

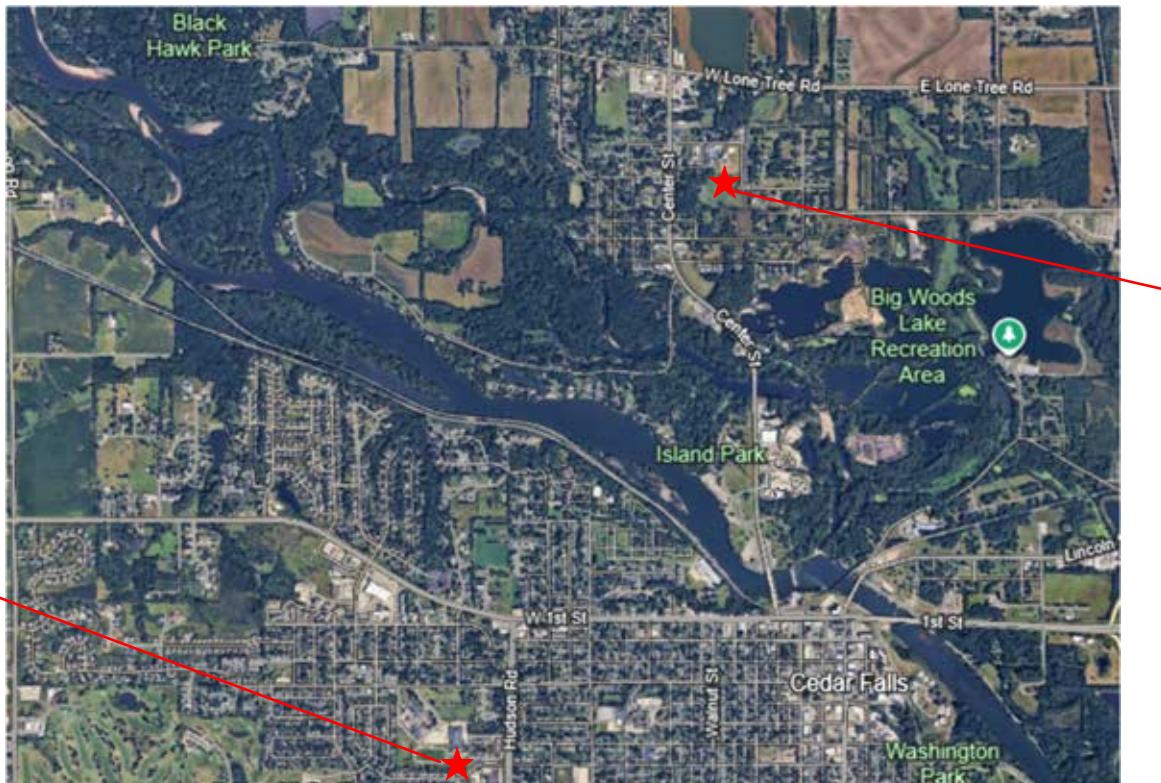
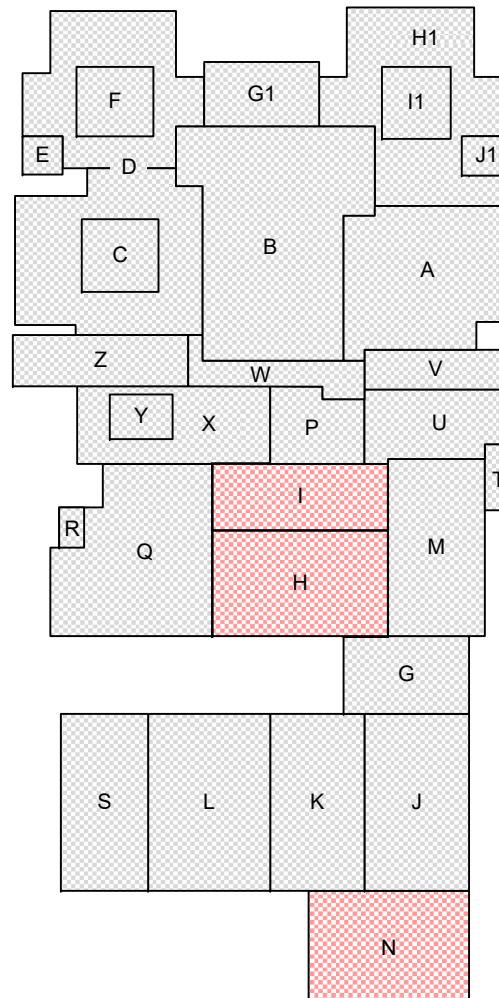
Cedar Falls Community School District

2026 Roof Improvements Project

Pre-bid Meeting: 3/5/2026

Bids Due: 3/19/2026

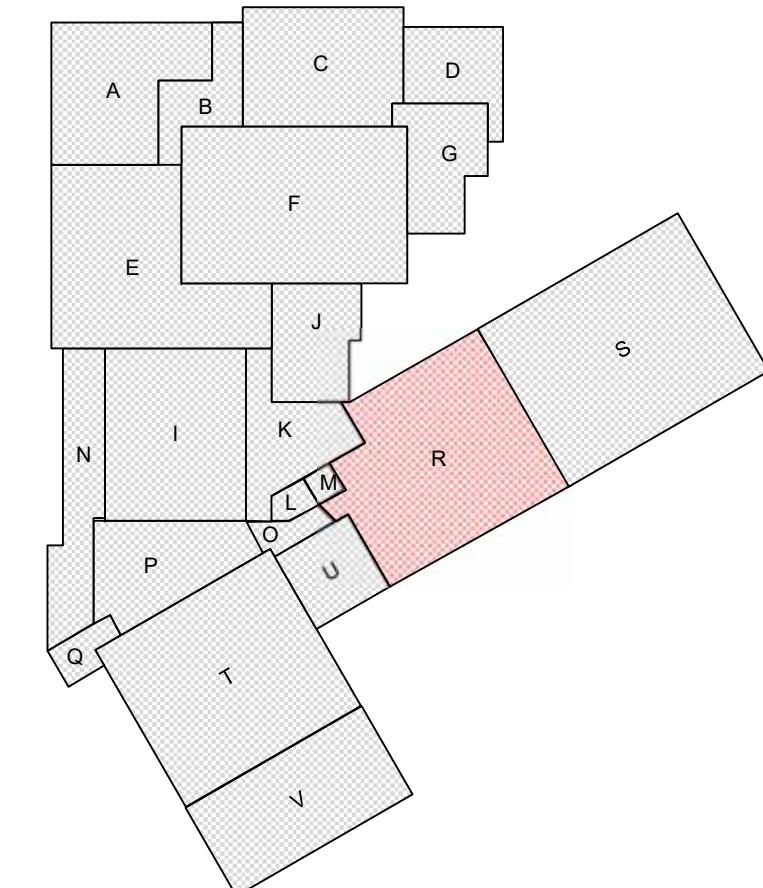
Hansen Elementary School
616 Holmes Drive
Cedar Falls, IA 50613



BASE BID

NOT IN CONTRACT

North Cedar Elementary School
2419 Fern Avenue
Cedar Falls, IA 50613



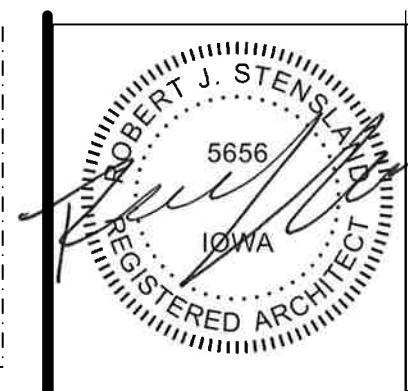
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APPROVED
FOR BIDDING

Cedar Falls Community School District
1002 West First Street
Cedar Falls, IA 50613

DRAWING INDEX:

- A1 – Cover Page
- A2 – Hansen – base bid
- A3 – N Cedar – base bid
- D1 – EPDM Details
- D2 – EPDM Details



I HEREBY CERTIFY THAT THIS PLAN OR TECHNICAL SUBMISSION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA.

ROBERT J. STENSLAND, A.I.A.

MY REGISTRATION RENEWAL DATE IS: 6/30/27

PAGES OR SHEETS COVERED BY THIS SEAL:
CEDAR FALLS COMMUNITY SCHOOL DISTRICT
SHEETS A1, A2, A3, D1, D2

DATE: FEB. 3, 2026

IOWA REG: 5656

CONTACT INFORMATION:

Owner:

Cedar Falls CSD
1002 West First St.
Cedar Falls, IA 50613
Contact: Chris Thome
319-553-2464

Owner's Rep
Confidence Group
Garrett Brown
515-979-5173

Design Team:
Modern Design
Contact: Kevin McConnell
319-987-2388

SHEET TITLE:
**COVER
PAGE**

SHEET NO.

A1

Scope of Work - Low-Slope

1. ROOF PLAN LAYOUT, LOCATION, AND SECTIONS WERE TAKEN FROM EXISTING BUILDING PLANS AND FIELD CONDITIONS. THE CONTRACTOR IS RESPONSIBLE TO CORE THE ROOF. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS OF THE EXISTING ROOF SYSTEM, INCLUDING INSULATION TYPE(S) AND THICKNESS.

2. ROOF SYSTEM:

- 90MIL FULLY-ADHERED REPLACEMENT OF EXISTING ROOF SYSTEM TO THE DECK. FASTEN LAYER OF POLYISOCYANURATE TO DECK. FASTEN MINIMUM 1/8" TAPERED INSULATION. ADHERE 1/2" HD COVERBOARD TO POLYISO. 90MIL MEMBRANE ADHERED TO THE HD COVERBOARD. NEW METAL COPINGS, FLASHINGS, AND MISCELLANEOUS AREAS WILL ALL RECEIVE NEW MATERIALS OUTLINED IN THE SPECIFICATION. 1/2" CRICKETS WILL BE INSTALLED BETWEEN DRAINS AND AROUND UNITS.

3. RETROFIT DRAINS WILL BE INSTALLED AT ALL LOCATIONS.

4. ALL PARAPET/EXISTING FLASHINGS WILL RECEIVE NEW PLYWOOD TO EXISTING BRICK FOR A CLEAN WORKING SURFACE FOR EPDM.

5. ALL CURBS WILL RECEIVE CRICKETS TO DIRECT WATER AWAY FROM TOP SIDE OF UNIT.

6. FLASH ALL DRAINS, CURBS, VENTS, AND STACKS AS SHOWN IN PLANS. MANUFACTURER'S STANDARD DETAILS AND RECOMMENDATIONS FOR ANY MISCELLANEOUS DETAILS NOT SHOWN IN PLANS.

7. ALL EXISTING WOOD BLOCKINGS WILL BE REMOVED AND REPLACED WITH COMPOSITE BLOCKS.

8. INSTALL NEW WALKWAY PADS AROUND ROOF ACCESS STAIRS AND ROOF TRANSITIONS.

9. CONTRACT SHALL INCLUDE ANY MODIFICATIONS, MATERIALS, AND/OR IMPROVEMENTS REQUIRED BY THE ROOF SYSTEM MANUFACTURER TO MEET SPECIFIED WARRANTY.

10. STORED MATERIALS - DO NOT EXPOSE MATERIALS VULNERABLE TO WATER OR UV DEGRADATION IN QUANTITIES GREATER THAN CAN BE APPLIED DURING THE SAME DAY. FLAMMABLE MATERIALS STORED ON ROOF IS NOT ACCEPTABLE. ONLY FLAMMABLE MATERIALS USED THAT DAY ARE ALLOWED ON ROOF.

11. A PORT-A-JOHN IS REQUIRED ON SITE DURING ALL WORK, AS WELL AS A DUMPSTER. BOTH MUST BE KEPT IN A CLEAN TIDY MANNER AND PLACED IN PREAPPROVED LOCATIONS.

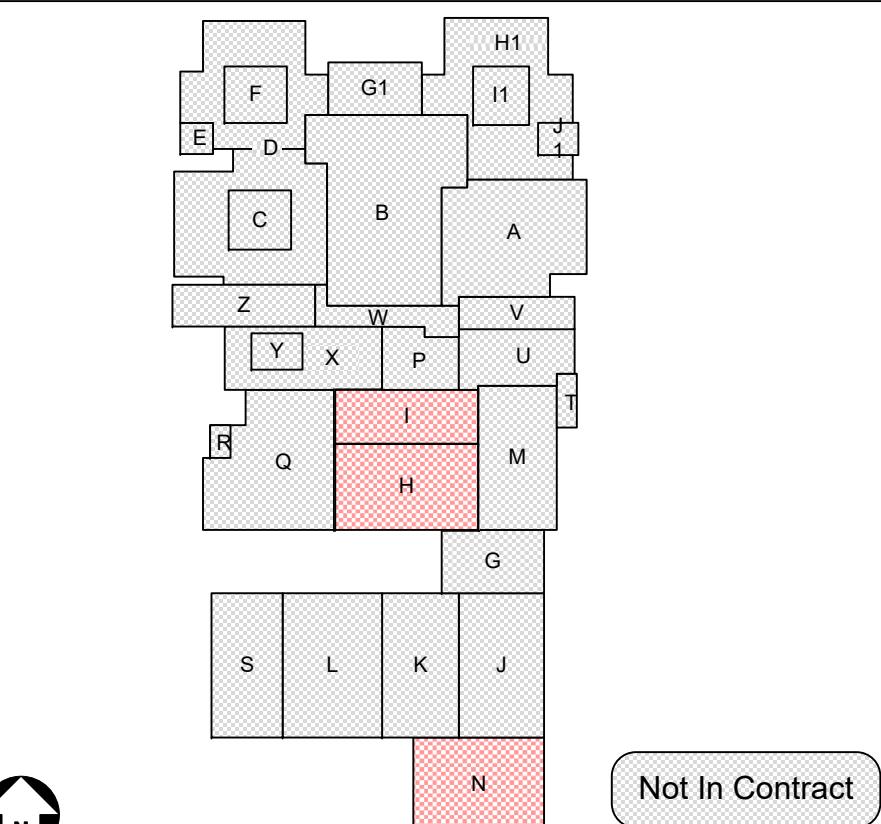
12. ACCESS: THIS IS A SECURE FACILITY AND NO ONE SHOULD ENTER THE FACILITY WITHOUT EXPRESS PERMISSION FROM AN OWNER'S REPRESENTATIVE.

13. PERFORM ALL WORK IN A PROFESSIONAL MANNER AND AS SPECIFIED IN THESE DOCUMENTS. RAIN PRECAUTIONS MUST BE FOLLOWED DAILY; ANY WORK COMPLETED IN RAIN WILL BE TORN OFF AND REPLACED.

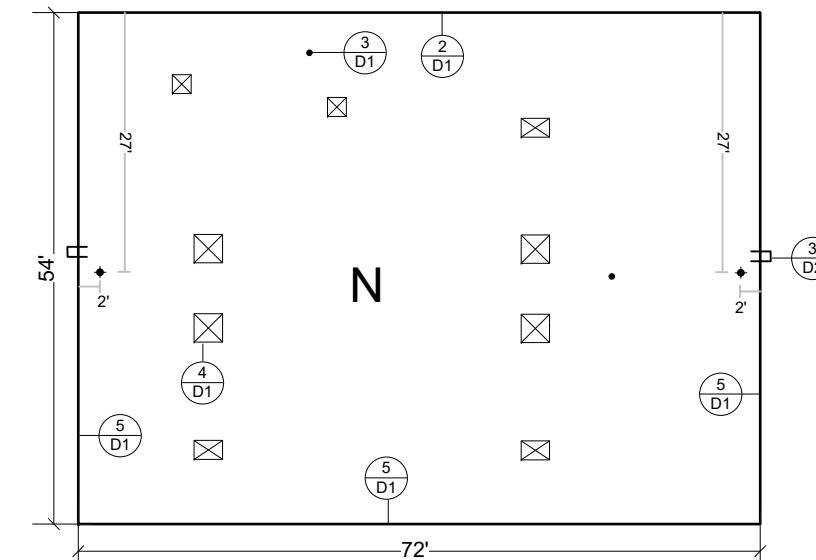
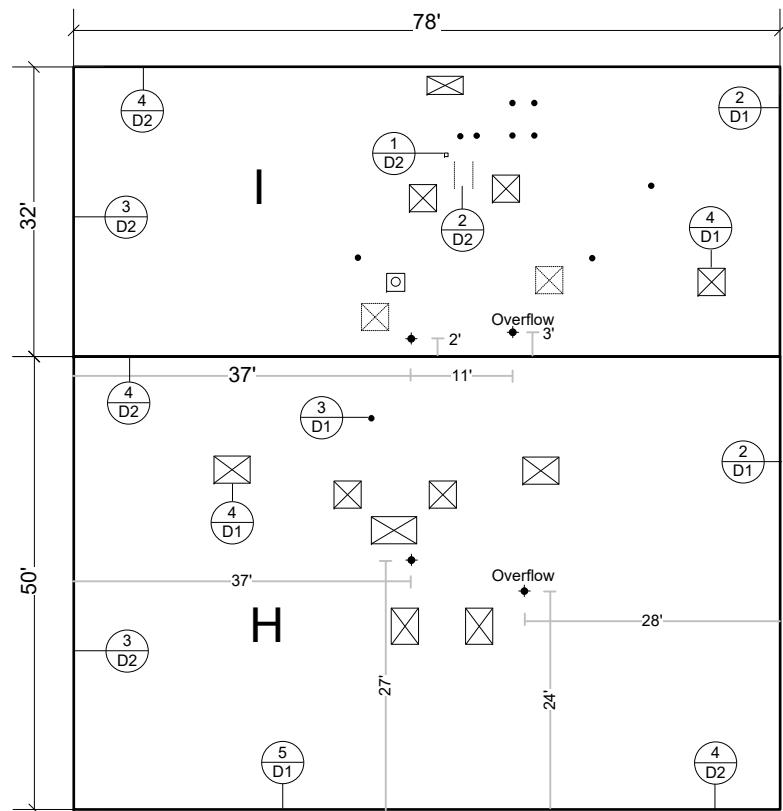
14. COORDINATE WORK ACTIVITIES DAILY WITH OWNER DURING COURSE OF THE WORK AND PHASING.

15. PROTECT BUILDINGS, ADJACENT BUILDINGS OR STRUCTURES, WALKWAYS, SITE IMPROVEMENTS, LANDSCAPING, EXTERIOR PLANTINGS, VEHICLES, AND OTHER SURFACES FROM SOILING OF OPERATIONS AND CONSTRUCTION DEBRIS AND DUST.

16. ALL GRASS ACCESS POINTS WILL BE RETURNED TO THEIR ORIGINAL CONDITION.



Hansen Elementary – Sections I, H, & N



CORE SAMPLE: Metal Deck


Project Dates

Start – 6/8/26

Finish – 8/3/26



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APPROVED
FOR BIDDING

Cedar Falls Community School District
1002 West First Street
Cedar Falls, IA 50613

SHEET TITLE:
**ROOF
PLAN**

SHEET NO.
A2

Scope of Work - Low-Slope

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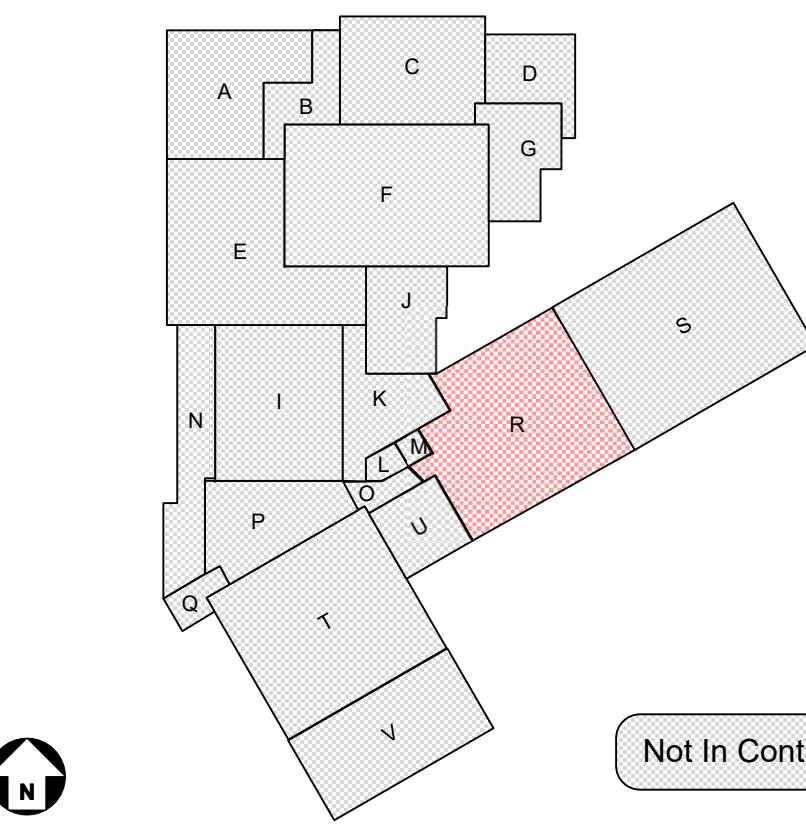
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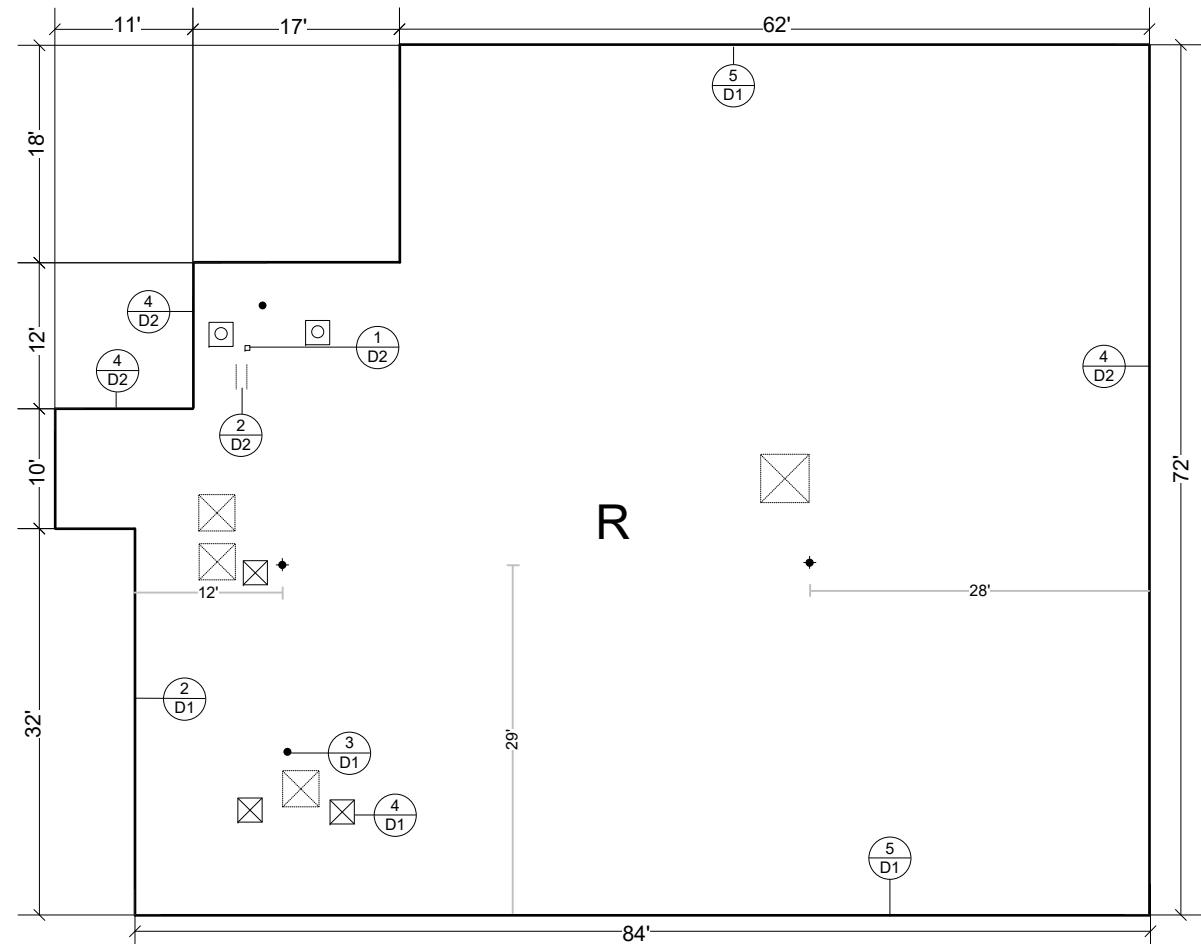
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**LEGEND**

- XX DETAILS
- ROOF DRAIN
- RTU
- SKY LIGHT
- SLEEPER
- PLUMBING STACK
- PITCH POCKET
- DEAD CURB

North Cedar Elementary – Section R**CORE SAMPLE: Metal Deck****Project Dates**

Start – 6/8/26

Finish – 8/3/26



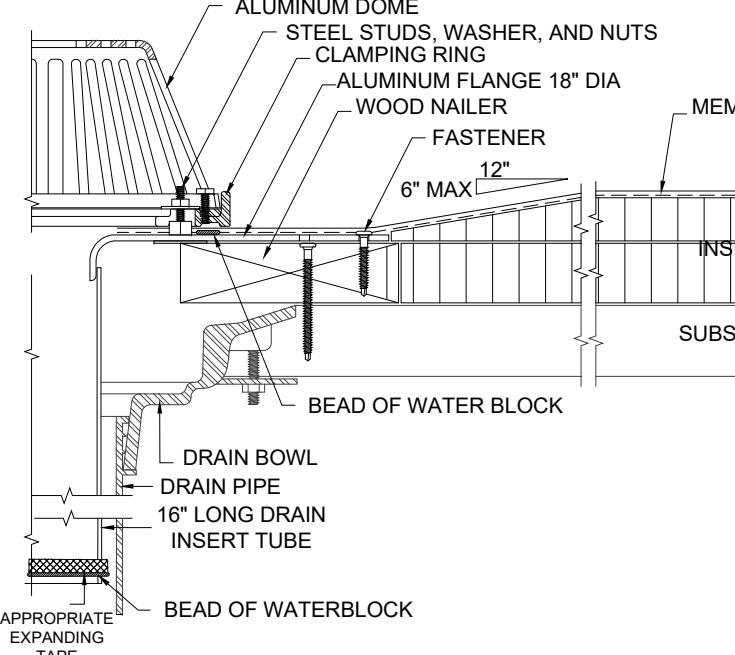
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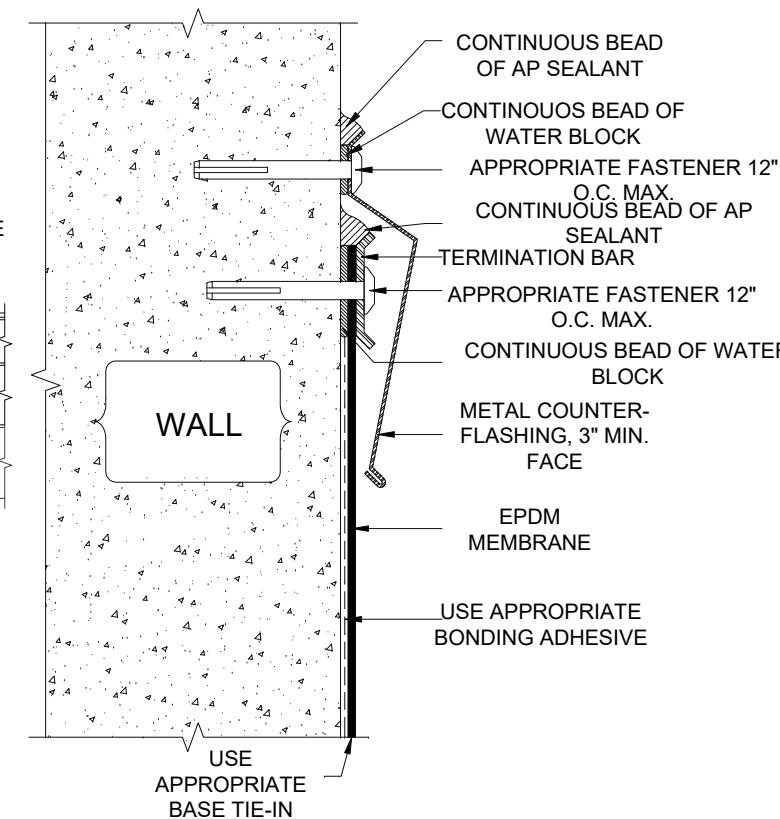
Cedar Falls Community School District
1002 West First Street
Cedar Falls, IA 50613

SHEET TITLE:
**ROOF
PLAN**

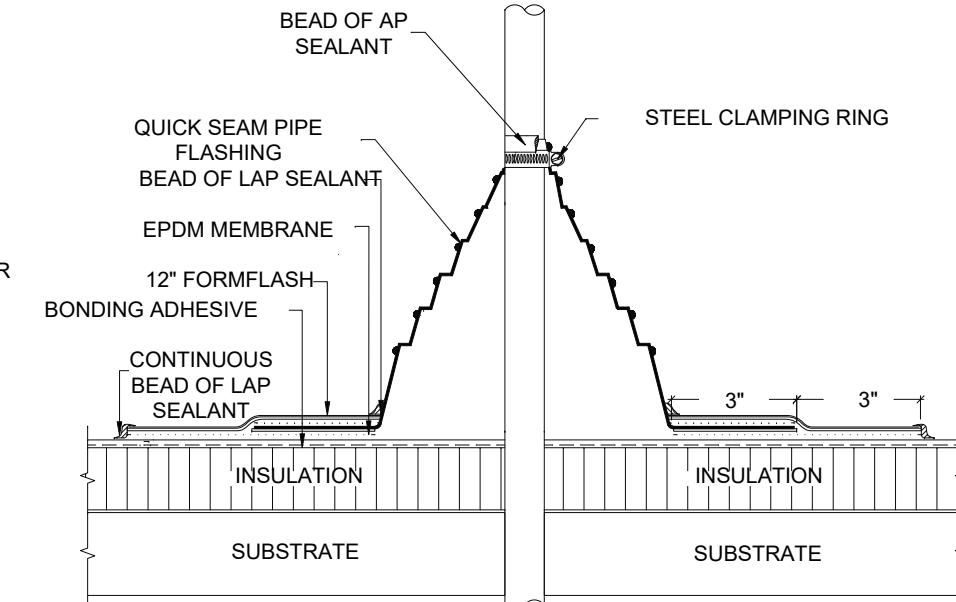
SHEET NO.
A3



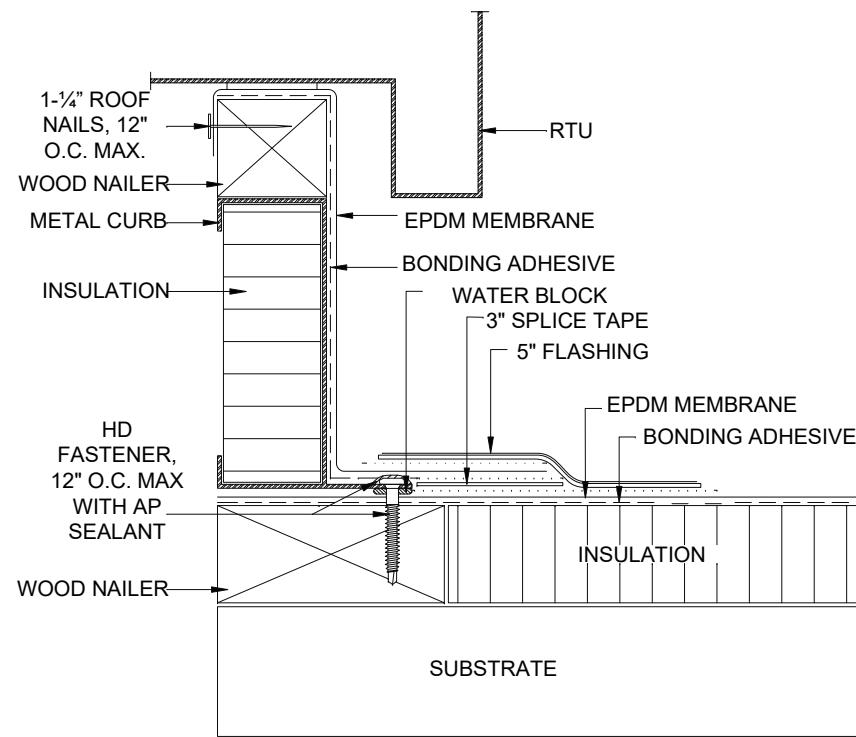
1 D1 TYP. RETROFIT DRAIN



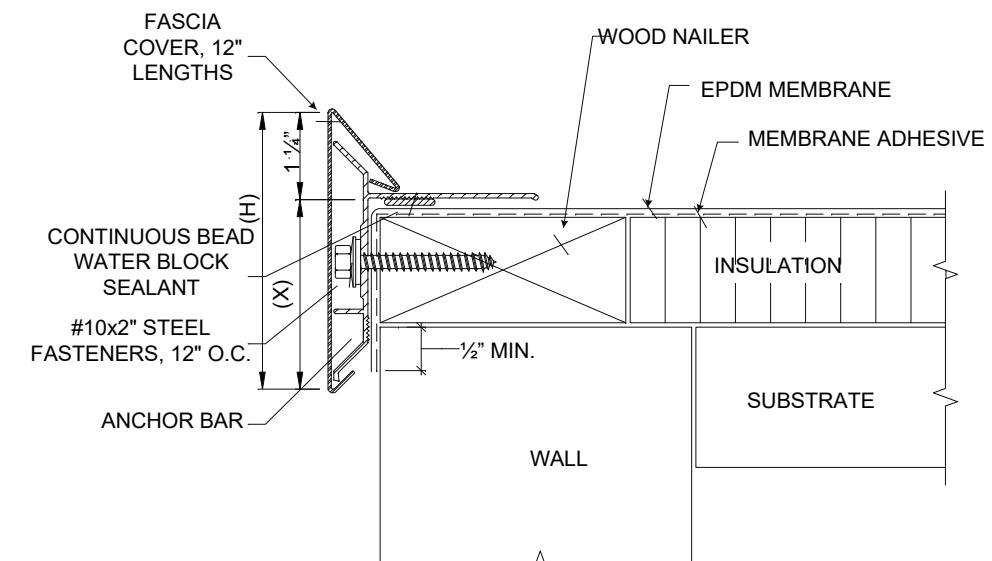
2 D1 COUNTERFLASHING



3 D1 PIPE BOOT



4 D1 CURB



5 D1 METAL EDGE

Cedar Falls Community School District
1002 West First Street
Cedar Falls, IA 50613

SHEET TITLE:

DETAILS

SHEET NO.

D1

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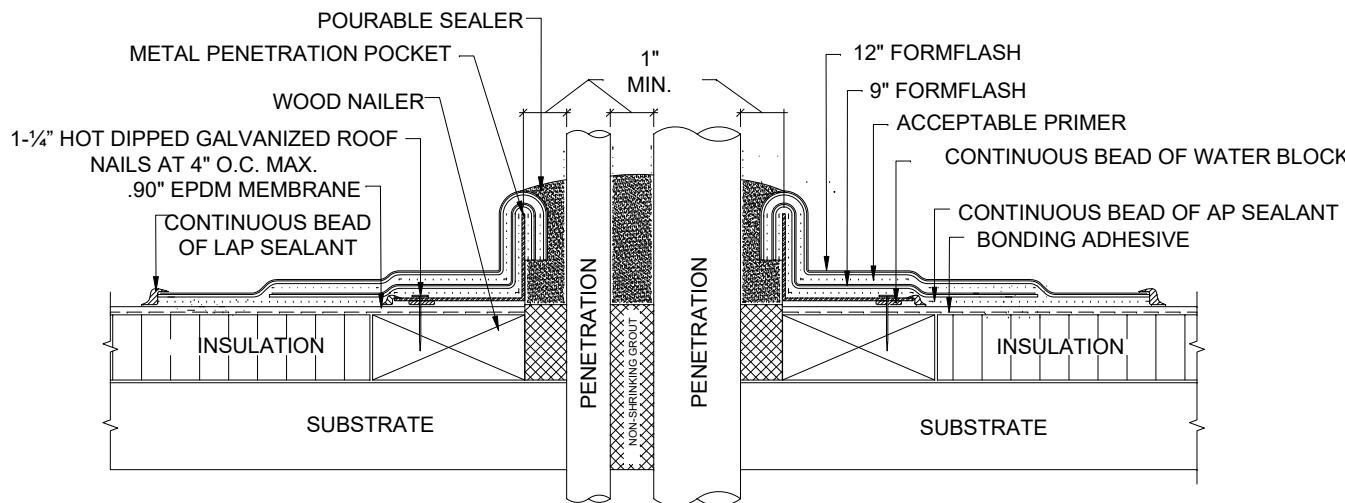
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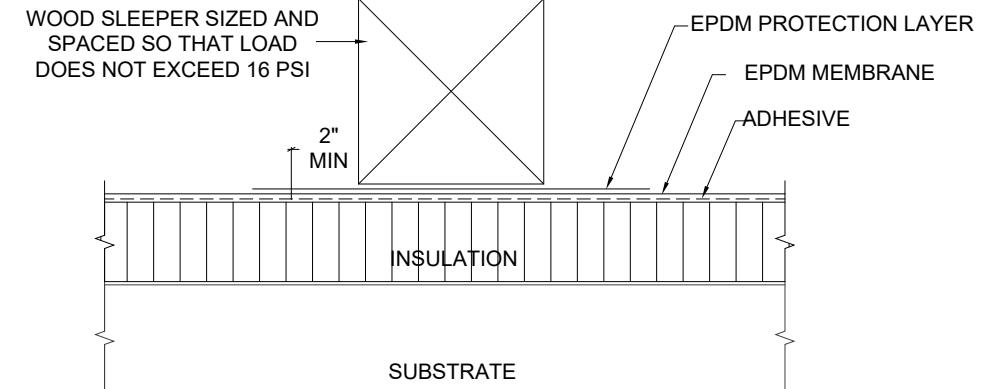


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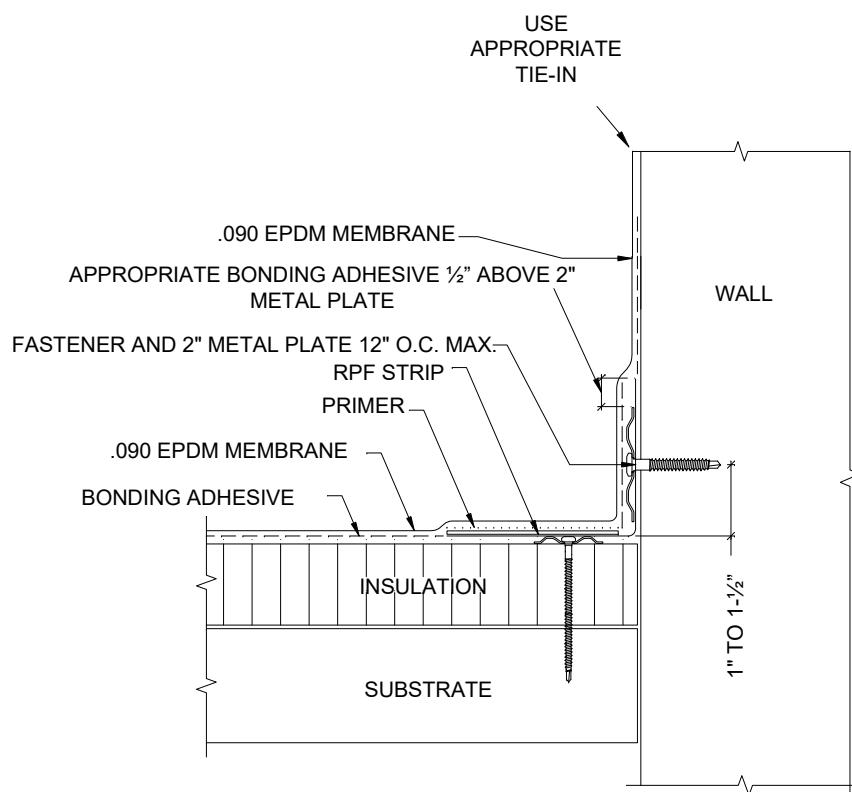
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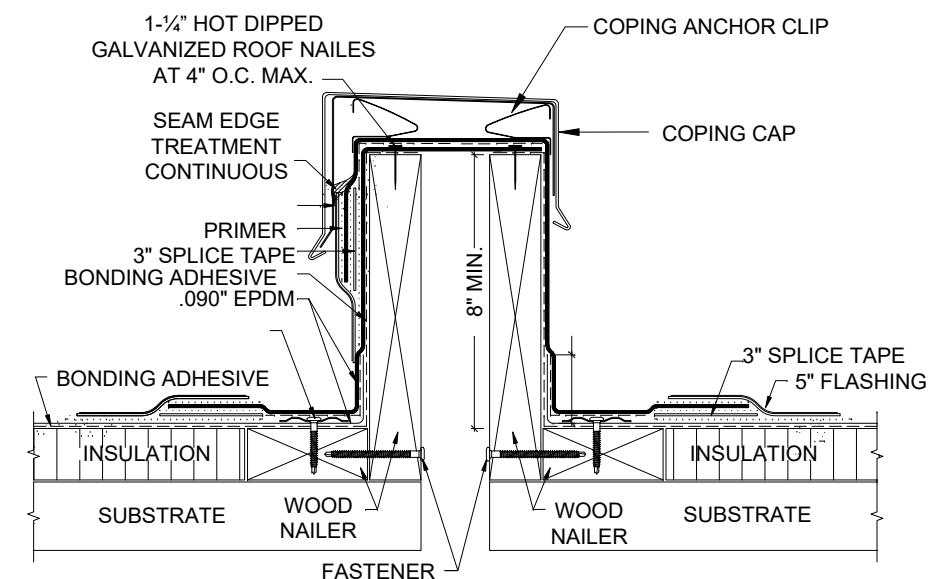
1
D2 PITCH POCKET



2
D2 SLEEPER



3
D2 PARAPET



4
D2 AREA DIVIDER

Cedar Falls Community School District
1002 West First Street
Cedar Falls, IA 50613

SHEET TITLE:

DETAILS

SHEET NO.

D2