

GS# 411-131, ROOFING IMPROVEMENTS - BASAC  
EAST MISSISSIPPI STATE HOSPITAL, MERIDIAN, MS  
NOVEMBER 20, 2025

### Addendum No. 1

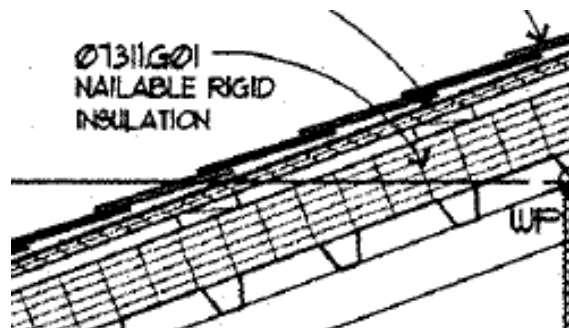
This Addendum forms part of the Contract Documents for the above referenced project. All other requirements of the original Contract Documents shall remain in effect except as specifically modified in this Addendum. Bidder is to acknowledge receipt of this Addendum with their bid proposal. Failure to do so may subject the Bidder to disqualification. This Addendum is issued to all known Plan Holders.

1. A Pre-Bid Meeting was held on **November 12, 2025**. See this addendum for resolution of questions asked and other information discussed at this meeting. See the Pre-Bid Conference Meeting Minutes, sign-in sheet, discussion points, BOB pre-bid agenda, and *MAGIC* instructions for electronic bidding attached. These items are included and are also part of this addendum.

Drawings and Specifications: The following General Notes shall apply to all drawings and specification sections:

2. REPLACE Section 00 4200 PROPOSAL FORM that is in the original specifications with the attached revised Section 00 4200 PROPOSAL FORM. The new Proposal Form is noted at the top of the page as "MODIFIED BY ADDENDUM NO. 1". Unit Cost #1 has been redefined on this new Proposal Form. **THIS NEW PROPOSAL FORM THAT IS NOTED AS "MODIFIED BY ADDENDUM NO. 1" MUST BE USED FOR YOUR BID.**

The original construction drawings for the roof decks show "Nailable Rigid Insulation" over metal deck (see original detail below). Information has been provided that indicates that the product that was actually used for this application was Apache Venting Nail Line. There is a cut-sheet (2 pages) for this product attached to this addendum. The top layer of this product is 7/16" OSB with a 3/4" air space (apparently created with 1x4 wood strips) and rigid insulation on the bottom. The nominal thickness of the product that was apparently used was 4.6' (7/16" OSB, 3/4" air space, and 3.4" insulation). If decking is damaged and requires replacement, the contractor will be responsible for replacing this "nail base" nailable composite vented deck with a product of the same thickness. Use appropriate length screws to penetrate to the metal deck. The proposal form has been changed and reissued to reflect this decking. **The new proposal form must be used for your bid.**



Detail of "Nailable Rigid Insulation" from original construction drawings

3. The existing modified bitumen flat roof to newly re-roofed sloped shingle roof shown in detail 9/A200 is to now be constructed as detailed on drawing ADD-1 that is attached to this addendum. See the cut sheets attached to this addendum for products used in this new detail:
  - a. Lomanco Deck-Air and Cor-A-Vent for roof to wall application (see cut sheets for these products that are attached to this addendum). These vents may work depending on the location of the cut out in the existing deck for air flow. Otherwise, a modified GAF Cobra ridge vent may be required at this location.
  - b. Remove the existing metal flashing and cleat and install new flashing and continuous cleat that (in general) match the existing configuration. Maintain a straight and consistent pattern with all fasteners. Note that the wood nailers/blocking at this transition is shown as it appears in the original construction documents. Although it is difficult to tell due to the previous installation of roof coating, it appears that there may be additional blocking in this area that creates a curb type condition. Therefore, the contractor will be responsible for neatly & carefully adjusting the existing conditions as needed to complete the scope of work. Prep remaining existing surfaces for new work. See detail ADD-1 and the attached cut sheets for additional information.
  - c. Install a new three-course system as described to provide a weather tight condition between the existing previously coated modified bitumen and the new metal flashing. The original modified bitumen roof was previously coated with a roof coating that is reported to be fluid applied coating #924 eterna-sil silicone roof coating by tropical roofing products (now owned by Soprema).

Prepare the surface with a solvent wipe to remove any oil residue and insure that the deck edge is mechanically attached. Apply a new 3-course with 12" polyester and 9400 (see cut sheet attached to the addendum) and making sure to cover the fastener heads by 4-6" over the metal & fasteners and 6" onto the deck. Perform adhesion test if uncertain about adhesion to the existing materials. The surfaces must be clean, dry and sound. Dilute 652 ultra green with 10 - 30 parts clean water, apply to surface, scrub or pressure clean, rinse well. allow to dry. Apply a base coat of 9400 eterna-sil at 24 mils (wet). The base coat should extend 1" (min) past the width of the polyester tape on all sides. Embed a strip of 932 polyester tape into the wet coating. Immediately, apply a topcoat of 9400 eterna-sil at 24 mils (wet), covering the tape, and extending 1" (min) past the tape on all sides. Apply so that there are no voids, gaps or fish-mouths. Once this has dried, apply 2.0 gps of 924 to encapsulate anything on the deck side. Note: the existing blocking configuration may vary from how it is shown on this detail. All blocking must be reattached as necessary to ensure that it is securely connected, ensure that there is no movement of the blocking material.

4. PREVIOUS ROOF COATING CLEANING: SEE ALTERNATE #2 ON THE PROPOSAL FORM AND THE ATTACHED CUT-SHEET FOR THE PRODUCT USED FOR THE PREVIOUSLY INSTALLED ROOF COATING. In general, clean the existing silicone by first applying a light rinse (basically, wetting down the coating surface) apply a wet coat of 652-Ultra cleaner mixed at approximately 30:1 (652:H2O), allow this to set 15-20 minutes, and rinse. Please note the silicone does not need to much energy to clean, a 25-degree tip is recommended (green) and instead of the gun being straight up and down (90 degrees), adjust the gun tip to more of a 40 to 50-degree angle, to provide more of a rinsing mode and not a removal mode. A very light pressure should be used with the wand held away from the coating surface so that there is no damage to the coating. (remove any brown staining, debris, etc.)
5. The contractor is not only responsible for protecting all site and landscaping features, but also responsible for protecting all underground utilities. EMSH will assist with identifying underground utilities through 811, but ultimately location and protection of utilities is the contractor's responsibility.
6. Access cards for the front gate will be issued to the successful bidder for each vehicle for his use during the project.

7. A laydown and dumpster area will be established by the EMSH staff with the successful bidder. Adequate area will be provided as needed. Tools can be stored nightly in a trailer or job box.
8. Fencing will not be required around the laydown area.
9. New hip and ridge vents are to be installed where these vents originally existed. No new hip or ridge vents are being installed in new locations. The only exception is the Building D High Roof. It is believed that this high roof area was re-roofed in the past and the hip and ridge vents were removed. Therefore, this high roof area is to have new hip and ridge vents added in their original locations. See drawing 1/A104 for the locations of these vents that were shown on the original construction drawings. The contractor shall verify the deck condition for these vents when the shingles are removed from this roof.
10. Note that the ridge vents shall be equal to GAF, Cobra Ridge Vent 3 (11.5" width). The hip vents shall be equal to Cobra Hip Vent (11.5" width).
11. Although the gutters were originally detailed as square box gutters, the gutters that were actually installed are ogee style gutters. The new gutters are to also be ogee style gutters matching the existing gutter sizes.
12. There are two locations on Building D (north end) where the sloped shingle roof abuts an EIFS wall. In these locations, the contractor shall install a strip of ice and water shield against the wall, new flashing and new surface mounted counterflashing along this wall.
13. Shingle Extra Stock: the specifications require a minimum of 2% extra stock for the shingles. This will now be changed to a minimum of 1% extra stock. The East Mississippi State Hospital staff will provide an outbuilding on the main campus (down the road and across the street from the BASAC facility) to store the extra stock. The shingle bundles will be required to be taken off of the pallet (or truck) and placed in the outbuilding by the contractor.
14. The contractor is to only access areas of the building/roof necessary for his work.
15. No access to the roof will be allowed from the interior of the building. All workers must access the roof by way of ladder, stair tower or similar arrangement.
16. Portable restroom facilities are required.
17. Weekend work will be allowed with prior notice.
18. Objectional workmen: will be removed from the site and not be allowed to return.
19. Details were developed by using the original drawings, some variation may exist; however, the details should be very similar to existing conditions.
20. The prefinished metal is to be 24 ga. Kynar coated.
21. The building will be occupied. Coordination and notification by the contractor is required whenever work is taking place around/above an egress location so that any potential building occupants or staff will be aware.

*Approval of a Manufacturer or product as an "equal" does not in any way alter the Contract Documents. Any approved manufacturer must accommodate construction details, required finishes, owner's specific requirements, adjacent materials, etc. Any additional materials or components required by the "approved equal" for proper installation for the given conditions are the responsibility of the Contractor. Approval of a Manufacturer also shall not cause an up-charge for the desired finish or limit the choices of finishes, colors, materials, etc. 8 ½*

**Contents:** This addendum consists of **25 (8 ½"x11") sheets and 1 (11"x17") sheet.**

**End of Addendum No. 1: GS# 411-131, ROOFING IMPROVEMENTS - BASAC**



PROPOSAL FORM
SECTION 00 4200

To: Bureau of Building, Grounds and Real Property Management
501 North West Street, Suite 1401B [Woolfolk Building]
Jackson, Mississippi 39201

Re: Project # \_\_\_\_\_
Project Title \_\_\_\_\_
Location \_\_\_\_\_

I propose to complete all work in accordance with the Project Manual and Drawings within \_\_\_\_\_ consecutive calendar days for the sum of: (Professional must specify number of days)

BASE BID: (Write in the amount of the base bid in words and numbers. In case of conflict, the written word governs.)

Words: \_\_\_\_\_ Dollars (\$ \_\_\_\_\_)

ALTERNATES: (Write in the amount of all of the alternates in words and numbers. In case of conflict, the written word governs.)

Alternate #1 ( ) Adds ( ) Deducts
Words: \_\_\_\_\_ Dollars
(\$ \_\_\_\_\_)
Description \_\_\_\_\_

Alternate #2 ( ) Adds ( ) Deducts
Words: \_\_\_\_\_ Dollars
(\$ \_\_\_\_\_)
Description \_\_\_\_\_

Alternate #3 ( ) Adds ( ) Deducts
Words: \_\_\_\_\_ Dollars
(\$ \_\_\_\_\_)
Description \_\_\_\_\_

Alternate #4 ( ) Adds ( ) Deducts
Words: \_\_\_\_\_ Dollars
(\$ \_\_\_\_\_)
Description \_\_\_\_\_

UNIT COSTS: (Write in the amount of all of the unit costs in words and numbers. In case of conflict, the written word governs.)

Unit Cost #1
Words: \_\_\_\_\_ Dollars/Sheet of Decking
(\$ \_\_\_\_\_)
Description Provide a unit price per 4'x8' sheet for all labor and materials to remove and re-place deteriorated "nail base" composite roof decking on this project to match existing thickness (Equal to Apache, Venting Nail Line, 4.6" nominal thickness). Include all costs associated with overhead, taxes, bond, insurance and otherwise as required by the Project Manual. The Contractor is to assume the replacement of 10 of these 4'x8' sheets of this "nail base" composite decking and include this cost in his bid. In the event that less than 10 of the 4'x8' sheets of replacement is required, it will be removed from the contract at the rate listed in this unit cost. In the event that more than 10 of the 4'x8' sheets of replacement is required, it will be added to the contract at the rate listed in this unit cost. This Unit Cost does not cover the 10 sheets of decking that are to be included in the Base Bid. See Addendum #1 item #2 for a complete description.

**ADDENDA ACKNOWLEDGMENT:** (modified dates August 2016)

No. \_\_\_\_\_ No. \_\_\_\_\_ No. \_\_\_\_\_  
No. \_\_\_\_\_ No. \_\_\_\_\_ No. \_\_\_\_\_

**ACCEPTANCE:**

I certify that I am authorized to enter into a binding contract, if this Proposal is accepted.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Name and Title \_\_\_\_\_  
Name of Business \_\_\_\_\_

Complete spelling of bidder's name and address - **exact as recorded at the Secretary of State**

[<http://www.sos.state.ms.us/busserv/corp/soskb/csearch.asp> ] which should be the same as you applied for at the Mississippi State Board of

Contractors [<http://www.msdoc.us/Search2.CFM> ] (see 2.07, 3.01, 5.01) **PLEASE LOOK IT UP at SoS. SoS rules when the 2 are different.**

Address \_\_\_\_\_ (mailing)  
Address \_\_\_\_\_ (physical)  
City/State/Zip Code \_\_\_\_\_ County \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

- **BIDDER'S CERTIFICATE OF RESPONSIBILITY NUMBER(S):** \_\_\_\_\_
- **MINORITY BUSINESS ENTERPRISE?** Yes \_\_\_\_\_ No \_\_\_\_\_ (to assist with Code 57-1-57)

- Attach copy of Non-Resident Bidder's Preference Law (5.04 of Bidder's Checklist)

- **Mechanical / Plumbing / Electrical Contractors:** (modified Dec 2013 SoS per 10/17/12 Addendum 1 & Feb 2014; 021219 sub over \$50,000.00; modified 04/06/2020)

Regarding said Divisions of the Specifications of the BoB Standard Form of Agreement Between The Owner and The Contractor: List any Mechanical/Plumbing and/or Electrical Sub-Contractors that will perform work of this contract; regardless of cost even for under \$50,000.00. COR must be included where sub-contract exceeds \$50,000.00. If no sub-contractor is listed, and such work is within scope of contract and over \$50,000.00, bidder's own COR classification(s) must be sufficient to self-perform any such work. If no sub-contractor is listed, then use of sub-contractor to perform such scope will not be permitted. This is in accordance with 5.05 and 5.06 of the Bidder's Checklist.

Mechanical Contractor: \_\_\_\_\_ Certificate of Responsibility No. \_\_\_\_\_  
Plumbing Contractor: \_\_\_\_\_ Certificate of Responsibility No. \_\_\_\_\_  
Electrical Contractor: \_\_\_\_\_ Certificate of Responsibility No. \_\_\_\_\_

■

REMOVE THE EXISTING METAL FLASHING AND CLEAT AND INSTALL NEW FLASHING AND CONTINUOUS CLEAT THAT (IN GENERAL) MATCH THE EXISTING CONFIGURATION. MAINTAIN A STRAIGHT AND CONSISTENT PATTERN WITH ALL FASTENERS. NOTE THAT THE WOOD NAILERS/BLOCKING AT THIS TRANSITION IS SHOWN AS IT APPEARS IN THE ORIGINAL CONSTRUCTION DOCUMENTS. ALTHOUGH IT IS DIFFICULT TO TELL DUE TO THE PREVIOUS INSTALLATION OF ROOF COATING, IT APPEARS THAT THERE MAY BE ADDITIONAL BLOCKING IN THIS AREA THAT CREATES A CURB TYPE CONDITION. THEREFORE, THE CONTRACTOR WILL BE RESPONSIBLE FOR NEATLY & CAREFULLY ADJUST THE EXISTING CONDITIONS AS NEEDED TO COMPLETE THE SCOPE OF WORK. PREP REMAINING EXISTING SURFACES FOR NEW WORK. SEE ITEM #3 OF THE ADDENDUM AND THE ATTACHED CUT SHEETS FOR ADDITIONAL INFORMATION.

REMOVE EXISTING VENT DOWN TO THE EXISTING ROOF DECK, (AND SUBSTRATE AS NEEDED). PROVIDE AND INSTALL NEW ROOF TO WALL VENT TO MATCH EXISTING SIZE, LENGTHS, DIMENSIONS, LOCATIONS, CONFIGURATIONS, ETC. INSTALL PER ROOFING AND RIDGE VENT MANUFACTURER'S RECOMMENDATIONS AND HEIGHT REQUIREMENTS. INSTALL THIS ROOF TO WALL VENT OVER A STRIP OF ICE AND WATER SHIELD. SEE ITEM #3 OF THE ADDENDUM AND THE ATTACHED CUT-SHEETS FOR ADDITIONAL INFORMATION.

INSTALL NEW FIBERGLASS ROOFING SHINGLE SYSTEM OVER THE UNDERLAYMENT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS FOR THE GIVEN CONDITIONS AND TO MEET MANUFACTURERS WARRANTY REQUIREMENTS. INSTALL NEW SHINGLES OVER NEW ROOF TO WALL VENT.

ONCE THE DECK IS PREPARED, PATCHED, ETC. AND PRIOR TO THE INSTALLATION OF THE NEW SHINGLES, PROPERLY INSTALL NEW SYNTHETIC SHINGLE UNDERLAYMENT OVER THE ENTIRE DECK. INSTALL ONE (1) STRIP OF ICE AND WATER SHIELD AT THE TOP OF THE NAILABLE SHILGE DECKAING PRIOR TO THE INSTALLATION OF THE VENT AND SHINGLES.

CONTRACTOR TO PROTECT & INSPECT THE EXISTING NAILABLE COMPOSITE ROOF DECKING AND REPLACE AS DEFINED IN ITEM #2 OF THE ADDENDUM. MATCH EXISTING DECKING THICKNESS, DIMENSIONS, CONFIGURATIONS, ETC. CLEAN AND PREP ENTIRE EXISTING/NEW DECKING FOR NEW ROOFING SYSTEM. COORDINATE WITH NEW PLANS, NOTES AND DETAILS.

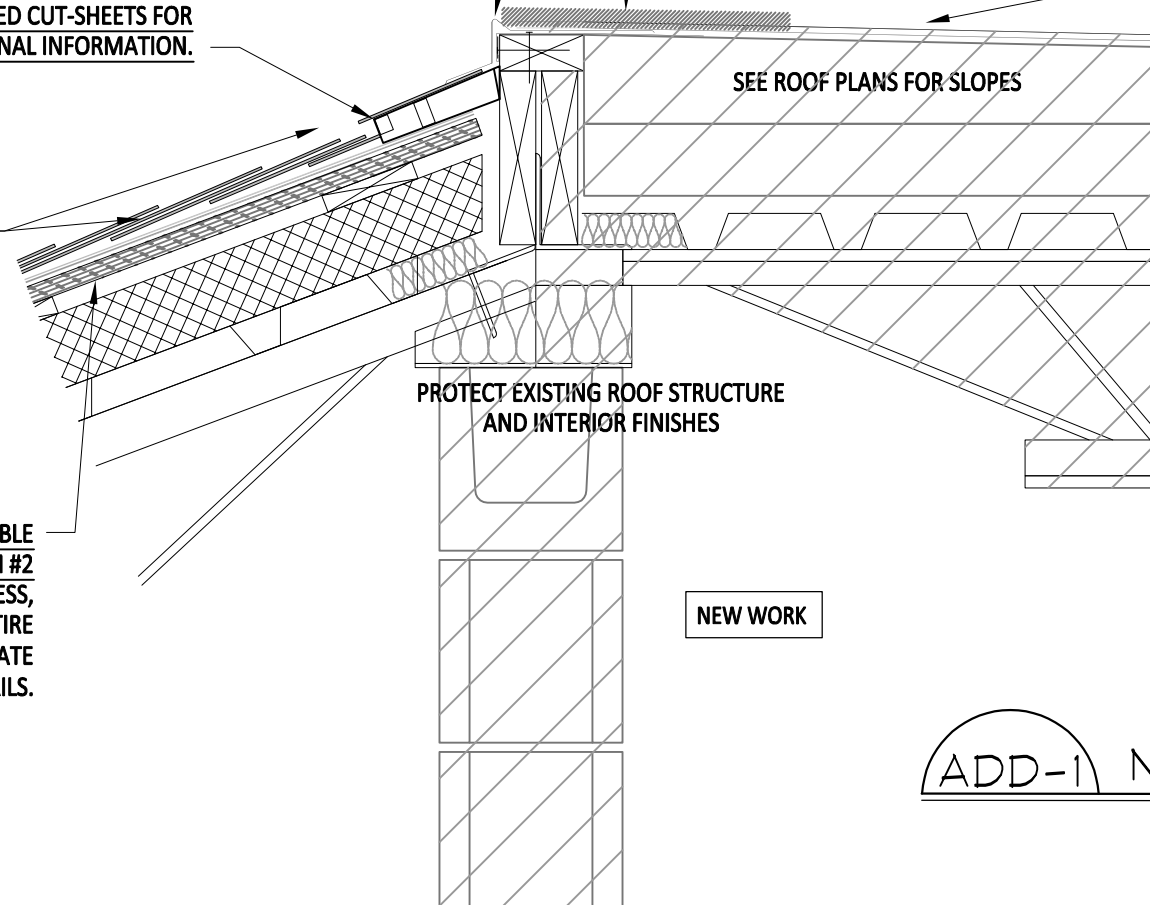
INSTALL A NEW THREE COURSE SYSTEM AS DESCRIBED TO PROVIDE A WEATHER TIGHT CONDITION BETWEEN THE EXISTING PREVIOUSLY COATED MODIFIED BITUMEN AND THE NEW METAL FLASHING. THE ORIGINAL MODIFIED BITUMEN ROOF WAS PREVIOUSLY COATED WITH A ROOF COATING THAT IS REPORTED TO BE FLUID APPLIED COATING #924 ETERNA-SIL SILICONE ROOF COATING BY TROPICAL ROOFING PRODUCTS (NOW OWNED BY SOPREMA). SEE CUT-SHEETS FOR THE FLUID APPLIED COATING COMPONENTS ATTACHED TO THE ADDENDUM.

PREPARE THE SURFACE WITH A SOLVENT WIPE TO REMOVE ANY OIL RESIDUE AND THE DECK EDGE MECHANICALLY ATTACHED. APPLY A NEW 3-COURSE WITH 12" POLYESTER AND 9400 (SEE CUT SHEET ATTACHED TO THE ADDENDUM) AND MAKING SURE TO COVER THE FASTENER HEADS BY 4-6" OVER THE METAL & FASTENERS AND 6" ONTO THE DECK. PERFORM ADHESION TEST IF UNCERTAIN ABOUT ADHESION TO THE EXISTING MATERIALS. THE SURFACES MUST BE CLEAN, DRY AND SOUND. DILUTE 652 ULTRA GREEN WITH 10 - 30 PARTS CLEAN WATER, APPLY TO SURFACE, SCRUB OR PRESSURE CLEAN, RINSE WELL. ALLOW TO DRY.

APPLY A BASE COAT OF 9400 ETERNA-SIL AT 24 MILS (WET). THE BASE COAT SHOULD EXTEND 1" (MIN) PAST THE WIDTH OF THE POLYESTER TAPE ON ALL SIDES. EMBED A STRIP OF 932 POLYESTER TAPE INTO THE WET COATING. IMMEDIATELY, APPLY A TOPCOAT OF 9400 ETERNA-SIL AT 24 MILS (WET), COVERING THE TAPE, AND EXTENDING 1" (MIN) PAST THE TAPE ON ALL SIDES. APPLY SO THAT THERE ARE NO VOIDS, GAPS OR FISH-MOUTHS. ONCE THIS HAS DRIED, APPLY 2.0 GPS OF 924 TO ENCAPSULATE ANYTHING ON THE DECK SIDE. NOTE: THE EXISTING BLOCKING CONFIGURATION MAY VARY FROM HOW IT IS SHOWN ON THIS DETAIL. ALL BLOCKING MUST BE REATTACHED AS NECESSARY TO ENSURE THAT IT IS SECURELY CONNECTED, ENSURE THAT THERE IS NO MOVEMENT OF THE BLOCKING MATERIAL.

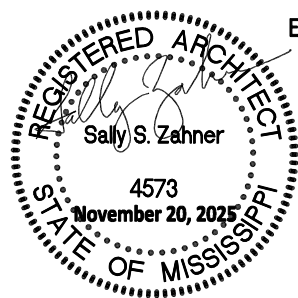
PROTECT EXISTING MOD. BIT ROOFING SYSTEM AND ALL ASSOCIATED COMPONENTS/ MATERIALS.

PREVIOUS ROOF COATING CLEANING: SEE ALTERNATE #2 ON THE PROPOSAL FORM AND THE CUT-SHEET THAT IS ATTACHED TO THE ADDENDUM FOR THE PRODUCT USED FOR THE PREVIOUSLY INSTALLED ROOF COATING. IN GENERAL, CLEAN THE EXISTING SILICONE BY FIRST APPLYING A LIGHT RINSE (BASICALLY WETTING DOWN THE COATING SURFACE) APPLY A WET COAT OF 652-ULTRA CLEANER MIXED AT APPROXIMATELY 30:1 (652:H2O), ALLOW THIS TO SET 15-20 MINUTES, AND RINSE. PLEASE NOTE THE SILICONE DOES NOT NEED TO MUCH ENERGY TO CLEAN, A 25-DEGREE TIP IS RECOMMENDED (GREEN) AND INSTEAD OF THE GUN BEING STRAIGHT UP AND DOWN (90 DEGREES) ADJUST THE GUN TIP TO MORE OF A 40 TO 50-DEGREE ANGLE, TO PROVIDE MORE OF A RINSING MODE AND NOT A REMOVAL MODE. A VERY LIGHT PRESSURE SHOULD BE USED WITH THE WAND HELD AWAY FROM THE COATING SURFACE SO THAT THERE IS NO DAMAGE TO THE COATING. (REMOVE ANY BROWN STAINING, DEBRIS, ETC.)



ADD-1 NEW FLAT TO SLOPED ROOF DETAIL

Scale: 1 1/2" = 1'-0"



# GS# 411-131 ROOFING IMPROVEMENTS - BASAC EAST MISSISSIPPI STATE HOSPITAL MERIDIAN, MISSISSIPPI



# ADD-1

DATE: 11.20.2025



**GS# 411-131, ROOFING IMPROVEMENTS - BASAC  
EAST MISSISSIPPI STATE HOSPITAL**

PRE-BID MEETING: NOVEMBER 12, 2025 @ 10:00 AM

**Project Contacts:** Shomari Rawls – Bureau of Buildings  
Ted Spencer – East Mississippi State Hospital  
Scott Comish, Project Manager - Shafer Zahner Zahner

**Bid Date:** **Tuesday, November 25, 2025 at 2:00:00 p.m.** @ the Bureau of Building, Grounds and Real Property Management Office in Jackson, MS (see ***Advertisement For Bids, Section 00000*** for official information). Official Time is by the Bureau of Buildings. Electronic bidding is allowed (see Advertisement For Bids for RFx#). See issued addenda for any changes.

**Current Bidders List:** (See attached sign-in sheet for attendance) **7 Current Plan Holders**

**Construction days:** **120** days for project (see *Proposal Form*)  
Notice to Proceed – by B.O.B. Must hold price per specifications.

**Contract Administration:** Architect’s representative will be on site regularly and as needed.  
**BOB construction administrators will visit regularly.**  
**EMSH staff is on site.**  
Construction Progress Meetings are held monthly as required by Division 1.  
Commissioning- **none on this project.**

**Construction Access:** **All** workers, delivery persons, etc. must be familiar with EMSH rules regarding contraband, tool control, and contact with patients/staff.

**Weekends, Sunday work, holidays, etc.:** **Discuss**

Restricted “no work” days due to events: **None Known at this time.**

Staging Areas/Fencing/Access and Construction Sign: **A lockable storage box or trailer will be allowed in the area being worked on as directed by EMSH. The job box must be locked at the end of each day with all tools locked into the box in a designated area. The staff must be given a key to the lock on the box/trailer. Materials can be stored in the area as directed at the end of the day. Work in the more common, general areas will be coordinated once the work begins.**

**Scope of work:** A general discussion of the work. **See discussion and/or site visit notes.**

**Bidding rules:** Pay attention to *Instructions To Bidders* and Special Conditions  
Bureau of Buildings is the owner- Contract is between BOB and Contractor.

**Common mistakes:** Certificate of Responsibility number on envelope. Acknowledge addenda. Fill out every item in the bid form...if it doesn’t apply mark “N/A” or note otherwise.



**GS# 411-131  
ROOFING IMPROVEMENTS BASAC  
EAST MISSISSIPPI STATE HOSPITAL**

**PRE-BID MEETING, 11/12/2025**

SIGN-IN SHEET

NAME	FIRM	EMAIL
Scott Comish	Shafer-Zahner-Zahner	<a href="mailto:scomish@szzarch.com">scomish@szzarch.com</a>
Eddie Pearson	Eddie Pearson Roofing	<a href="mailto:eddie@eddiepearsonroofing.com">eddie@eddiepearsonroofing.com</a>
Bristan Freeman	Eddie Pearson Roofing	<a href="mailto:bristan@eddiepearsonroofing.com">bristan@eddiepearsonroofing.com</a>
Daniel Scarborough	Roberson Construction	<a href="mailto:Daniel@RobersonConst.com">Daniel@RobersonConst.com</a>
Lidel Field	E. Cornell Malone Roofing	<a href="mailto:lfield@ecmalone.com">lfield@ecmalone.com</a>
HUNTER TRAVIS	RENOVA	<a href="mailto:HUNTER@RENOVAroofing.com">HUNTER@RENOVAroofing.com</a>
MATT GARRIN	RENOVA	<a href="mailto:GARREN@RENOVAroofing.com">GARREN@RENOVAroofing.com</a>
Ted Spencer	EMSH	<a href="mailto:Tosperce-@emsh.ms.gov">Tosperce-@emsh.ms.gov</a>
David Riley	EMSH	<a href="mailto:miley@emsh.ms.gov">miley@emsh.ms.gov</a>
MIKE ROBERSON	ROBERSON CONSTRUCTION	<a href="mailto:mike@robersonconst.com">mike@robersonconst.com</a>
RONNIE SMITH	CROSS ROOFING	<a href="mailto:ronnie@crossroofing.com">ronnie@crossroofing.com</a>
Luke Middleton	Roofing solutions	<a href="mailto:lmiddleton@roofingsolutions.com">lmiddleton@roofingsolutions.com</a>
Travis Griffin	EMSH	<a href="mailto:tgriffin@emsh.ms.gov">tgriffin@emsh.ms.gov</a>



## **GS#411-131, ROOFING IMPROVEMENTS – BASAC EAST MISSISSIPPI STATE HOSPITAL**

### **DISCUSSION POINTS FOR PRE-BID MEETING**

November 12, 2025

#### **Overall Discussion:**

1. This project includes all of the shingle roofs on the BASAC site: A, B, C, D, and the Gate House (Unit J). However, the Gate House (Unit J) is Alternate #1.
2. Alternate #2 is to gently clean the previously coated modified bitumen roof as recommended by the coating manufacturer.

Alternates:- What would the cost be to:

- a. **Alternate #1:** Reroof “unit J” – Gate House?
- b. **Alternate #2:** “Clean” the Modified Bitumen Roof at Unit D? Roof to be cleaned as recommended by the roof coating manufacturer.

#### **Scope:**

3. Re-flash all vents and penetrations.
4. Replace all gutters and downspouts with sizes and configuration to match the existing. It is particularly important that the downspout locations and sizes match the existing. This is because the downspouts must tie into and be inserted in the existing cast iron downspout boots that connect to the underground drainage system. Color to be selected by the owner.
5. All drip edge to be replaced.
6. Ice and water shield will be installed in the valleys, at the roof edges and on hips and ridges (adjacent to the ridge/hip vents
7. Shingles are specified around GAF shingles, with equals by Certain Teed and Atlas. Color selected by the owner.
8. Replace all ridge and hip vents that exist. We will not add ridge or hip vents in any new locations.
9. There is no painting in this project. Any painting necessary will be addressed by EMSH at a later date.
10. There is no deteriorated decking known to exist by the owner. However, the architect has built-in 10 sheet (4’x 8’) of the existing “nail base” nailable composite vented decking in the base bid. The bid form also has a Unit Cost for the contractor to supply a dollar amount per 4’x8’ sheet for any addition or reduction to the 10 sheets of “nail base” nailable composite decking that are in the contract. ). Information has been provided that indicates that the product that was actually used for this application was Apache Venting Nail Line. There is a cut-sheet for this product attached in the



addendum. The top layer of this product is 7/16" OSB with a 3/4" air space (apparently created with wood strips) and rigid insulation on the bottom. The nominal thickness of the product that was apparently used was 4.6' (7/16" OSB, 3/4" air space, and 3.4" insulation). If decking is damaged and requires replacement, the contractor will be responsible for replacing this "nail base" nailable composite vented deck with a product of the same thickness. The proposal form has been changed and reissued to reflect this decking. **The new proposal form must be used for your bid.**

11. The flat roof section on Building D was originally a modified bitumen roof that was reported to be coated with a silicone-based coating by a local roofing contractor several years ago. EMSH would like this flat roof to be cleaned as Alternate #2 (as recommended by the coating manufacturer) and for it not to be re-roofed at this time. Otherwise, no work is to be done on the flat roof sections. The contractor will be responsible for protecting all flat roof sections from damage during all construction activities.
12. EMSH reported that there is no known (or observed) fascia or soffit repair that needs to be included in this project.
13. The contractor will install new splash pans set in mastic at all locations where downspouts discharge onto the flat roof.

#### **Specification Discussion/Questions:**

Page 7: Proposal Form

- Construction Days - 120 days
- Alternates: See two discussed above
- Unit Cost: See discussion above

Page 11: Standard Form of Agreement

- Liquidated Damages \$250.00

Page 24: Division One Supplement

- Work Sequence: Building C, Building B, then all remaining buildings.
- Buildings will be fully occupied

Other Division One Supplement sections:

- Architect's Special Conditions:
  - Store materials and equipment as directed by EMSH
  - Control all tools and do not leave tools and equipment in locations that are accessible to patients.



- Understand the rules associated with contraband.
- Keep all areas clean daily. Properly dispose of debris. Control access to all tools and equipment. Discuss.
- Adverse Weather Evaluation

Appendix items:

- Asbestos Inspection Report

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*Note: Parking is limited, bidders will be required to pass through security, the official time clock is behind the receptionist's desk in the Woolfolk Bldg on the 14th floor, and no bids will be accepted after 2 pm.*

## **PRE-BID AGENDA INSTRUCTIONS TO BIDDERS**

### **SECTION 00100**

#### **PART 1 - GENERAL**

- 1.01 QUESTIONS:** Questions should be directed to the Professional. Should a Bidder find discrepancies in or omissions from, the Drawings or Project Manual, or be in doubt as to their meaning, the Bidder should immediately notify the Professional. The Professional will send written instruction(s) or interpretation(s) to all known holders of the documents. Neither the Owner, nor the Professional, will be responsible for any oral instruction or interpretation.
- 1.03 NON-RESIDENT BIDDER:** When a non-resident Bidder (a Contractor whose principal place of business is outside the State of Mississippi) submits a bid for a Mississippi public works project, one of the following is required and shall be submitted with the Proposal Form:
- A. Copy of Law: If the non-resident Bidder's state has a resident Bidder preference law, a copy of that law shall be submitted with the Proposal Form.
  - B. Statement: If the state has no such law then a statement indicating *the State of (Name of State) has non-resident Contractor preference law* shall be submitted with the Proposal Form.
- 1.08 OBLIGATION OF BIDDER:** At tile bid opening, each Bidder will be presumed to have inspected the site, read and become thoroughly familiar with the Drawings and the Project Manual, including all addenda.

#### **PART 2- PROPOSAL FORM**

- 2.02 PROPOSAL FORMS:** The Bidder shall make all proposals on forms provided and shall fill all applicable blank spaces without interlineations or alteration and must not contain recapitulation of the work to be done. No oral or telegraphic proposals will be considered.
- *Make sure your name at Secretary of State and Contractor's Board match.*
- 2.06 ADDENDA:** Any addenda to the Drawings or Project Manual issued before or during the time of bidding shall be included in the proposal and become a part of the Contract. The Proposal Form will have ample space to indicate the receipt of addenda. When completing the Proposal Form, the Bidder shall list the Addendum number, and the date received in spaces provided.
- *Note that all addenda will be issued NO LATER THAN (48) forty-eight hrs before bid time.*
  - *Ask Professional if any addenda are planned.*

#### **PART 4 - BID OPENING AND AWARD OF CONTRACT**

- 4.03 PROTEST:** Any protest must be delivered in writing to the Owner within twenty-four (24) hours after the bid opening.
- *Do not send any protest or errors to the project professional, both must be sent to Owner.*
- 4.04 ERRORS:** Any claim of error and request for release from bid must be delivered in writing to the Owner within twenty-four (24) hours after the bid opening. The Bidder shall provide sufficient documentation with the written request clearly proving an error was made.

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### **Division 0**

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## PART 5 - BIDDER'S CHECKLIST

The following checklist is for the Bidder's assistance only. It is not inclusive and **is not a part of the bid documents**; therefore, this checklist should not be included with the Proposal Form when submitting a bid proposal.

- 5.01 **PROPOSAL FORM:** (only one original proposal form to be submitted) (also see 3.01 and 600.42 of Manual)  
**Base Bid**  
 Write in the amount of the base bid in words and numbers. The written word shall govern.
- Alternates**  
 Write in each alternate's amount in words and numbers. The written word shall govern.
- Addenda**  
 Acknowledge the receipt of each addendum by writing in the number of the addendum and the date received.
- Acceptance**  
 Proposal is signed by authorized person  
 Name of Business - complete spelling of bidder's name and address - exact as recorded at the Secretary of State [<http://www.sos.state.ms.us/busserv/corp/soskb/csearch.asp>] which should be the same as you applied for at the Mississippi State Board of Contractors [<http://www.msbc.us/Search2.CFM>] (see 2.07, 3.01, 5.01, proposal form)  
 Legal address of the business listed above (at SOS and Contractor's Board)  
 Correct Certificate of Responsibility Number(s) as it appears in the current Mississippi State Board of Contractors Roster
- Certificate of Responsibility Number(s) on envelope (see below for on proposal form)**  
 Base Bid is under \$50,000 and no number is required  
 Base Bid is under \$50,000 and the statement "bid does not exceed \$50,000" is on the outside of the sealed envelope  
 Base Bid is over \$50,000 and number is required  
 Joint Venture and *joint venture* number is required  
**OR**  Joint Venture participants' numbers are required
- 5.02 **BID SECURITY:**  
 Included Bid Bond  
**OR**  Included Certified Check
- 5.03 **POWER OF ATTORNEY:**  
 Included Power of Attorney
- 5.04 **NON-RESIDENT BIDDER:**  
 Attached a Copy of Non-Resident Bidder's Preference Law  
**OR**  Attached a Statement
- 5.05 **SUB-CONTRACTORS NAME Refer to 1.04 for responsiveness**  
 List your Mechanical and Electrical Contractors regardless of cost  
\* List name even for under \$50,000  
\* Fire Protection Sprinkler Contractors do not have to be listed  
\* If there is a separate HVAC/Plumbing Contractor, so notate as mentioned herein  
\* If Mechanical, Plumbing, and/or Electrical Contractor is performed by the General, be sure the General has a COR for said discipline and list General's name on the line and COR number mentioned herein  
**OR** \* If there is no Mechanical, Plumbing, and/or Electrical Contractor, so notate "none" on the line
- 5.06 **SUB-CONTRACTORS' COR NUMBER Refer to 1.04 for responsiveness**  
 \* List Certificate of Responsibility Number for over \$50,000.00 (also allowed, but not required, for under \$50,000)  
\* If under \$50,000 – so notate on the COR line "under \$50,000" (or can still show COR#)  
**OR** \* If there is no Mechanical, Plumbing, and/or Electrical in Divisions 15 or 16, so notate "none" on the name line and the COR# line as mentioned herein

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Division 0



**STATE OF MISSISSIPPI**  
GOVERNOR PHIL BRYANT

**DEPARTMENT OF FINANCE AND ADMINISTRATION**

Liz Welch  
EXECUTIVE DIRECTOR

**M E M O R A N D U M**

**TO:** Contractors, through the AGC, ABC, and MBOC

**FROM:** Bureau of Building, Grounds and Real Property Management

**DATE:** May 30, 2023 (links modified)

**SUBJECT:** Electronic Construction Bidding per Law effective 1/1/2018

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Beginning January of 2018, the Mississippi Department of Finance and Administration / Bureau of Building Grounds and Real Property Management started receiving construction bids electronically as required by House Bill 1106, Laws of 2017. Electronic bids are at the discretion of the Bidder/Supplier. Paper bids WILL STILL BE received as stipulated in the Advertisement / Request for Bids The instrument being used to carry out this is a program called MAGIC which is available to all State of Mississippi departments, agencies, and Bidders/Suppliers. (MAGIC is the State's Accounting System.)

**TO BID USING MAGIC:** Potential Bidder/Supplier must first register (see below). When the Bidder/Supplier registers themselves, they will automatically receive their Magic sign-in information. (The Bureau of Building, et al, can assist with this, and, if so, will notify the Bidder/Supplier by email of doing so, so they can contact Magic to get their sign-in information for bidding electronically) Construction Bidders/Suppliers who have received awards in recent years through the Bureau of Building, et al, should already have their company information properly entered. Those companies should still verify that their system "Product Code" is set to "90922" [for construction] in order to receive "system generated Bid Notices" for construction projects. (Bid Opportunities will continue to be in the newspaper, on the Magic Portal, and on the Bureau of Building, et al, web.) When registering, a company should enter their company information EXACTLY as shown per the Mississippi Secretary of State's listing and per their W9. Contact Magic at: [mash@dfa.ms.gov](mailto:mash@dfa.ms.gov) or 601-359-1343. A tutorial is available at: <http://uperform.magic.ms.gov/gm/folder-1.11.7512?originalContext=1.11.8507> (when registering, the MS SoS, MBOC, and W9 should all agree.)

**HOW BIDDER/SUPPLIER REGISTERES THEMSELVES:**

[www.dfa.ms.gov](http://www.dfa.ms.gov)

vendor registration (middle of the page)

down the page to State of Mississippi Supplier Registration

Complete that form

And “send” (top left or bottom of form on left)

This is the current link for the info above: [https://sus.magic.ms.gov/sap/bc/webdynpro/sapsrm/wda\\_e\\_suco\\_sreg?sap-client=100#](https://sus.magic.ms.gov/sap/bc/webdynpro/sapsrm/wda_e_suco_sreg?sap-client=100#)

**TO ADD THE PRODUCT CODE 90922** once in your MAGIC Address Table click the steps below:

1. Click on Suppliers Self Service Tab.
2. Click Company Data.
3. Click the Process Button.
4. Click Add Categories in the Product Categories section
5. Add the product Categories from here (90922 for construction)

**TO VIEW ADVERTISED PROJECT INFORMATION** on line

1. DFA Web site
2. Supplier/Vendor
3. Mississippi Procurement Portal
4. (RFx) Procurement Opportunities and Public Notifications
5. Advanced Search Options
6. Major Procurement Category: Select Construction
7. Dept/Agency: Select MS DEPT FINANCE AND ADMINISTRATION 6. SEARCH

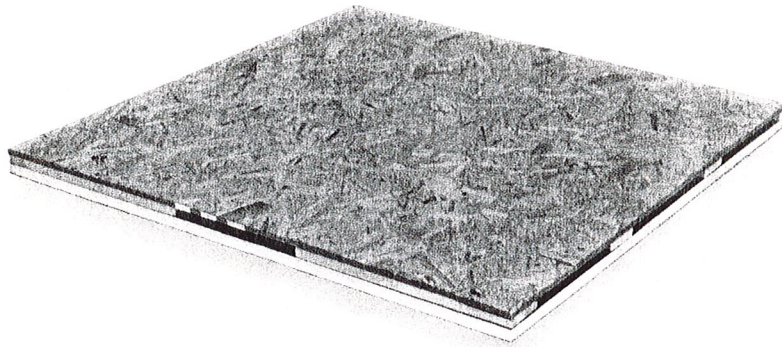
Another option from the DFA/BoB web site is to:

1. Select DFA Offices
2. Select Bureau of Building Grounds and Real Property Management.
3. Bid and RFP Notice
4. Construction Solicitations and Bid Tabs
5. Locate the GS# at left of the list and the RFx number at the right.

On both lists, the RFx number for each project is listed which is required in MAGIC when preparing bids.

For additional information regarding registration in MAGIC, contact MMRS at (601) 359-1343 or by email at [mash@dfa.ms.gov](mailto:mash@dfa.ms.gov).

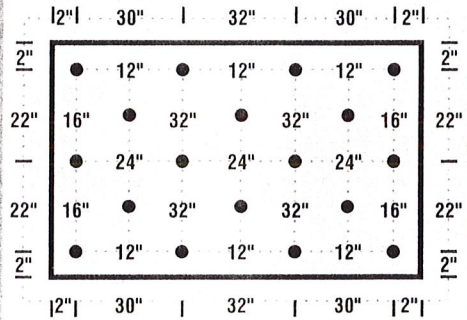
/pgw



Apache Venting Nail Line consists of a polyisocyanurate foam core, bonded to a top layer of 7/16" APA rated OSB and a fiber reinforced facer on the bottom. Venting Nail Line is manufactured with a 3/4" air space on the top side between the insulation and OSB to dissipate heat build-up. The primary purpose of this product is to combine a thermally efficient insulation with ventilation channels to promote air circulation under shingle roof substrates. Increased air flow will reduce surface temperatures thereby helping to extend the life of the shingle substrate and shingles.

Venting Nail Line offers an excellent substrate for other roof covering materials, including: heavyweight shingles, tile, slate, metal roof applications and certain Single-Ply systems for increased wind warranties. It is particularly well suited for vaulted ceiling and log home applications.

### VENTING NAIL-LINE FASTENER PATTERN



#### THERMAL PROPERTIES OF VENTING NAIL LINE

Nominal Thickness		R-Value	C-Value	Foam Thickness		Flute Spanability
in.	mm.			in.	mm.	
2.2"	55.9	7.0	0.143	1.0"	25.4	4 3/8 th
2.5"	63.5	9.3	0.108	1.3"	33.0	4 3/8 th
2.7"	68.6	11.0	0.091	1.5"	38.1	4 3/8 th
2.8"	71.1	12.1	0.083	1.6"	40.6	4 3/8 th
3.0"	76.2	13.5	0.074	1.8"	45.7	4 3/8 th
3.2"	81.3	15.3	0.065	2.0"	50.8	4 3/8 th
3.3"	83.8	16.0	0.063	2.1"	53.3	4 3/8 th
3.5"	88.9	17.7	0.056	2.3"	58.4	4 3/8 th
3.7"	94.0	19.2	0.052	2.5"	63.5	4 3/8 th
3.9"	99.1	21.0	0.048	2.7"	68.6	4 3/8 th
4.2"	106.7	23.0	0.043	3.0"	76.2	4 3/8 th
4.6"	116.8	26.0	0.038	3.4"	86.4	4 3/8 th
5.0"	127.0	29.1	0.034	3.8"	96.5	4 3/8 th
5.2"	132.1	31.0	0.032	4.0"	101.6	4 3/8 th

***"Venting Nail Line is manufactured with a 3/4" air space on the top side between the insulation and OSB to dissipate heat build-up."***

#### STANDARD SIZES

Nail Line V is available in standard 4' x 8' panels and in thickness' of 1.5" (38mm) to 4.0" (102mm) and shall consist of 7/16" (11mm) OSB.

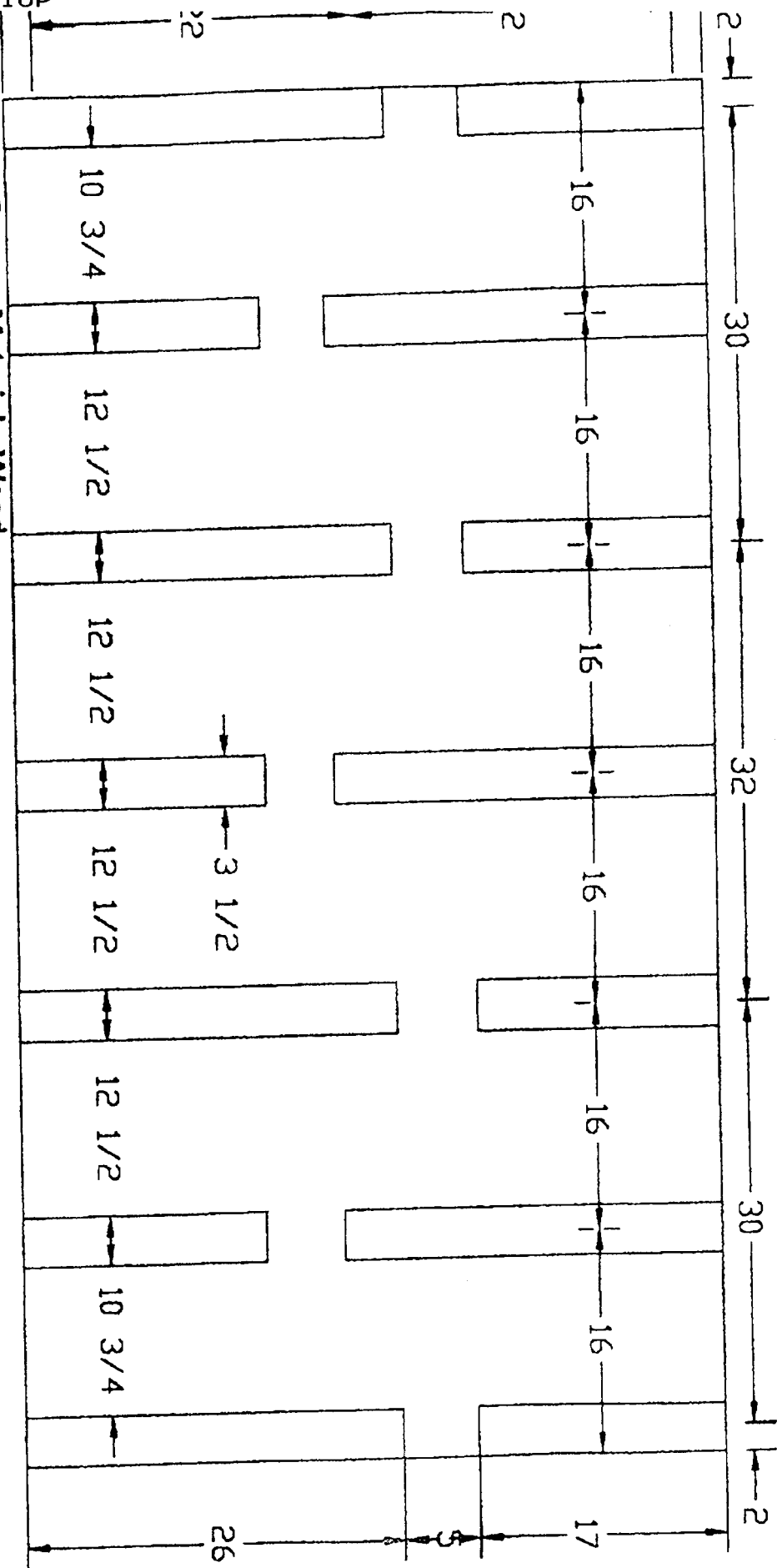
## VENTING NAIL LINE

#### COMPLIANCES:

- Federal Specification: HH-I-1972/GEN (foam only)
- ASTM C1289-95, Class 1, Type V
- BOCA, ICBO, AND SBCCI
- APA rated nailable surface
- City of Los Angeles, California Research Report #RR-24214
- Bureau of Home Furnishings, California License #TG-1269
- Metro-Dade County, Florida Product Control No. 96-1211.02
- APA rated nailable surface.
- FM Standard 4450/4470 Approval: UL Standard 790 Classification: Component of Class A,B, or C shingles, metal, or tile roof coverings. UL Standard 1256 Classification: Insulated metal deck assemblies. Construction #120 and #123.

UL Standard 263 Fire Resistance Classification (ASTM E119): Hourly Rated P-series roof assemblies. P225, P230, P259, P508, P510, P514, P701, P710, P713, P717, P718, P719, P720, P723, P728, P729, P730, P732, P734, P739, P801, P815, P818, P819, P823, and P828.

# APACHE VENTED NAIL-LINE



Spacer Material - Wood  
 Spacer Width - 3 1/2"  
 Spacer Depth - 3/4"

Post-it™ brand fax transmittal memo 7671 # of pages ▶

To	From
<b>Rennie</b>	<b>Pam</b>
Co.	Co.
Dept.	Phone #
Fax #	Fax #
	<b>513-1222</b>



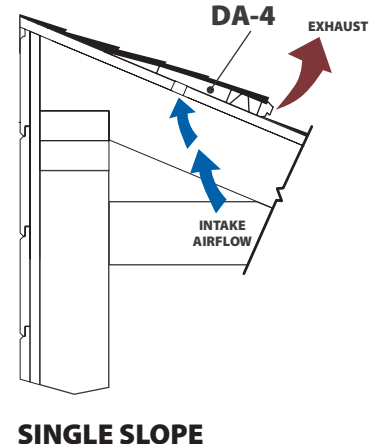
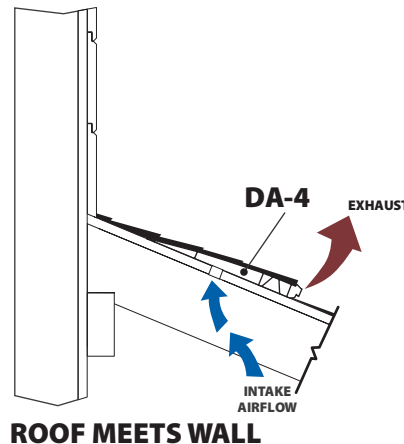
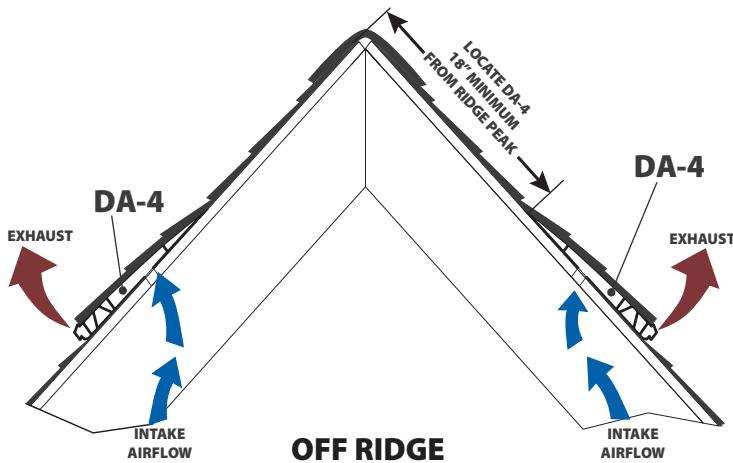
Fully Supported Tapered Transition.

Exterior Baffle Design Prevents Debris Build-Up.

Low Profile Blends into Roof.

## Your Multi-Purpose Exhaust Vent Solution.

### EXHAUST INSTALLATION APPLICATIONS:



### DA-4 FEATURES:

- 2½" ring-shank nails included.
- Made from the same durable, long-lasting and field-tested material as Omni Series vents.
- Unique design provides enhanced weather protection.
- Integrated end plug every 2 inches.
- 9 square inches of Net Free Area per linear foot.
- Molded nail lines.
- Fits roof pitches 3/12 to 16/12.
- Slot width guidelines.
- Patented design.
- The DA-4 can be used as an intake vent (see reverse).
- **Lifetime Limited Warranty.**

Model	Length (ft.)	NFA (in. <sup>2</sup> )	Roof Pitch	Packaged
DA-4	4'	36	3/12 to 16/12	10 Per Box

Molded-in Cut Lines for Tapered Transitions.

Engineered Material Guarantees Longevity.

10 Supported Nail Holes.

Shingle Stop Alignment Tabs.



Lomanco recommends balancing the intake ventilation system to the chosen exhaust ventilation system, a balanced system consists of 50% intake ventilation and 50% exhaust ventilation.

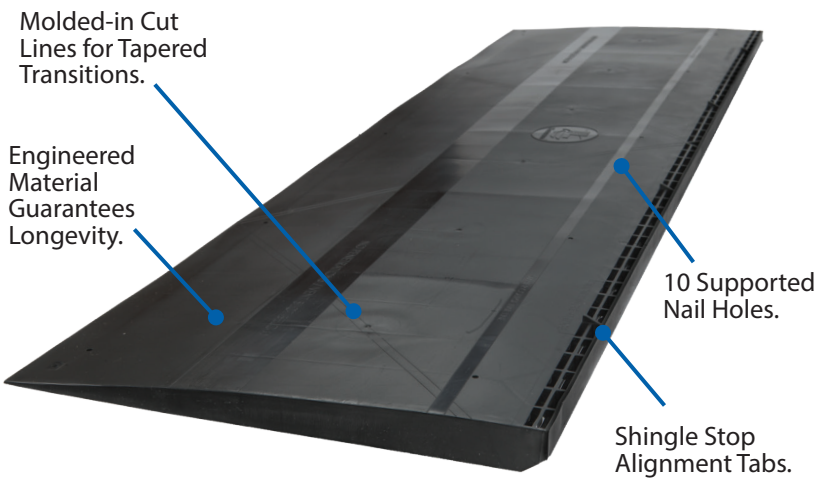
Lomanco ventilation calculations are based on the IRC/FHA standard of one square foot of ventilation for every 300 square feet of attic floor space. For ventilation calculators and additional information, visit our website, [lomanco.com](http://lomanco.com).



PROFESSIONALS  
Net Free Area  
**36**  
sq in.  
CHOICE

## Off Roof Edge Installation

# Roof Deck Installed Intake Ventilation Made for Roofers.



### DA-4 FEATURES:

- 2½" ring-shank nails included.
- Made from the same durable, long-lasting and field-tested material as Omni Series vents.
- Unique design provides enhanced weather protection.
- Integrated end plug every 2 inches.
- 9 square inches of Net Free Area per linear foot.
- Molded nail lines.
- Fits roof pitches 3/12 to 16/12.
- Intake slot width guidelines.
- Patented design.
- The DA-4 can be used as an exhaust vent (see reverse).
- **Lifetime Limited Warranty.**



FL17202

Model	Length (ft.)	NFA (in. <sup>2</sup> )	Roof Pitch	Packaged
DA-4	4'	36	3/12 to 16/12	10 Per Box

Lomanco recommends balancing the intake ventilation system to the chosen exhaust ventilation system, a balanced system consists of 50% intake ventilation and 50% exhaust ventilation.

Lomanco ventilation calculations are based on the IRC/FHA standard of one square foot of ventilation for every 300 square feet of attic floor space. For ventilation calculators and additional information, visit our website, [lomanco.com](http://lomanco.com).

# COR-A-VENT<sup>®</sup>

## Roof-2-Wall Vent<sup>™</sup> for those Tough to Ventilate Roof to Wall Spaces

**THE NAME SAYS IT ALL...COR-A-VENT'S Roof-2-Wall Vent<sup>™</sup> is a complete ventilation package for the tough-to-vent detail where a pitched roof meets a vertical wall. Roof-2-Wall Vent has everything in the box you need for installation:**

- 6 (six) 4-foot pieces of Roof-To-Wall Vent (24 lineal feet) that provide 6.75 square inches of Net Free Vent Area per lineal foot while stopping rain and snow at the point entry thanks to the Enhanced Snow Screen
- 25-feet by 14 inch wide roll of aluminum flashing
- A tube of polyurethane caulk (black in color)
- A bag of 2½" roofing nails
- 4 (four) R2W End Plugs



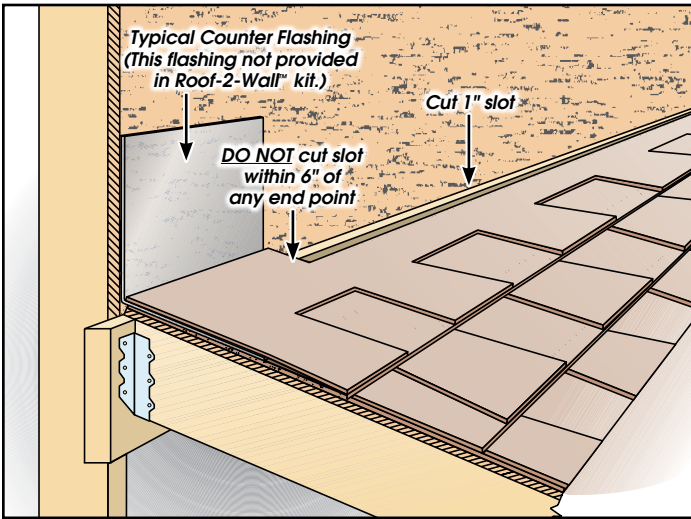
**INSTALLATION IS EASY** — Each carton contains 6 (six) 4-foot pieces of Roof-2-Wall Vent<sup>™</sup> (24 lineal feet), a 25-foot long x 14-inch wide roll of aluminum flashing, a bag of 2½" roofing nails, a tube of polyurethane caulk (black), and four R2W End Plugs.

**Roof-2-Wall Vent provides 6.75 sq. in. Net Free Vent Area (NFVA) per lineal foot**

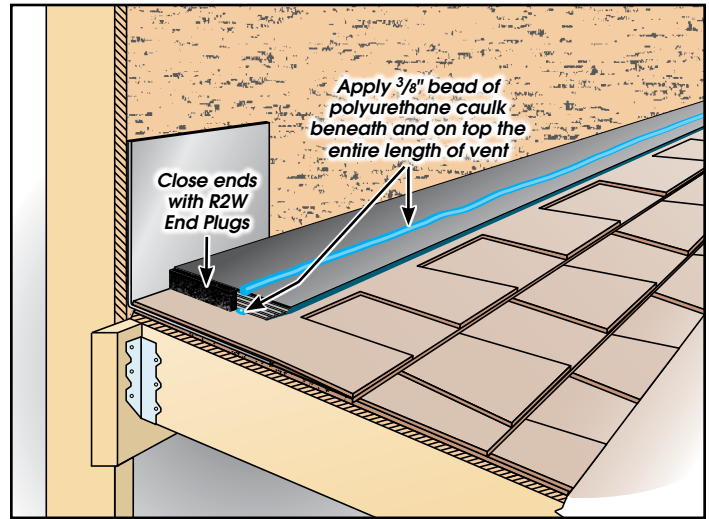
**COR-A-VENT<sup>®</sup>**  
I N C O R P O R A T E D

# COR-A-VENT® Roof-2-Wall Vent™ Installation Instructions.

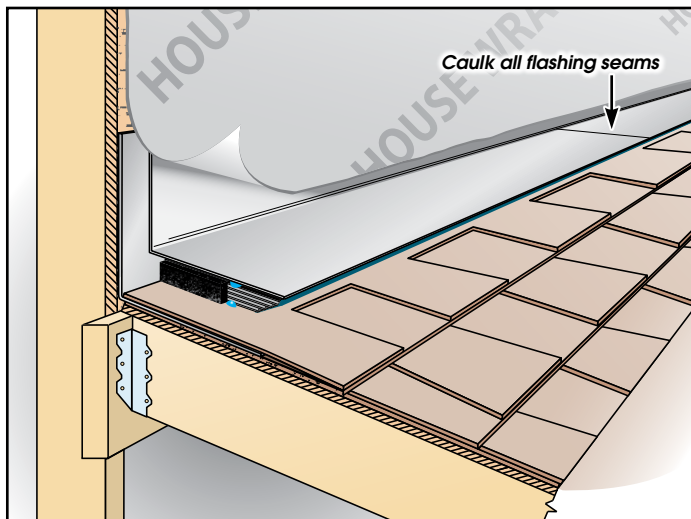
One person can easily install the handy four-foot Roof-2-Wall Vent sections. All you need is a hammer, circular saw, chalk line, utility knife, tape measure and a caulking gun. These instructions are typical for a standard shingle roof application. Check our web site ([www.cor-a-vent.com](http://www.cor-a-vent.com)) or call our technical department for advice on your specialized application, or send us a print and we'll "mark up" where and how to vent it.



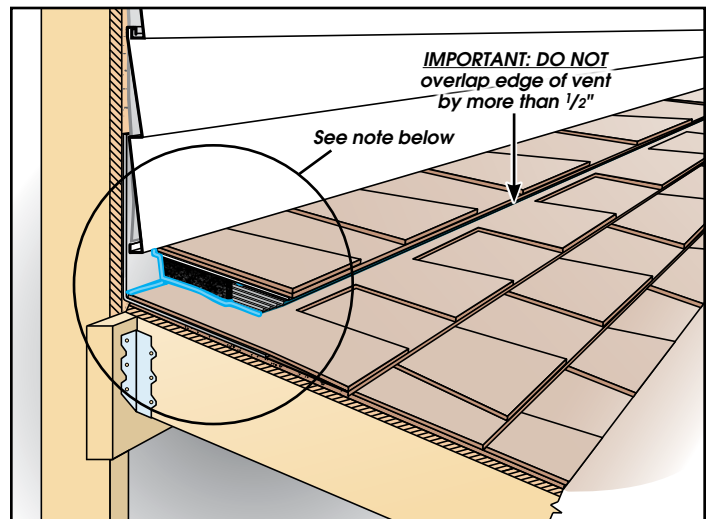
**1.** Start by cutting 1" a wide clear slot in roof deck at or near the top. Stop slot no less than 6" from the ends of the roof section to be ventilated.



**2.** Apply 3/8" bead of polyurethane caulk (provided in box) beneath Roof-2-Wall Vent pieces and nail down with 2½" nails (provided), using a minimum three nails per piece. Run vent at least 6" past slot in decking and close off ends by inserting R2W End Plugs (provided) into end openings. Caulk End Plugs to roof and vent and seal ends after placement. Run another 3/8" bead of flexible caulk along the top of all vent pieces.



**3.** Use Roof-2-Wall flashing (provided), or other metal flashing, to cover vent up onto wall. Nail flashing securely to the wall and overlap flashing with housewrap or felt paper/water-proof membrane.

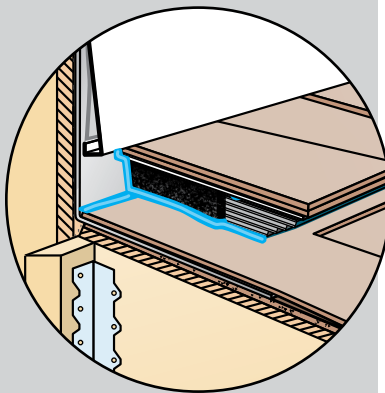


**4.** Cap or cover Roof-2-Wall assembly with shingle tabs or heavy gauge/ decorative metal cap - cap should overhang the vent by a minimum of ½". Be sure to caulk all ends and joints to ensure a water-tight installation.\*

**A minimum 3/12 roof pitch is required for Roof-2-Wall application.**

**NOTE: Installer is responsible for sealing ends of vent for each specific application.**

Due to the wide variety of material choices and possible installation options, it is the installer's responsibility to seal the vent assembly's ends with appropriate method and materials to prevent weather infiltration.



\* The provided tube of caulk should be sufficient for installation, but if more caulk is required, use a flexible silicone or polyurethane - DO NOT USE ROOF CEMENT.

**COR-A-VENT**  
INCORPORATED

**COR-A-VENT, INC.**

P.O. Box 428 • Mishawaka, IN 46546-0428  
Phone: (800) 837-8368 • Fax: (800) 645-6162  
info@cor-a-vent.com • www.cor-a-vent.com

## Tropical Roofing Products-BUR/MODBIT – 2.5G#924



Built On The Principles of Quality & Integrity

### PART I – GENERAL

#### SUMMARY

1. A highly reflective Fluid Applied High Solids Silicone Coating System used to coat existing BUR or Modified Bitumen. This coating system is applied directly over the existing substrates eliminating the need for roof tear offs. This coating system will significantly reduce roof temperatures and save energy cost. When used in this specification over a BUR or Modified Bitumen roof, a seamless, monolithic roof system is achieved.
2. This specification is not intended for use over prepared Tar, Gravel and/or smooth APP membrane, please consult Tropical Roofing Products technical service department for more information.

#### SUBMITTALS

1. Technical Data Sheet (TDS) and Safety Data Sheet (SDS) for all products used on project.
2. Drawings indicating scope of work and roofing details.
3. Sample Warranty (optional, see warranty section below).

#### QUALITY ASSURANCE

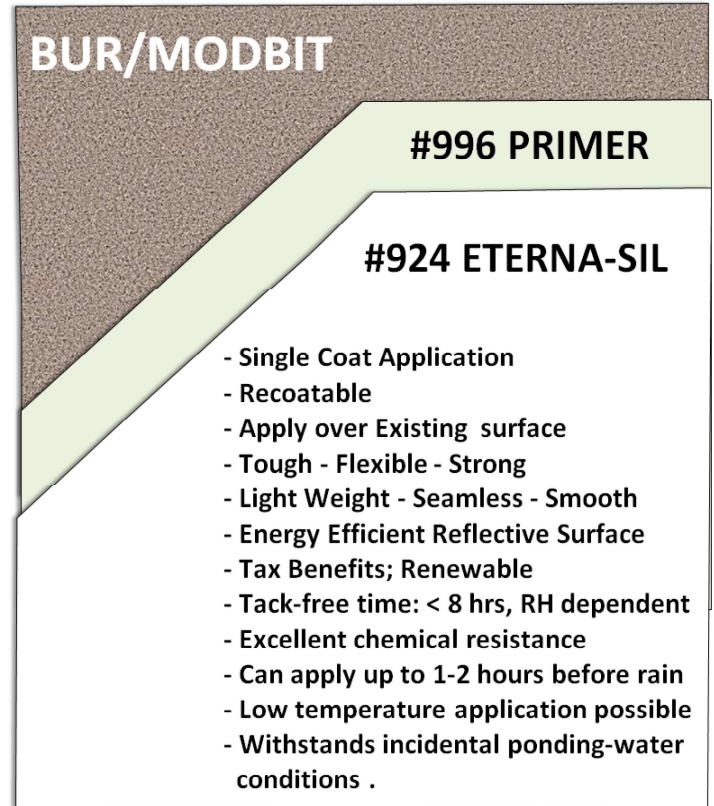
1. Contractor shall be an approved applicator by Tropical Roofing Products who has a general knowledge and understanding of standard roofing practices as defined by the NRCA.
2. Prior to starting the application of the coating system, there will be a project conference with the owner's representative to assure a clear understanding of the specifications. The conference shall be attended by the Contractor and by Tropical Roofing Products Rep.

#### APPLICABLE PUBLICATIONS

1. **ASTM D6694** – Standard for Liquid-Applied Silicone Coating Used in Spray Polyurethane Foam Roofing Systems.
2. **Cool Roof Rating Council (CRRC)** – Licensed Seller ID 0656.
3. **UL 790** – Class “A”. Refer to the UL directory information.
4. **Miami Dade NOA** – Pending
5. **California Title 24 Part 6, Compliant** - Can be used to comply with **Title 24 high efficiency** requirements (Eterna-Sil #924/#923).
6. **Florida Building Commission FBC** – Approved

#### DELIVERY, STORAGE AND HANDLING

1. Materials damaged during shipment, delivery or storage shall not be used on this project without approval of TRP.
2. Store #924 Eterna-Sil silicone roof coating containers between 50°F and 80°F. Other materials shall be stored in accordance with the appropriate material's TDS.
3. Keep all products out of direct sunlight and protected from extreme temperatures.
4. SDS and TDS for all materials used on this project will be kept on site and reviewed by appropriate personnel before use.



#### WET APPLICATION REQUIREMENTS/100 SQ. FEET OF SURFACE\*

System Components	Gallons
1. #996 Eterna-Sil Bleed Blocker	1.5
2. #924 Eterna-Sil Silicone High Solids	2.5

#### SYSTEM IN DRY MILS PER 100 Sq. Ft OF SURFACE

1. Coating Surface Area with #996	12 mils
2. Coating Surface Area with #924	38 mils

#### COMPONENT PERFORMANCE REQUIREMENT & TEST METHODS

#924 Eterna-Sil Property	Test Method	Value
1. Tensile Strength @ 73°F	ASTM D2370	>240 psi
2. Elongation at Break @ 73°F	ASTM D2370	>270%
3. Tear Resistance @ 73°F	ASTM D-624	>23 lbf/in.
4. Volume Solids	ASTM D-2697	>95%
5. Weight Solids	ASTM D-1644	>96%
6. Full Cure Time		8-72 hours
7. Tack Free Time	RH Dependent	< 8 hours
8. Application Temp	Ambient	40° F to 120° F
9. Initial SRI Value		110

\*Note: Wet and dry film values shown are approximations and can vary depending on surface conditions.

This Tropical Roofing Products **SYSTEM-GUIDLINE SPEC** is an abbreviated outline of coating roofing requirements and is intended for use as a submittal with a bid package. Contractors, Specifiers and the Authorized Roofing Applicators must comply with the "Application" section of Technical Data Bulletins on the first page of this document prior to design or bid. The "Products" and "Safety" sections included in the Technical Data Bulletins and SDS contain information pertaining to the proper usage of products as well as applicable safety precautions. These sections must be thoroughly reviewed prior to the installation of this roofing system. Tropical Roofing Products Care & Maintenance program must be implemented in order to ensure that your roof will continue to perform to its fullest during the entire time of the warranty.

## Tropical Roofing Products-BUR/MODBIT – 2.5G#924



Built On The Principles of Quality & Integrity

### WARRANTY INFORMATION

1. **Limited labor & material warranty:** A manufacturer's limited labor & material warranty is available on approved projects.
2. **Limited warranties:** are not available for continuous immersion service; cryogenic, freezer or cold storage facilities; or over existing wet roofing materials. Other limitations may apply.
3. **Inspections:** Pre-job inspection, adhesion test, and final quality control roof inspection are required, and will be performed with TRP Representative for all warranted labor and materials projects.
4. **Warranty submittals:** TRP Warranty Pre-Approval Application and adhesion results are required for all warranted projects.

### PROJECT CONDITIONS

1. All mechanical units, skylights, vents and other rooftop accessories should be in place prior to preparation and coating application.
2. Cover all surfaces not to be prepared and/or coated to prevent overspray damage. Use wind screens as appropriate.
3. Review existing and imminent weather conditions (including potential for extreme temperatures, relative humidity, frost, dew, and precipitation) to assure that coating and accessory material will have sufficient curing time.
4. Temperature at the time of application of the #924 Eterna-Sil silicone roof coating application should be above 40°F to allow coating to be cured properly. Contact TRP Representative if applying to #924 Eterna-Sil silicone roof coating to roof substrate temperature above 120°F.
5. Protect #924 Eterna-Sil silicone roof coating from foot traffic or other potential abuse during the curing process. The coating is considered cured when it is tack-free and sufficiently durable to withstand foot traffic.
6. All work performed under this guide specification must be in accordance with all local, state and federal regulations.
7. A moisture scan may be required to validate that the underlying roof system insulation is moisture free.
8. Air intake, vents, blowers, air conditioning units and evaporative coolers shall be shut down for the entire project.
9. **Treatment of Ponding Water Areas:** #924 Eterna-Sil silicone coating withstands ponded water up to 72 hours, however the National Roofing Contractors Association (NRCA) considers ponding water on any roof undesirable and recommends that all roof systems be designed and built to ensure positive drainage. Corrective action should be considered, prior to application of #924 Eterna-Sil silicone roof coating, to correct existing ponding conditions and/or drainage deficiencies.

### PART II – PRODUCTS

#### MATERIALS

**#924 ETERNA-SIL PREMIUM 100% SILICONE ROOF COATING** is a professional grade 100% Silicone roof coating. This product is a high performance, solvent free, high solids, single component, moisture cure liquid applied silicone coating. #924 Silicone is an elastomeric yet vapor permeable membrane exhibiting outstanding weathering and water resistance for application over itself and other silicone roof coatings on architectural surfaces such as vertical walls, BUR/Mod-Bit, masonry, structural concrete, metal, single-ply membranes and sprayed-in-place urethane foam (SPUF) systems.

**#996 ETERNA-SIL Premium Bleed Blocker** is a highly engineered acrylic single-component, water-based bleed blocker designed for application over BUR, Mod-Bit, and smooth or mineral surfaced cap sheet. #996 is designed specifically to prevent asphalt bleed-through when applying Silicone coating systems over all asphalt substrates. #996 requires no inter-mixing and delivers fast-dry performance.

**#9400 ETERNA-SIL SILICONE ROOF MASTIC** is a premium silicone multi-purpose mastic for protection of seams, penetrations, and fasteners on various architectural surfaces and roofing substrates. Upon cure, #9400 forms a durable, breathable and weatherproof barrier that is highly resistant to degradation from UV and natural weathering.

**#652 Ultra Green Roof Wash All Purpose Cleaner:** is a highly versatile industrial cleaner & degreaser and is a safer alternative to toxic cleaners, bleaches & solvents. The concentrated formula cleans, degreases & deodorizes without harsh chemicals. The formula is non-toxic, non-abrasive, non-corrosive and safe for use on all water-safe washable surfaces.

**TRP-1 ULTRA SEAL** is a silyl-modified polyether high-performance, multi-purpose, low VOC, single-component construction adhesive/sealant designed for bonding and sealing a wide range of porous and non-porous construction materials. NOT INTENDED FOR USE ON TPO. TRP-1 forms a superior waterproof seal to most roofing materials including metal flashings, copings and skylights.

**Polyester Fabric #932 Fabric** is non-woven, spun bonded 100% that covers 10 squares per roll, firm or soft. Tropical Roofing Products #932 is available in various widths and used with #9400 Eterna-Sil Seam Sealer to reinforce seams, penetrations, joints or transitions that are subjected to high shear.

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## Tropical Roofing Products-BUR/MODBIT – 2.5G#924

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### PART III - EXECUTION

#### SURFACE PREPARATION

1. Preparation of the roof substrate is the responsibility of the installer, who shall address and correct all the conditions listed in this section. Examine substrates to receive new roofing. Do not proceed with the installation of the Tropical Coating System until unsatisfactory conditions have been corrected in a manner acceptable to TRP.
2. All areas that are to be coated or repaired must be clean, dry and free of dust, dirt, grease, wax, or other incompatible substances to promote satisfactory adhesion.
3. **Membrane Cleaning:** Mix and dilute #652 Ultra Green with water at a 10:1 ratio. Thoroughly power wash diluted Ultra Green Roof Wash from surface and allow to thoroughly dry prior to proceeding Seam Sealing all Penetrations.

#### APPLICATION

##### #996 ETERNA-SIL PREMIUM BLEED BLOCKER APPLICATION

1. #996 Eterna-Sil Bleed Blocker must be applied prior to all seam sealing applications with #9400 Eterna-Sil Seam Sealer to prevent bleed through and delamination of the #996 from the seam sealing areas.
2. #996 Eterna-Sil Bleed Blocker must be applied to a fully dry surface. Water must be swept out of all puddles prior to application of #996.
3. Stir thoroughly before application to achieve a uniform consistency. Apply with a brush, heavy-duty paint roller or heavy-duty spray equipment.
4. Apply #996 Eterna-Sil Premium Bleed Blocker at a rate of 1.5 gallons per 100 sq. ft.
5. Under normal conditions, #996 Bleed Blocker will dry in 4 – 6 hours. Relative humidity and temperature will directly affect drying time.

##### FLASHING APPLICATION & REPAIR WITH #9400 ETERNA-SIL

1. After completion of substrate preparation and application/curing of the #996 Eterna-Sil Bleed Blocker, all flashing details, penetrations and curbs shall be covered with #9400 Eterna-Sil at 1/8" thick and shall be feathered at the edges for the water to flow over the various flashing details.
2. **Blisters/Splits:** Large splits/blisters are required to be repaired use #932 polyester Reinforcing fabric with #9400 Eterna-Sil Seam Sealer at 1/16" thick in a three-course fashion and spread to 2" to 4" beyond the splits/blisters areas.
3. **Membrane Repair:** Thoroughly inspect the roof substrates for defects (holes and openings). For repairs over 1/8" wide, use #932 polyester Reinforcing fabric with #9400 Eterna-Sil Seam Sealer at 1/16" thick in a three-course fashion and spread to 2" to 4" beyond the repaired areas.

4. **Roof Drains:** Remove clamping ring and clean all existing build-up from around the drains and sumps. Apply #9400 Eterna-Sil across the entire drain/sump area. Extend the application into the drain bowl from center of drain onto the deck 6" beyond drain sump. Allow to cure. Replace clamping ring. The silicone coat application shall be applied over the #9400 Eterna-Sil.
5. **Curb Flashings:** All curb flashings shall be dressed in at least a 2" wide x 1/8" thick of #9400 Eterna-Sil.
6. **Fasteners:** Encapsulate all fasteners using #9400 Eterna-Sil or TRP-1 MS Polymer Sealant ensuring a water tight seal from the base to the top of the fastener.
7. **Penetrations:** #9400 Eterna-Sil Seam Sealer shall be applied around the base of the penetration, extending at least 4" onto the vertical and 4" onto the base. Use additional #9400 Eterna-Sil as necessary to accommodate the shape of the penetration.
8. **Seams:** All seams and areas around roof protrusions (vents, scuttle hatches, etc.) are to be treated with #9400 Eterna-Sil Seam Sealer at 1/8" thick to achieve a watertight reinforced seal.
9. **Pitch Pans:** Pitch pans shall be covered using #9400 Eterna-Sil.
10. **Curbed AC Units:** All curb flashings shall be covered with at least a 2" wide x 1/8" thick of #9400 Eterna-Sil Seam Sealer. The perimeter shall be flashed with #9400 Eterna-Sil Seam Sealer.
11. **Skylights** All exposed skylight fasteners shall be covered with #9400 Eterna-Sil. All curbed corners joints shall be covered with #9400 Eterna-Sil at least 2" wide x 1/8" thick.
12. Inspect Preliminary Work / Flashing Details for problem areas (e.g., gaps, cracks, fish mouths, air pockets, etc.) before proceeding to the application of #924 Eterna-Sil silicone coating.

##### #924 ETERNA-SIL 100% SILICONE:

##### DO NOT DILUTE, THIN OR FREEZE THE PRODUCT[S]

**Weather Restrictions:** #924 Eterna-Sil silicone coating is not to be used when weather conditions are below 40°F, or when there is a chance that temperatures will fall below 32°F within a 24-hour period after application.

1. When product is in 5-gallon pails, use a 3" min diameter-mixing blade. Hand mixing with a suitable mixing blade is acceptable. When product is in drums, use a 6" min diameter-mixing blade. DO NOT OVER-MIX.
2. Containers are packaged with a layer of nitrogen gas to keep latent moisture from prematurely starting the curing process. After opening a container, apply immediately, or reseal with a layer of nitrogen gas.

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### Coating Application of #924 Eterna-Sil 100% Silicone:

1. #924 Eterna-Sil Silicone Coating may be sprayed, brushed, or rolled.
2. Do not apply coating when moisture is present on the substrate or if rain is expected before coating will properly cure.
3. Wind barriers shall be used if wind conditions could affect the quality of the material being applied.
4. The recommended gallons for minimum mil thickness is a guideline and should be verified by the contractor to ensure that the minimum mil thickness is applied to the roof surface.
5. Coating must be evenly applied and pinhole-free.
6. Coating must be extended beyond the substrate to create a self-terminating flashing.

### Minimum Application Thickness:

1. #924 Eterna-Sil coating thickness shall be 38 Minimum TDM (Total Dry Mills).
2. Application rates must be checked periodically to assure proper coating thickness. This may be done with a wet film gauge, or by checking coverage of a known quantity.
3. Contractor should estimate coating requirements based on actual experience and needs to figure losses due to applicator experience, surface texture, wind, waste, and other factors increasing estimated gallons required.

### Poured-In-Place (roll or squeegee) Application Option #924

#### Eterna-Sil Coating:

1. Use 3/8" to 1" nap rollers.
2. Use smooth or notched squeegee
3. Use short bristle brush/roller on smooth substrates.
4. Use longer bristle brush/roller on rough substrates.
5. After the #996 Bleed Blocker and #9400 Seam Sealer are thoroughly cured, pour base coat onto roof in a narrow pass for approximately 20 feet and spread with the squeegee or 18" applicator brush at an application rate designed to achieve the required minimum 38 TDM (Total Dry Mil).
6. Immediately back-roll the area evenly with an 9"-18" x 3/8"-1" nap roller, perpendicular to the squeegee pattern. (Care should be taken to back-roll immediately before coating begins to dry).
7. Note: Temperature, coating type, applicator technique, substrate, as well as other factors will affect coating thickness.
8. The #924 Eterna-Sil coating shall completely cover the #996 Bleed Blocker including expansion joint covers, parapets and flashings applied at an application rate designed to achieve the required minimum 38 TDM.

### Spray Application Option: #924 Eterna-Sil Silicone Coating Pump Minimum Specification to Apply #924 Silicone:

1. High-pressure airless pump capable of producing a minimum of 4000 PSI at the spray gun head should be used.
2. The pump should have a min of 3 gallons per minute output and be fed by a 5:1 transfer pump to prevent cavitation.
3. Always use components rated for pump pressure.
4. Hoses should be BUNA-N jacketed for prevention of moisture contamination.
5. Hoses should have a minimum I.D. of 3/4" and an adequate working pressure.
6. The spray gun should be high pressure (5000 PSI) with reverse-a-clean spray tip.
7. The spray gun should also have a minimum orifice of .030 and a 50° fan tip.
8. **DO NOT USE** hose that has been used for acrylics or emulsions, as the liner may absorb moisture and initiate the silicone curing process.
9. Spray #924 Eterna-Sil Coating at an application rate designed to achieve the required 38 TDM (Total Dry Mil) for the project. Contractor needs to figure losses due to surface texture, which will increase estimated material requirements.
10. Pay special attention to overspray, which can texture or discolor finished sections. Wind direction should conduct overspray away from finished roofing surfaces.

### FIELD QUALITY CONTROL

1. Maintain Job Progress Report / Daily Log of work completed as required to assure installation is in accordance with manufacturer requirements.
2. Provide on-the-job inspections, technical assistance and material application guidance as may be necessary to complete roofing material application in accordance with Tropical Roofing Products warranty requirements.

### JOB COMPLETION

1. Inspect completed coating system and correct all defects to meet the specification and/or warranty requirements.
2. **Transparent or Thin Areas:** If areas appear to be undercoated, recoating may be needed to ensure final thickness to meet the Tropical Roofing Products Specifications Minimum Total Dry Mills.
3. **Delamination:** Verify that all coated areas appear to be fully adhered to the substrate. Complete a visual inspection for typical signs of poor adhesion such as flaking, blistering etc. Recoating will be required if such areas are apparent.

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4. **Pin Holing:** Certain job or site conditions may result in pin holing or off gassing during curing or cause pin holes in the substrate. Again, a visual inspection looking for typical signs of off gassing such as excessive pockmarks, pinholes etc. should be done.
5. **Texture Finish:** Heavy patterns, blistering, “skinning,” etc. may appear in the final finish. Check with Tropical Roofing Products Technical Representative for remedial advice.
6. Restrict foot traffic and equipment movement on the completed coating system to essential personnel and only after 72 hours of the completion of the coating application. Provide appropriate protection against traffic and construction activities on completed roofs. Damage to the roof by other trades shall not be the responsibility of Tropical Roofing Products.

### HOUSEKEEPING ITEMS

1. Contractor shall take photographs of representative roof areas, including detail work before work commences, after the surface has been properly prepared, after all flashing and detail work has been performed, and after the application of the #924 Eterna-Sil coating.
2. Installer shall provide the following support for on-site inspections by a representative from Tropical Roofing Products (list is not comprehensive):
  - a. Representative from the contractor's company who has authority to make binding decisions.
  - b. Required means to access all areas of the treated roof.
  - c. Previous photographs of the roof.
3. Installer shall take special care when moving spray hoses and other equipment on the roof to prevent damage to the flashing work and encapsulated fastener heads.

### REPAIRS

If the #924 Eterna-Sil Coating is damaged or punctured, repairs are to be performed using #9400 Eterna-Sil as follows:

- a. Damaged areas are to be cut, cleaned and dried.
- b. Apply #9400 Eterna-Sil, and feather out onto the existing #924 Eterna-Sil coating with a minimum of 2-4 inches beyond the existing coating.

### CLEAN UP

1. Remove masking and protection tapes.
2. The HVAC vents and units can be opened and restarted once the spray operation is complete.
3. Remove all roof related trash and debris from jobsite.
4. Dispose of containers in accordance with local regulations.
5. For application questions, please contact Tropical Roofing Products at 1-877-827-2622.

### ENGINEERING

Tropical Roofing Products does not practice Engineering or Architecture. Any review of the building's construction or inspection of roof plans or inspection of the building's structural roof deck by Tropical Roofing Products representatives shall not constitute any warranty by Tropical Roofing Products of such plans, specifications or construction. Any roof inspections are solely for the benefit of Tropical Roofing Products.

### MAINTENANCE

To maintain your warranty coverage and ensure that your roof will continue to perform to its fullest during the entire time of the warranty, always adhere to Tropical Roofing Products Care and Maintenance program and guidelines.

### LIMITATIONS

**Eterna-Sil #924silicone roof coating should not be considered for:**

1. Use on pedestrian, deck or frequent traffic bearing surfaces.
2. Cold storage roofing application without vapor barrier, cryogenic tank applications, or continuous water immersion service.
3. Unprepared surfaces including but not limited to those that are wet, dusty, oily, mildewed, heavily chalked, blistered or otherwise structurally unsound.
4. Building materials that might bleed oil or solvents. These include, but are not limited to, certain vulcanized rubber products, tapes, failed sealants, some caulking compounds and asphaltic/mastic materials unless appropriate preparation or primers are used. Consult Tropical Roofing Products technical services for primer recommendations.
5. Surfaces where adhesion has not been verified by testing.
6. Inclement weather may negatively affect uncured Eterna-Sil #924 silicone roof coating by displacement of uncured material; therefore, application of coating should not proceed if heavy rain, hail or snowfall is impending or expected within 24 hours of application.
7. Eterna-Sil #924 silicone roof coating requires atmospheric moisture for propagation of cure thus it is not suitable for use in totally confined spaces.

### IMPORTANT:

**The applicators strict adherence to this specification is the only way Tropical can ensure that this product will perform as intended. Accordingly, any changes made to specifications must be reviewed, approved in writing and signed by Tropical Roofing Products Director of Manufacturing & Technical Services prior to application.**

End of Section  
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