint on the interior and repainting of the abated areas. Noted in 01 10 00 Part 1 1.3 and 02 83 11 Part 1 1.2 .1.1

The drawing indicates paint removal on the exterior walls. A question was asked at the site visit if the exterior removal required was ONLY the paint contained underneath the siding. It was initially stated that YES it was only the paint beneath the siding and then upon further comment there were concerns/questions concerning the lower areas of the walls. We were told that an amendment to the specifications would confirm the requirements for paint abatement on the residence

Response: Paint is to be removed from the exterior walls of the Residence building at both the main floor and basement levels.

Q29) Is it possible to receive the report (or a summary statement) highlighting the Toxicity Characteristic Leaching Procedure (TCLP) results from the soil testing completed previously at the Gereaux Island lightstation / SAR base? This information is of benefit when costing the necessary disposal of the soil to be remediated at the site.

Response: Yes – results of TCLP samples collected during the site meeting on July 2013 are provided at the end of this document.

Q30) a) Issues and questions concerned many aspects of the specifications package including, but not limited to, the following: unit pricing relating to the paint remediation of the lighthouse (as the paint remaining beneath the siding was not known);

Response: Specification revised to remove and replace exterior cladding.

b) structural issues inside the lighthouse wherein there are existing deficiencies in the wall, ceiling and floor present conditions which would likely be further affected when paint removal occurred;

Response: See Q9 response.

c) whether or not the steel (lower back) roof of the lighthouse would be recoated during the contract;

Response: Recoating of the roof of the lower back portion of the Lighthouse is not included in this contract.

d) who was responsible for removing existing equipment/debris within CCG residence prior to paint removal;

Response: See Q12 response.

e) whether the blue cupboards would be remediated or removed;

Response: See Q27 response.

f) questions were asked about the removal of the vinyl siding on the residence as this was not mentioned in the specifications;

Response: *As per specification, remove, salvage and reinstall vinyl siding as part of the lump sum price.*

g) a request was made to have the environmental report concerning the soil contaminants made available (and it was indicated that this would be provided);

Response: *Soil contamination results are provided in Appendix 1 and 7 of the specification and at the end of this document.*

h) and, the availability of utilities/facilities on the island following the seasonal closure of the CCG SAR Station in early September. There were other questions raised in addition to what I have noted here.

Response: *Yes.*

i) In addition, a request was made to have a list of contractors attending the site visit made available. Jim Cowieson did state that a simple list of company names would be made available.

Response: *it is available on the Buy and Sell website.*

j) It is now almost three weeks following our site visit to Gereaux Island and the only amendment issued so far has been to extend the tender submission date to August 13th. We would respectfully request to have an indication of when we might receive responses to items noted during the site visit. Tenders are due next week.

Response: *Tender closing extended. See tender.*

CLIENT NAME: KGS GROUP
1001 WILLIAMS STREET, SUITE 301A
THUNDER BAY, ON P7B6M1
(807) 623-2195

ATTENTION TO: GARY CREWDSON

PROJECT NO:

AGAT WORK ORDER: 13T738071

SOIL ANALYSIS REVIEWED BY: Inesa Alizarchyk, Inorganic Lab Supervisor

TRACE ORGANICS REVIEWED BY: Oksana Gushyla, Trace Organics Lab Supervisor

DATE REPORTED: Jul 29, 2013

PAGES (INCLUDING COVER): 7

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (905) 712-5100

***NOTES**

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 13T738071

PROJECT NO:

5835 COOPERS AVENUE
MISSISSAUGA, ONTARIO
CANADA L4Z 1Y2
TEL (905)712-5100
FAX (905)712-5122
<http://www.agatlabs.com>

CLIENT NAME: KGS GROUP

ATTENTION TO: GARY CREWDSON

O. Reg. 558 Metals and Inorganics

DATE RECEIVED: 2013-07-19

DATE REPORTED: 2013-07-29

Parameter	Unit	SAMPLE DESCRIPTION:		TCLP 1	TCLP 2	TCLP 3	TCLP 4	TCLP 5
		SAMPLE TYPE:		Soil	Soil	Soil	Soil	Soil
		DATE SAMPLED:		7/18/2013	7/18/2013	7/18/2013	7/18/2013	7/18/2013
		G / S	RDL	4570610	4570614	4570615	4570616	4570617
Arsenic Leachate	mg/L	2.5	0.010	<0.010	<0.010	<0.010	<0.010	<0.010
Barium Leachate	mg/L	100	0.100	2.21	0.756	0.424	1.07	1.03
Boron Leachate	mg/L	500	0.050	0.058	<0.050	<0.050	0.081	0.060
Cadmium Leachate	mg/L	0.5	0.010	0.118	<0.010	0.011	0.038	<0.010
Chromium Leachate	mg/L	5.0	0.010	0.012	0.010	<0.010	0.021	<0.010
Lead Leachate	mg/L	5.0	0.010	220	0.438	0.171	0.176	0.107
Mercury Leachate	mg/L	0.1	0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Selenium Leachate	mg/L	1.0	0.010	<0.010	<0.010	<0.010	<0.010	<0.010
Silver Leachate	mg/L	5.0	0.010	<0.010	<0.010	<0.010	<0.010	<0.010
Uranium Leachate	mg/L	10.0	0.050	<0.050	<0.050	<0.050	<0.050	<0.050
Fluoride Leachate	mg/L	150	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
Cyanide Leachate	mg/L	20.0	0.05	<0.05	<0.05	<0.05	<0.05	<0.05
(Nitrate + Nitrite) as N Leachate	mg/L	1000	0.70	1.29	<0.70	<0.70	<0.70	<0.70

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Regulation 558

Certified By:



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 13T738071

PROJECT NO:

5835 COOPERS AVENUE
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CLIENT NAME: KGS GROUP

ATTENTION TO: GARY CREWDSON

ON Regulation 558 Benzo(a) pyrene

DATE RECEIVED: 2013-07-19

DATE REPORTED: 2013-07-29

SAMPLE DESCRIPTION: TCLP 1

SAMPLE TYPE: Soil

DATE SAMPLED: 7/18/2013

Parameter	Unit	G / S	RDL	4570610
Benzo(a)pyrene	mg/L	0.001	0.001	<0.001

Comments: RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to Regulation 558
4570610 The sample was leached according to Regulation 558 protocol. Analysis was performed on the leachate.

Certified By:



AGAT Laboratories

Guideline Violation

AGAT WORK ORDER: 13T738071

PROJECT NO:

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<http://www.agatlabs.com>

CLIENT NAME: KGS GROUP

ATTENTION TO: GARY CREWDSON

SAMPLEID	SAMPLE TITLE	GUIDELINE	ANALYSIS PACKAGE	PARAMETER	GUIDEVALUE	RESULT
4570610	TCLP 1	Regulation 558	O. Reg. 558 Metals and Inorganics	Lead Leachate	5.0	220

Quality Assurance

CLIENT NAME: KGS GROUP

AGAT WORK ORDER: 13T738071

PROJECT NO:

ATTENTION TO: GARY CREWDSON

Soil Analysis															
RPT Date: Jul 29, 2013			DUPLICATE			Method Blank	REFERENCE MATERIAL			METHOD BLANK SPIKE			MATRIX SPIKE		
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper
O. Reg. 558 Metals and Inorganics															
Arsenic Leachate	1		< 0.010	< 0.010	0.0%	< 0.010	100%	90%	110%	110%	80%	120%	111%	70%	130%
Barium Leachate	1		0.600	0.600	0.0%	< 0.100	99%	90%	110%	103%	80%	120%	100%	70%	130%
Boron Leachate	1		< 0.050	< 0.050	0.0%	< 0.050	101%	90%	110%	90%	80%	120%	100%	70%	130%
Cadmium Leachate	1		< 0.010	< 0.010	0.0%	< 0.010	101%	90%	110%	118%	80%	120%	103%	70%	130%
Chromium Leachate	1		0.011	0.011	0.0%	< 0.010	96%	90%	110%	100%	80%	120%	101%	70%	130%
Lead Leachate	1		< 0.010	< 0.010	0.0%	< 0.010	104%	90%	110%	101%	80%	120%	100%	70%	130%
Mercury Leachate	1		< 0.01	< 0.01	0.0%	< 0.01	105%	90%	110%	104%	80%	120%	103%	70%	130%
Selenium Leachate	1		< 0.010	< 0.010	0.0%	< 0.010	101%	90%	110%	111%	80%	120%	110%	70%	130%
Silver Leachate	1		< 0.010	< 0.010	0.0%	< 0.010	99%	90%	110%	113%	80%	120%	115%	70%	130%
Uranium Leachate	1		< 0.050	< 0.050	0.0%	< 0.050	98%	90%	110%	99%	80%	120%	98%	70%	130%
Fluoride Leachate	1		0.25	0.25	0.0%	< 0.05	105%	90%	110%	97%	90%	110%	90%	70%	130%
Cyanide Leachate	1		< 0.05	< 0.05	0.0%	< 0.05	102%	90%	110%	101%	90%	110%	108%	70%	130%
(Nitrate + Nitrite) as N Leachate	1		< 0.70	< 0.70	0.0%	< 0.70	97%	80%	120%	NA	80%	120%	126%	70%	130%

Comments: Please note that as per O. Reg 153 (511) Analytical Protocol, up to 10% of analytes in a multielement scan for lab control standards and matrix spike may exceed the quoted limits by up to 10% absolute and the spike is deemed acceptable.

Certified By:



Quality Assurance

CLIENT NAME: KGS GROUP

AGAT WORK ORDER: 13T738071

PROJECT NO:

ATTENTION TO: GARY CREWDSON

Trace Organics Analysis

RPT Date: Jul 29, 2013			DUPLICATE			Method Blank	REFERENCE MATERIAL		METHOD BLANK SPIKE			MATRIX SPIKE			
PARAMETER	Batch	Sample Id	Dup #1	Dup #2	RPD		Measured Value	Acceptable Limits		Recovery	Acceptable Limits		Recovery	Acceptable Limits	
								Lower	Upper		Lower	Upper		Lower	Upper

ON Regulation 558 Benzo(a) pyrene

Benzo(a)pyrene	1	< 0.001	< 0.001	0.0%	< 0.001	100%	70%	130%	70%	70%	130%	70%	70%	130%
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Certified By:



Method Summary

CLIENT NAME: KGS GROUP

AGAT WORK ORDER: 13T738071

PROJECT NO:

ATTENTION TO: GARY CREWDSON

PARAMETER	AGAT S.O.P	LITERATURE REFERENCE	ANALYTICAL TECHNIQUE
Soil Analysis			
Arsenic Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Barium Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Boron Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Cadmium Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Chromium Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Lead Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Mercury Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Selenium Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Silver Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Uranium Leachate	MET-93-6103	EPA SW-846 1311 & 3010A & 6020A	ICP-MS
Fluoride Leachate	INOR-93-6018	EPA SW-846-1311 & SM4500-F- C	ION SELECTIVE ELECTRODE
Cyanide Leachate	INOR-93-6052	EPA SW-846-1311 & MOE 3015 & SM 4500 CN- I	TECHNICON AUTO ANALYZER
(Nitrate + Nitrite) as N Leachate	INOR-93-6053	EPA SW 846-1311 & SM 4500 - NO3- I	LACHAT FIA
Trace Organics Analysis			
Benzo(a)pyrene	ORG-91-5114	EPA SW846 3540 & 8270	GC/MS



AGAT Laboratories

www.agatlabs.com • webeath.agatlabs.com

5835 Coopers Avenue
Mississauga, ON
L4Z 1Y2

Chain of Custody Record

P: 905.712.5100 • F: 905.712.5122

Laboratory Use Only
Arrival Temperature: 15.1, 16.4, 13.3
AGAT WO #: 18T738071
Lab Temperature: 18T738071
Notes: ON ICE

Client Information

Company: KGS Group
Contact: Gary Cresson
Address: 1001 Wilton St.
Thunder Bay, ON
Phone: 807-623-2145 Fax:
Project: PO:
AGAT Quotation #:
Please note, if quotation number is not provided,
client will be billed full price for analysis.

Regulatory Requirements

☐ Regulation 153/04
(reg. SLT Amend.)
Table Indicate one
☐ Ind./Com
☐ Res./Park
☐ Agriculture
Soil Texture (check one)
☐ Coarse ☐ Fine
☐ Sewer Use
Region Indicate one
☐ Sanitary
☐ Storm
☒ Regulation 558
☐ CCME
☐ Other (specify)
☐ Prov. Water Quality
☐ Objectives (PWQO)
☐ None

Invoice To

Company: Same: Yes ☒ No ☐
Contact:
Address:

Is this a drinking water sample?
(potable water intended for human consumption)
☐ Yes ☒ No
If "Yes", please use the
Drinking Water Chain of Custody Form

Is this submission for a Record of Site Condition?
☐ Yes ☒ No

Legend Matrix

GW Ground Water O Oil
SW Surface Water P Paint
SD Sediment S Soil

Report Information - reports to be sent to:

1. Name: Gary Cresson
Email: Gcresson@ksgroup.com
2. Name:
Email:

Sample Identification	Date Sampled	Time Sampled	Sample Matrix	# of Containers	Comments Site/Sample Information	Metals	Metal Scan	Hydride	Client Metals	ORPs: <input type="checkbox"/> FOC <input type="checkbox"/> NO ₃	Nutrient <input type="checkbox"/> NO ₃	VOC: <input type="checkbox"/>	CCME	ABNs	PAHs	Chloro	PCBs	Organic	TCLP Metals	Sewer	TCLP
✓ TCIP 1	July 11/3	Am	Soil	7															X		X
✓ TCIP 2				1																	
✓ TCIP 3				1																	
✓ TCIP 4				1																	
✓ TCIP 5				1															X		

*TAT is exclusive of weekends and statutory holidays

Turnaround Time Required (TAT) Required*

Regular TAT ☒ 5 to 7 Working Days
Rush TAT (please provide prior notification)
Rush Surcharges Apply
☐ 3 Working Days
☐ 2 Working Days
☐ 1 Working Day
OR
Date Required (Rush surcharges may apply):