MEPNN Supplier Scouting Opportunity Synopsis

Section 1: General Information

Scouting Number	2026-162
Item to be Scouted	BABA: Epoxy Grout and Grout Sealer
Days to be scouted	14
Response Due By	05/13/2026
Description	Grout: Epoxy grout is a high-performance grout made from epoxy resins, hardeners, and filler powders, designed to be far stronger, more stain-resistant, and more waterproof than traditional cement-based grout. It's the premium

Section 2: Technical Information

Type of supplier being sought	Manufacturer
Reason	BABA
Describe the manufacturing processes (elaborate to provide as much detail as possible)	Grout Sealer: Grout sealer is a protective coating applied to grout lines to prevent them from absorbing water, stains, oils, and dirt. Because grout is naturally porous, it behaves like a sponge—unsealed grout quickly darkens, stains, and harbors mildew. A grout sealer creates a barrier that keeps the grout cleaner, stronger, and easier to maintain. Epoxy Grout: Epoxy grout manufacturing is a precision chemical process involving resin preparation, filler incorporation, hardener formulation, strict QC testing, and multi-component packaging. The result is a grout that is non-porous, stain-proof, waterproof, and extremely durable, making it ideal for demanding tile installations. Minnesota Grout Sealer: 1-Select Base Chemistry The manufacturer chooses the core sealer type based on performance requirements. -Penetrating sealers: silane, siloxane, fluoropolymers -Topical sealers: acrylic, urethane, or epoxy emulsions -Determine whether the product must be water-based or solvent-based 2-Prepare the Polymer Blend Base polymers are mixed with plasticizers and stabilizers to create the active sealing matrix. -Combine polymer resins with stabilizers -Add plasticizers to control flexibility and penetration -Maintain controlled temperature to prevent premature curing 3-Add Solvents or Carriers A carrier system is added to deliver the sealer into the grout pores. -Water (for low-odor, indoor-safe products) -Mineral spirits or other solvents (for deeper penetration) -Adjust viscosity for brush, spray, or roller application 4-Incorporate Additives Performance additives are blended to enhance durability and application behavior. -Anti-mildew or antimicrobial agents -UV inhibitors for sun-exposed areas -Wetting agents to improve penetration -Defoamers to prevent bubbles 5-Homogenize and Filter The mixture is blended into a uniform, contaminant-free liquid. -High-shear mixing for uniform dispersion -Filtration to remove particulates that could affect application -Quality checks for viscosity, solids content, and clarity

Provide dimensions / size / tolerances / performance specifications for the item	Epoxy Grout: See Attached Specification specifically 2.04 B. Grout Sealer: See Attached Specifications specifically 2.05.
List required materials needed to make the product, including materials of product components	Epoxy Grout: 1. Epoxy Resin System (Part A) This is the backbone of epoxy grout—responsible for strength, chemical resistance, and bonding. Primary Resin -Bisphenol-A epoxy resin (DGEBA) — most common -Bisphenol-F epoxy resin — lower viscosity, higher chemical resistance -Novolac epoxy resin — premium chemical-resistant formulations Modifiers -Reactive diluents (glycidyl ethers) — reduce viscosity -Non-reactive diluents — improve workability -Flexibilizers — increase impact resistance -Thixotropic agents — prevent sagging on vertical joints 2. Hardener / Curing Agent (Part B) This component reacts with the resin to form the hardened epoxy network. Common Hardener Types -Aliphatic amines -Cycloaliphatic amines -Polyamides Modified amine adducts (improve pot life and reduce odor) Additives in Hardener -Accelerators — control cure speed -Plasticizers — adjust flexibility -Surfactants — improve wetting of fillers 3. Filler System (Part C) This is the bulk of epoxy grout—provides body, texture, color, and strength. Mineral Fillers -Silica sand (graded) — primary filler -Silica flour — fine particle size for smooth texture -Quartz powder — increases compressive strength -Calcium carbonate — cost-effective filler Color Pigments -Iron oxides (reds, yellows, browns) -Carbon black -Titanium dioxide (white) -Inorganic mixed-metal pigments for stable colors Performance Additives -Anti-sag agents -Anti-shrink additives -Anti-microbial agents (mold/mildew resistance) -UV stabilizers (prevent yellowing) 4. Optional Performance Enhancers Used in premium or specialty epoxy grouts: -Ceramic microspheres — improve abrasion resistance -Glass beads — smooth texture, color consistency -Polymer micro-additives — increase flexibility -Chemical-resistant additives Grout Sealer: "1. Base Chemistry (Core Active Ingredients) These determine how the sealer protects the grout. Penetrating Sealers (Most Common) -Silane -Siloxane -Fluoropolymers (fluorochemical resins)

	-Silicate compounds (for deep-penetrating hardeners) These molecules are small enough to absorb into grout pores and chemically bond inside the substrate. Topical Sealers (Film-Forming) -Acrylic polymers (water-based or solvent-based) -Urethane resins -Epoxy emulsions (less common for consumer products) These form a surface film rather than penetrating. 2. Carrier System (Solvent or Water) The carrier transports the active ingredients into the grout. -Water (for low-VOC, water-based sealers) -Mineral spirits -Isopropyl alcohol -Xylene or toluene (used in some industrial solvent-based sealers) Carrier choice affects: -VOC levels -Dry time -Penetration depth -Odor 3. Additives These fine-tune performance, stability, and application properties. -Surfactants — improve wetting and penetration -Dispersants — keep ingredients evenly suspended -Defoamers — prevent bubbles during mixing and application -Thickeners/rheology modifiers — control viscosity -UV stabilizers — prevent yellowing -Anti-microbial agents — reduce mold/mildew growth -Drying accelerators — shorten cure time 4. Performance Enhancers Optional ingredients depending on product type: -Fluorinated stain-repellent additives -Hydrophobic waxes (for topical sealers) -Silica nanoparticles (increase abrasion resistance) -Crosslinking agents (improve durability of film-forming sealers)"
Are there applicable certification requirements?	No
Are there applicable regulations?	No
Are there any other stndards, requirements, etc.?	No
Additional Technical Comments	This is for a three-story 48 Unit Multifamily Apartment over a one-story parking garage. MHFA Project.

Section 4: Business Information

Estimated potential business volume	Epoxy Grout: Estimated 5,000 S.F. Grout Sealer: Estimated 5,000 SF of tile.
Estimated target price / unit cost information (if unavailable explain)	Epoxy Grout: Estimated $4,125.00 Epoxy Sealer: Estimated $200.00
When is it needed by?	July 2027

Describe packaging requirements	Epoxy Grout: Keep resin, hardener, and fillers separate Use chemical-resistant containers Provide GHS-compliant labeling Include moisture-barrier packaging for powders Ship in secure, palletized kits Maintain temperature-controlled storage Grout Sealer: Grout sealer packaging must protect a chemical liquid, comply with safety regulations, prevent leaks, and survive transport.
Where will this item be shipped?	Blaine, Minnesota

Additional Comments

Is there other information you would like to include?	