

CEDAR FALLS COMMUNITY SCHOOL DISTRICT

2026 ROOF IMPROVEMENTS PROJECT

Project Manual

February 3, 2026



Cedar Falls Community School District
2025 Roof Improvements
1002 W 1st Street, Cedar Falls, IA 50613

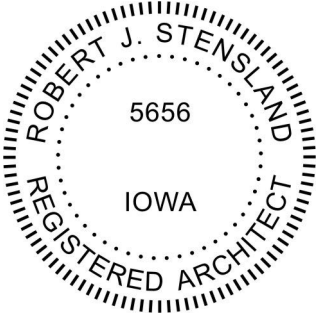
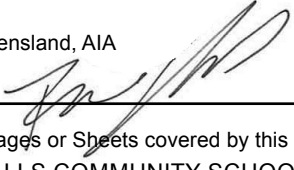
	<p>I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a licensed architect under the laws of the State of IOWA.</p>
	<p>Robert J. Stensland, AIA</p> 
	<p>Divisions, Pages or Sheets covered by this seal: _____</p>
	<p><u>CEDAR FALLS COMMUNITY SCHOOL DISTRICT</u></p>
	<p><u>SPECIFICATION SECTIONS : 001113-076200</u></p>
	<p>Date Issued: <u>2-3-26</u> Reg. No. <u>5656</u></p>



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SECTION 001113
NOTICE AND ADVERTISEMENT FOR BIDS

Cedar Falls CSD will be receiving bids for the demolition and replacement of 3 BUR roofing systems located at Hansen Elementary at 616 Holmes Dr, Cedar Falls, IA 50613, and one BUR roofing system located at North Cedar Elementary at 2419, Cedar Falls, IA 50613.

Sealed bids for the Public Improvement Project titled "2026 Roof Improvements Project" will be received by the Director of Buildings and Grounds – Chris Thome of the Cedar Falls Community School District at the Administrations Office, 1002 W 1st Street, Cedar Falls, IA 50613, before 1:00 P.M. on Thursday, March 19, 2026. Late bids will not be considered.

Bidders will be required to provide a security deposit in the form of an approved Bid Bond, cashier's check, or certified check, in the amount of five percent (5%) of the base bid, including alternates, in a separate attached envelope. Bid security shall be made payable to the Treasurer of the Cedar Falls Community School District.

A Performance Bond and Labor, Material, and Payment Bond will be required by the successful bidder in the full amount of the contract. No bidder may withdraw its bid for a period of forty-five (45) calendar days after the date and hour set for receiving bids.

A Pre-Bid Conference will be held at 1:00 P.M. on Thursday, March 5, 2026, at the Hansen Elementary, 616 Holmes Dr, Cedar Falls, IA 50613. Attendance is strongly encouraged.

The anticipated construction schedule is between June 8, 2026 – August 3, 2026.

Bidding Documents, including drawing sheets bearing the project name "Cedar Falls CSD 2026 Roof Improvements Project" dated March February 3, 2026, and the Project Manual prepared by Modern Design Architects, may be obtained from Owner Representatives:

Garrett Brown – (515) 979 – 5173 – garrettbrown@confidencegrp.com

Kevin McConnell – (319) 987 – 2101 – kevin.mcconnell@moderniowa.com

Bidding documents may stipulate a specific product. Substitute products will be



considered if a written request is received by 2:00 P.M., March 10, 2026. Substitution requests will be considered for all products per Section 01 640 – Substitution and Product Options, even if the specification does not include a statement such as “or equal,” “equal to,” or “basis of design,” unless otherwise noted.

Questions must be submitted by 2:00 P.M., March 16, 2026, to the Owner’s Representative.

The Cedar Falls Community School District reserves the right to reject any and all bids, waive irregularities, and accept a bid that is deemed in the best interest of the Cedar Falls Community School District.

END OF SECTION



SECTION 00300 BID PROPOSAL FORM

Project: 2026 Roof Improvements Project

BID DATE: March 19, 2026 at 1:00 PM

SEALED BIDS RETURNED TO:

Cedar Falls Community School District
Administration Building Office
1002 W 1st Street Cedar Falls, IA 50613

The undersigned bidder having familiarized itself with the Contract Documents hereby proposes, in compliance with said Contract Documents, to furnish all labor, equipment, materials, drayage, tools, supervision, etc., and to complete all said work as herein specified on the following pages at Cedar Falls CSD.

All labor services, materials, tools, equipment and supervision necessary for completion of the project and as shown on the drawings, stated in the specifications, or properly inferable, all in accordance with the Contract Document:

Base Bid: Hansen Sections I, H, N & North Cedar Section R

_____ dollars

\$_____.

Special Considerations:

1. The BIDDER has examined and carefully studied the Bidding Documents and the following Addenda, receipt of all which is hereby acknowledged:

Number

Date

2. BIDDER is familiar with and is satisfied to all federal, state and local



Laws and regulations that may affect cost, progress, performance and furnishing of the Work.

3. Bidder agrees that the Work will be completed in accordance with the project schedule in the Project Manual.
4. The BIDDER understands that the Owner reserves the right to reject any and all bids, waive irregularities or technicalities in any bid, and accept any bid which meets the requirements of the bid document.
5. Bid Bonds, in an amount of not less than five percent (5%) of the total bidding price must accompany all bids. Bid security of the three (3) lowest bidders will be retained until the contract is awarded or other disposition is made thereof. Bid security of all other bidders will be returned within fifteen (15) days after bids are opened and read. All bidders agree that the Owner has the right to hold any such bid bond for a period up to but not exceeding thirty (30) days from the date of bid opening or until the successful bidder is determined, whichever is sooner. Certified checks or Certified Share Drafts in lieu of a bid bond must be drafted from a solvent bank and in an amount of not less than five percent (5%) of the total bidding price and shall be made payable to "Treasurer of Cedar Falls School District".
6. The BIDDER shall not make any revisions to the bid forms and shall not devise any alternates other than those provided. Any such notes, revisions, or comments shall be grounds for rejection of the bid as not being responsive.
7. The under signed BIDDER certifies a) the BIDDER'S detailed examination of the drawings and specifications has turned up no ambiguities which need clarification, b) only authorized data have been used to arrive at the BIDDER'S bid figure, and c) the experience and capabilities of the BIDDER'S firm, the BIDDER'S workmen and the BIDDER'S subcontractors are particularly well-suited to the construction of this type of project.
8. Cedar Falls Community School District will issue an authorization letter and an exemption certificate to the contractor and/or subcontractors for the purchase or use of building materials, supplies, and equipment to be used on this project only. **Do not include sales tax of 7% (tax of 6% and local option tax of 1%) on your bid form. Any tax above the 7% tax shown here shall be included in the bid.**
9. State Contractor License No. _____.



Firm Name:

Address:

Phone Number:

Fax Number:

Email:

Authorized Signature:



**Section 00 420
CONTRACT**

Exhibit A

This Agreement made this day _____ of _____ 2026, by and between,
_____ hereinafter called the Contractor, and
Owner, hereinafter called _____.

That Contractor and the Cedar Falls Community School District for the
considerations hereinafter named agree as follows:

1. The Contractor, for and in Consideration of \$ _____, hereby
agrees to furnish all labor, tools, equipment, and materials necessary to
improve and replace the Cedar Falls Community School District Roofs in
conformance with the plans, addendum and specifications contained in the
Project Manual "2026 Roof Improvements" dated February 3, 2026 marked
Exhibit "A" attached hereto and incorporated into this Contract by reference
herein.
2. The Cedar Falls Community School District shall pay Contractor for all
work performed as set forth in Exhibit "B", Schedule of Payments,
attached hereto and incorporated into this Contract by reference herein.
3. The above work can begin as soon as the District allows and after all parties
have executed this Contract and the Performance Bond, Labor and Materials
Payment Bond, and Insurance Certificates have been provided to the Cedar
Falls Community School District. The work shall be completed by August 3,
2026 and shall be carried out at a rate which will secure its full completion
within the time specified, and the rate of progress and time of completion is
the essence of this contract.
4. The Contractor will promptly pay all just claims for materials, supplies,
equipment, and all other claims filed against him or any of his subcontractors
in carrying out the provisions of this contract and specifically agree that his
Labor and Material Payment Bond shall be held to cover all such claims. Said
Labor and Material Payment Bond shall be in an amount equal to 100% of
the contract price, shall be issued by a responsible surety approved by the
Board and shall guarantee the prompt payment of all materials and labor and
protect and save harmless the Cedar Falls Community School District, from
any claims and damages of any kind caused by operations of the Contractor.
5. The Contractor's performance bond shall be held to cover the completion of
each and every part of the contract in a manner wholly acceptable to the
Cedar Falls Community School District whether performed by the Contractor
under a subcontractor or under assignment of the contract. Said Contractor's



performance bond shall be in an amount equal to 100% of the contract price and shall be issued by responsible surety approved by the Board and shall guarantee the full performance of the contract and terms and conditions therein contained and shall protect and save harmless the Cedar Falls Community School District from any claims and damages of any kind caused by operations of the Contractor. The performance bond shall cover all guarantees against defective material or workmanship in any work under the contract for a period of one (1) year after the work has been accepted by the Cedar Falls Community School District.

6. The quantities listed in the "2026 Roof Improvements" are subject to increase and decrease only upon written authorization of the Cedar Falls Community School District. In the event that quantities are changed, final payment will be made on the basis of actual quantities of work performed.
7. The Contractor will be required to provide a certificate of insurance to the Cedar Falls Community School District, which shall include all divisions of coverage, and be on a comprehensive basis. This certificate of insurance shall include Cedar Falls Community School District, in name on the insurance policy as an additional insured. The insurance requirements for this Contract are set forth on Exhibit "C" attached hereto and incorporated into this Contract by reference herein.
8. The manufacturer's warranties and guarantees must be submitted directly to the owner's representative within thirty (30) days from the date of the final inspection and approval of this project.
9. The pre-job meeting shall be held prior to the start of the project. This meeting shall include the Contractor, Owner's representative, and Owner. The condition of the buildings and ground areas shall be recorded, and the Contractor shall be responsible for the correction and/or repair of any additional damage to the facilities resulting from the related project. Any existing conditions shall be so noted during this meeting and the Contractor in writing to the owner's representative shall submit said conditions.
10. By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa.
11. The Contract Documents shall consist of this written Contract, Advertisement for Bid, Instructions to Bidders, General and Special Conditions, Addendums issued numbers Bid Security, Insurance Policies and Certificates, Performance Bond, Labor and Material Payment Bond, drawings and specifications, tests and engineering data, approved change orders, Contractors Requests for Payment and all addenda issued by the Owner prior to the awarding of the Contract (collectively, the "Contract Documents"). All the contract Documents listed herein are hereby incorporated by this reference as fully as if they were set out in this

Contract in full, all which documents and instruments are incorporated by the signature of the



parties hereto.

12. If any provisions of this Contract are in violation of any statute or rule of law of the State of Iowa, then such provisions shall be deemed null and void to the extent they may be violative of law, but without invalidating the remaining provisions hereof.
13. No waiver of any breach of any one of the agreements, terms, conditions or covenants of this Contract by the Owner shall be deemed or imply or constitute a waiver of any other agreement, term, condition or covenant of this Contract. The failure of the Owner to insist on strict performance of any agreement, term, condition or covenant, herein set forth, shall not constitute or be construed as a waiver of the Owner's rights thereafter to enforce any other default; neither shall such failure to insist upon strict performance be deemed sufficient grounds to enable the Contractor to forego or subvert or otherwise disregard any other agreement, term, condition or covenant of this Contract.
14. The within Contract, together with the other Contract Documents, constitute the entire agreement of the parties hereto. No modification, change, or alteration of the within Contract shall be of any legal force or effect unless in writing, signed by all the parties.
15. This Contract may be executed in several counterparts and each such counterpart shall be deemed an original.
16. Venue for any and all legal actions regarding or arising out of the transaction covered herein shall be solely in the District Court in and for Black Hawk County, State of Iowa or the United States District Court for Black Hawk County. This transaction shall be governed by the laws of the State of Iowa.
17. All notices, requests, demands and other communications given or to be given under this Contract shall be in writing and shall be deemed to have been duly given when served if served personally, or on the second day after mailing if mailed by first class mail, registered or certified, postage prepaid, and properly addressed to the party to whom notice is to be given as set forth below. If to Owner: Board Secretary, Cedar Falls Community School District, 1002 W 1st Street, Cedar Falls, IA 50613. If to Contractor: then to the individual at the address set forth in the signature block below. Either party may change its address for purposes of notice by giving written notice to the other party in accordance with this paragraph.
18. Dispute Resolution. For any claim brought by any party not resolved by direct negotiation or voluntary mediation as agreed to by the parties, the method of binding dispute resolution shall be litigation in a court of competent jurisdiction in the State of Iowa.
19. The Contractor understands and agrees that the completion of the entire project within the time provided is an essential feature of this Contract and that the Owner will sustain substantial damages, the amount of which is



not possible to accurately determine at this time, if the work is not so completed. The Contractor, therefore, agrees to proceed with due diligence, taking all precautions and making all necessary arrangements to insure the completion of the work within the prescribed time.

IN WITNESS WHEREOF, the Cedar Falls Community School District, has caused this Contract to be approved and executed by the Board of Directors of Cedar Falls

Community School District, the Board of Directors, and the Contractor has hereto signed his name all as of the day and year first written above.

Cedar Falls Community School District,

By _____
Board President

ATTEST:

Board Secretary

CONTRACTOR

By _____

ATTEST:



EXHIBIT B

Section 9.03 -- Applications for Payment.

(a) Application of payment (AIA G702 and G703) shall be filed with the Architect on the first day of each month substantiating Contractor's right to payment and reflecting retainage.

(b) Contractor warrants the title to all work, materials and equipment covered by an application for payment will pass to Owner either by incorporation in the construction or upon the receipt of payment by Contractor, whichever occurs first, free and clear of all liens, claims, security interests, or encumbrances, hereinafter referred to in this Article as liens; and that no work, materials or equipment covered by an application for payment will have been acquired by Contractor, or by any other person performing work at the site or furnishing materials and equipment for the Project.

(c) An application for payment will constitute a representation by Contractor to Owner that the Work has progressed to the point indicated; that, to the best of Contractor's knowledge, information and belief, the quality of the Work is in accordance with the Contract Documents; and that the Contractor is entitled to payment in the amount requested. However, by payment of such application, Owner shall not be deemed to represent that it has made exhaustive or continuous

on-site inspections to check the quality or quantity of the Work or that it has reviewed the construction means, methods, techniques, sequences or procedure, or that it has made any examination to ascertain how or for what purpose Contractor has used the monies previously paid on account of the Contract Sum.

Section 9.04 -- Progress Payments.

(a) All payment requests for material on site, change notices, work in progress, or job completion shall be approved by the Owner and the Owner's representative prior to the issuance of payment.

(b) When the job is in progress, the Owner agrees to pay, upon payment application request of the Contractor and certification for payment by the Owner's representative, no more than ninety-five percent (95%) of the total contract price equivalent to the percentage of work completed at that time. Materials shipped to job site qualify for percentage of work completed.



(c) Such payments shall be viewed by both parties as progress payments and shall not in any way relieve the Contractor of performance obligations under this contract, nor shall such payments be viewed as approval or acceptance of work performed under this contract.

(d) Contractor shall promptly pay each Subcontractor, upon receipt of payment from Owner out of the amount paid to Contractor on account of such Subcontractor's work, the amount to which said Subcontractor is entitled, reflecting the percentage actually retained, if any, from payments to Contractor on account of such Subcontractor's work. Contractor shall, by an appropriate agreement with each Subcontractor, require each Subcontractor to make payments to its Sub-subcontractors in similar manner.

(e) Owner may, on request and at its discretion, furnish to any Subcontractor, if practicable, information regarding the percentage of completion or the amounts applied for by Contractor and the action taken thereon by Owner on account of work done by such Subcontractor.

(f) Owner shall have no obligation to pay or to see to the payment of any monies to any Subcontractor except as may otherwise be required by law.

(g) No progress payment, nor any partial or entire use of occupancy of the Project by Owner, shall constitute an acceptance of any work not in accordance with the Contract Documents.

Section 9.05- Substantial Completion/Early Release of Retainage Funds

Upon achieving Substantial Completion, as defined by Iowa Code Chapter 26, the Contractor may formally request the release of all or part of the retainage funds being held on the Project. The Contractor's request for Release of the Retainage Funds shall be accompanied by a sworn statement that ten (10) calendar days prior to filing the Request for Release of the Funds a notice was given to all known subcontractors, subcontractors and suppliers that the Contractor is requesting the early release of retainage funds. If proper documentation is received from the Contractor, the Owner will release all retainage funds at the next monthly Board meeting or within thirty (30) days, whichever is less, except it may retain the following:

- a) An amount equal to 200% of the value of labor or materials yet to be provided on the Project as determined by the Owner and its authorized contract representative. For purposes of this section,



“authorized contract representative” means the Architect of record on the Project unless otherwise specified.

b) An amount equal to 200% of the value of any Chapter 573 claims currently on file at the time the Request for Release of Retainage is approved. If the Owner withholds an amount from the retainage payment to the Contractor, the owner will provide a reason the request is being denied to the Contractor within thirty (30) calendar days of the receipt of the request.

Section 9.06 -- Final Completion and Final Payment.

a) Upon receipt of written notice that the Work is ready for final inspection and acceptance and upon receipt of a final application for payment, Owner, Owner's representative and manufacture technical representative will promptly make such inspection and, when it is determined that the Work is acceptable under the Contract Documents and the Contract has been fully performed, the Owner, upon certification from the Owner's representative, will issue final payment. The balance due the Contractor will be paid not earlier than thirty-one (31) days from the date of Final Acceptance of said Work by the Owner, subject to the conditions and in accordance with the provisions of Iowa Code Chapter 573.

b) The following shall be submitted before final payment: (1) an affidavit that all payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which Owner may be responsible, have been paid or otherwise satisfied; (2) consent of surety, if any, to final payment; and (3) other data establishing payment or satisfaction of all such obligations, such as receipts, releases and waivers of liens or Chapter 573 claims arising out of the Contract, to the extent and in such a form as may be designated by Owner. If any Subcontractor refuses to furnish a release or waiver required by Owner, Contractor may furnish a bond satisfactory to Owner to indemnify it against any such claim. If any such claim remains unsatisfied after all payments are made, Contractor shall refund to Owner all monies that the latter may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

c) The acceptance of final payment shall constitute a waiver of all claims by Contractor except those previously made in writing and identified by Contractor as unsettled at the time of the final application for payment.

d) The Contractor warrants that all work performed under this contract will be free from defects in workmanship for a period of five (5) years following the date of substantial completion, as determined by the Owner and Owner's Representative. During the warranty period, the Contractor shall, at their own expense, promptly repair or replace any



defects in workmanship, including labor, materials, or any other costs necessary to address the defect, to the satisfaction of the Owner. The warranty shall cover, but not be limited to:

- Defective installation of roofing membranes, insulation, flashings, and all roofing-related components.
- Water infiltration caused by improper installation or workmanship defects.
- Damage to related building systems caused by defective work.
- This warranty shall be in addition to and not in limitation of any other warranties, guarantees, or rights provided by the manufacturer or required by law.

The Contractor shall respond to warranty claims within 48 hours of notice by the Owner and shall commence repairs within 7 calendar days unless otherwise agreed upon by the Owner. A written warranty document detailing the terms of this warranty shall be submitted to the Owner as part of the project closeout documents.

EXHIBIT C

ARTICLE 11 INSURANCE AND BONDS

Section 11.01 -- Insurance Requirements

(a) Unless otherwise provided, the Owner shall purchase and maintain property insurance written on a builders risk "all risk" or equivalent policy form in the amount of the initial Contract Sum, plus value of subsequent Contract modifications and cost of materials supplied or installed by others, comprising total value for the entire Project at the site on a replacement basis. Such property insurance shall be maintained, unless otherwise provided in the Contract Documents or otherwise agreed in writing by all persons and entities who are beneficiaries of such insurance, until final payment has been made as provided in Paragraph 9.05 or until no person or entity other than the Owner has an insurable interest in the property required by this Paragraph 11.1 to be covered, whichever is later. This insurance shall include interests of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the Project.

(b) Property insurance shall be on an "all-risk" or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, windstorm, false work, testing and startup, temporary buildings and debris





Fire Damage Limit (for any one fire) \$100,000

Medical Damage Limit (any one person) \$5,000

This insurance must include the following features:

- a. Coverage for all premises and operations. This policy shall be endorsed to provide the aggregate Per Project Endorsement.
 - b. Personal and Advertising Injury
 - c. Operations by independent contractors
 - d. Contractual Liability coverage
 - e. Coverage for property damage underground or damage by explosion or collapse (XCU).
- B. Contractor shall furnish the Owner a properly signed and notarized statement on his letterhead stating that he has complied with all provisions of this specification relating to insurance coverage and that none of the insurance coverage specified will be canceled or materially altered except after thirty (30) days written notice has been received by the Owner. The only exception permitted is that a notarized certificate indicating compliance with completed insurance will not be required until lien waivers and other final papers are submitted.
- C. The Owner will not carry insurance for glass. Contractor is totally responsible for glass, and may at his option and at his cost, obtain glass coverage. Amount of insurance shall be one hundred per cent (100%) of insurable value of project. Furthermore, any water infiltration damage during the construction process shall be the Contractors responsibility and include materials and labor to restore to the Owner's satisfaction.
- D. Contractor further acknowledges that the Owner has no responsibility to provide coverage of any nature.

Section 11.02 Bonds

(a) The successful Contractor shall be required to furnish a satisfactory Performance bond and a Labor and Material bond within ten (10) days of the contract award. The premiums for these bonds shall be included in each Contractor's bid.



(b) A performance bond shall be provided for the full amount of the contract. This shall insure the faithful performance of all provisions of the contract and satisfactory completion of the specified work within the time agreed upon. This shall cover all guarantees against defective material or workmanship in any work under the contract for a period of one (1) year after the work has been accepted by the Owner.

(e) A Labor and Material bond for the full amount of the contract shall be required for the protection of all subcontractor's and material suppliers. Bonds shall bear the same date as the contract.

EXHIBIT D

ACKNOWLEDGEMENT AND CERTIFICATION

Pursuant to Iowa Code 692A.113.

_____ (“Company”) is providing services to
the

(Name of Vendor, Supplier, Contractor, Sub-Contractor)

Cedar Falls Community School District (“District”) as a vendor, supplier, contractor, or sub-contractor or is operating or managing the operations of a vendor, supplier or contractor. The services provided by the Company may involve the presence of the Company’s employees upon the real property of the schools of the District.

The Company acknowledges that Iowa law prohibits a sex offender, who has been convicted of a sex offense against a minor from being present upon the real property of the schools of the District. The Company further acknowledges that pursuant to law, a sex offender who has been convicted of a sex offense against a minor may not operate, manage, be employed by, or act as a contractor, vendor or supplier of services or volunteer at the schools of the District.

This Acknowledgement and Certification is to be construed under the laws of the State of Iowa. If any portion hereof is held invalid, the balance of the document shall, notwithstanding, continue in full legal force and effect. In signing this Acknowledgement and Certification, the person signing on behalf of the Company hereby acknowledges that he/she has read this entire document that he/she understands its terms, and that he/she not only has the authority to sign the document on behalf of the Company but has signed it



knowingly and voluntarily.

Dated
Contractor)

(Name of Vendor, Supplier, Contractor, Sub-

By:

Printed Name:

Company:

END OF SECTION



SECTION 00700
GENERAL CONDITIONS

I. GENERAL

Project Name: 2026 Roof Improvements Project

Project Address:	Hansen Elementary	North Cedar Elementary
	616 Holmes Drive	2419 Fern Avenue
	Cedar Falls, IA 50613	Cedar Falls, IA 50613

- A. This document contains instructions to bidders for the project named above.
- B. Submission of Bids: Submit Document 00300 - Bid Form before the time and date below. Late submissions or those not containing the proper Bid Security will not be considered. Submit 2 envelopes. Mark the outside of the envelope containing the Bid Form: **"2026 Roof Improvements."** Mark the outside of the envelope containing the Bid Security: **"2026 Roof Improvements Project Bid Security."** Also mark the outside of both envelopes with the bidding contractor name. If the Bid Security is not provided the bid form envelope will not be opened.

Submit Bid To: Cedar Falls Community School District
1002 W 1st Street
Cedar Falls, IA 50613

Date: March 19, 2026 at 1:00 pm.

- C. The Owner reserves the right to reject or accept any or all bids. The Owner reserves the right to waive any and all irregularities.
- D. Contractor shall be prepared to start work between June 8, 2026 and June 26, 2026, Unless otherwise specified by Owner. Work is to be completed by August 3, 2026. Contractor shall advise Owner and Owner's Representative within 3 days of the anticipated start date. Should the Contractor be unable to meet the start date the Owner reserves the right to cancel all pending contracts with the said Contractor.



II. CONFERENCE FOR BIDDING CONTRACTORS

- A. Following the distribution of these specifications all contractors shall attend a Pre-bid Conference to inspect the job site and to insure comprehension of the specifications. There shall only be one Pre-bid conference. The Pre-bid meeting shall be held at the Hansen Elementary, 616 Holmes Drive, Cedar Falls, IA 50613 at 1:00 PM .
- B. The failure or omission of any bidder to inspect the site or to examine any form, instrument or document shall in no way relieve any bidder from any obligation regarding their bid.

III. CONTRACTOR PRE-JOB MEETING

- A. The pre-job meeting shall be held prior to the start of each project. This meeting shall include the Contractor, Owner's representative, and the Owner. The condition of the buildings and grounds areas shall be recorded, and the Contractor shall be responsible for the correction and/or repair of any additional damage to the facilities resulting from the related project. Any existing conditions shall be so noted during this meeting and said conditions shall be submitted by the Consultant in writing to the Owner's representative.

IV. PREPARATION OF THE BID

- A. Each bid must be submitted on the prescribed bid form. All blank spaces for bid prices must be filled in using ink or typewritten in both words and figures. Each bid delivered must include both the Bid Bond and Bid Proposal Form. No oral, facsimile, telegraphic or telephonic bids or modifications will be considered.

V. QUESTIONS

- A. Questions regarding this bid should be directed to the Owner's Representative, Mr. Garrett Brown, 515-979-5173.
 - 1. If the Contractor feels a conflict exists between what is considered good roofing practices and these documents and specifications, he shall state in writing all objections and submit directly to the Owner's representative and prior to submitting quotations.
 - 2. It is the Contractor's responsibility during the course of the work, to bring to the attention of the Owner's representative any defective membrane, insulation or decking discovered where not previously identified.

VI. SUBCONTRACTORS



- A. The Contractor shall be prepared to submit to the Owner's representative in writing the names and places of business of all sub-contractors. The competence and ability of the sub-contractor(s) will be taken into consideration and agreed upon before awarding the contract.
- B. All subcontractors used on the Project must be acceptable to the Owner and must agree to comply with Bidding Requirement and the Contract Documents.

VII. QUALIFICATIONS OF BIDDER

- A. The owner may make such investigations as deemed necessary to determine the ability of the bidder to perform the work. The bidder must furnish the Owner with information and data which the owner may request.
- B. To enable the Owner to evaluate the competency and financial responsibility of the Contractor, the successful bidder shall, when requested by the Owner, furnish the following information, which shall be sworn to under oath by him or by a properly authorized representative of the bidder:
 - 1. The address and description of the bidder's plant location and place of business.
 - 2. The name and/or articles of any co-partnership or incorporation.
 - 3. Itemized list of all equipment available for use on the project.
 - 4. Contractor will furnish a financial statement upon request of the Owner. Statement is to be valid and current. The Owner can request, at his option, further verification of any part of said statement.
 - 5. The Owner may request such additional information, as may be required, which will satisfy the Owner of the bidders technical experience in the field(s) necessary for the successful completion of this project.
 - 6. Sufficient documents to insure that the Contractor is in compliance with the current Fair Employment Practice requirement of the Owner.
 - 7. If the information and data requested by the owner is not furnished, the Owner may consider the bidder non-responsive or non-responsible. The Owner reserves the right, in its sole and absolute discretion, to accept the Proposal of a bidder even though said bidder has not submitted any information, list, data or statement requested.
 - 8. The Owner reserves the sole right to reject any bid if the Owner determines, in its sole and absolute discretion, that the bidder is not properly qualified to carry out the obligations of the Contract and/or to complete the work contemplated by the Contract. Conditional bids will not be accepted.



VIII. DISQUALIFICATION OF BIDDER(S)

- A. Any one (or more) of the following causes may be considered to be sufficient for disqualification of a bidder and the rejection of his bid:
1. Any evidence of collusion among bidders.
 2. Incorrect use of the "Proposal" as provided by the Owner. Incorrect use shall be defined as the changing or deletion of any part shown on said Proposal (Bid Document).
 3. Changes in the Proposal after the opening of the bids will not be accepted. All questions regarding the progress of contract award shall be referred to the Consultant, as so appointed by the Owner. Refer to "Questions" in this section for further details.
 4. Lack of expertise as shown by past work or uncompleted work under other contracts which, in the judgement of the Owner, might hinder or prevent the prompt completion of additional work if so awarded.
 5. Lack of responsibility as revealed by either financial, experience or equipment statements, as submitted.
 6. Being in arrears on existing contracts, in litigation with an Owner, or having defaulted on any previous contracts.
 7. Failure to attend the Pre-bid Conference so described in Instructions to Bidders.

IX. DISCREPANCIES AND ADDENDUM

- A. Should a bidder find any discrepancies in the drawings and/or specifications, or should he be in doubt as to their meaning, he shall notify the Owner or its Owners Representative at once who will send a written addendum to all bidders concerned. Oral instructions or decisions, unless confirmed by addendum, will not be considered valid, legal or binding. All discrepancies must be submitted to the Owner no less than forty-eight (48) hours prior to the opening of bids. No change orders will be authorized because of failure of the Contractor to include work called for in the addendum in his bid.

X. SEX OFFENDER LETTER

- A. The contractor (Company) shall not be owned, operated or managed by a registered sex offender who has been convicted of a sex offense against a minor in accordance with Iowa Code 692A.113. In addition, the Contractor shall not permit an employee, Subcontractor (Company) owned, operated, or managed by a Subcontractor employee who is a registered sex offender



convicted of a sex offense against a minor on real property of the schools of the owner in accordance with Iowa Code 692A.113. The Contractor shall further acknowledge and certify services provided under this Contract comply with Iowa Code 692A.113, and shall fully execute and deliver copy of "Acknowledgement and Certification" with Bid Form (See Section 0700 Contract Terms and Conditions).

XI. METHOD OF AWARD

- A. The owner may reject all bids or may award the contract to the lowest, responsive, responsible bidder. The owner may reject any or all bids which do not allow the work to be completed within the available funds.
- B. The Owner reserves the unqualified right, in its sole and absolute discretion, to reject all bids or to accept that Bid, if any, which in its judgment, it deems to be in the best interest of the Owner and to waive defects or irregularities in any Bid or the bidding procedure.
- C. In the event that a successful bidder defaults upon the Contract by failing to furnish a satisfactory Performance and/or Payment Bond, and the Owner terminates the Contract, the Owner reserves the option to accept the Proposal of any other bidder, in which case such acceptance shall have the same effect as to such other bidder as though he or she were the originally successful bidder.

XII. Bid Security

- A. Each bidder must submit a Bid Bond, cashiers or certified check, or certified share draft in the amount of five percent (5%) of the Contractors Bid. Bid security will be returned to all bidders, except those deposited by the three lowest bidders to be selected by the Owner within fifteen (15) days after the award of contract; or if all bids are rejected, not later than fifteen (15) days after such rejection. The return of a bidder's check shall not, however, be deemed to be a rejection of the Proposal. The remaining Bid Security for the other bidders will be returned promptly after the Owner and accepted bidder have executed the Contract, or within thirty (30) days, whichever is sooner.
- B. If the successful bidder fails or refuses to execute and deliver the contract and bonds required within ten (10) days after receiving notice that his or her bid was accepted, the successful bidder shall forfeit to the Owner his or her bid security.

XIII. PERFORMANCE AND LABOR AND MATERIAL PAYMENT BOND

- A. Upon delivery of the executed Contract, the successful Contractor must



furnish the Owner with Performance and Labor and Material Payment Bonds as security for faithful performance of the Contract and for payment of all persons who perform labor under the Contract and who furnish materials in connection with this Contract as specified in the General Conditions. The surety on the bond(s) must be a duly authorized surety company licensed to write surety in the State of Iowa.

XIV. TAXES

A. Taxes shall not be included in the bids.

XV. WITHDRAWAL OF BIDS

A. Any Bidder may withdraw his bid if written request for withdrawal signed in the same manner and by the same person who signed the Bid Form is received by the individual of the Owner requesting the bids prior to the time established for the opening of bids.

XVI. APPLICABLE LAWS AND REGULATIONS

A. Each bidder shall familiarize himself with all state and local laws, codes, ordinances and regulations which might in any manner affect the work to be done; the materials to be supplied; the taxes, permits and fees to be paid; or the labor to be employed in and about the work. Any claim of misunderstanding or ignorance on the part of any successful Bidder will not in any way excuse such Bidder from the necessity of full compliance with every such law, code, ordinance or regulation. All state laws, codes and regulations and local ordinances, which are applicable, shall be complied with including but not limited to those specified in these documents.

XVII. INSURANCE

A. Throughout the life of the contract, the Contractor will be required to carry the types and amounts of insurance named in the General Conditions and/or Contract.

XVIII. CONTRACTOR'S LICENSE

A. Any successful Bidder may be required by the Owner to obtain the necessary and applicable Contractor's License from all appropriate governmental authorities and if required, shall not allow any subcontractor to commence work on his subcontract until all similar provisions required of the



subcontractor have been obtained and approved.

END OF SECTION



SECTION 01300 SUBMITTALS

I. General

A. Summary

1. Comply with project format for submittals
2. Provide types of submittals listed in individual sections and number of copies required.
 - a) Shop drawings, including tapered insulation, crickets, saddles, etc., reviewed and annotated by the Contractor - two prints
 - b) Product data - 2 copies.
 - c) Samples - 2, plus extra samples as required to indicate range of color, finish, and texture to be expected.
 - d) Safety Program
3. Provide required resubmittals if original submittals are not approved. Provide distribution of approved copies including modifications after submittals have been approved.
4. Samples and shop drawings shall be prepared specifically for this project. Shop drawings shall include dimensions and details, including adjacent construction and related work. Note special coordination required. Note any deviations from requirements of the Contract Documents.
5. Provide warranties as specified; Warranties shall be signed by contractor, supplier or installer responsible for performance of warranty.

II. PRODUCTS – N/A

III. EXECUTION – N/A

END OF SECTION



SECTION 01640 SUBSTITUTIONS AND PRODUCT OPTIONS

I. GENERAL

A. Summary

1. Within 10 days after date of Contract submit to Owner's representative two copies of complete list of all products which are proposed for installation.
2. Tabulate list by each specification section.
3. For products specified under Reference Standards, included with listing of each product:
 - a) Name and address of manufacturer
 - b) Trade Name
 - c) Manufacturer's Data
 - d) Model or Catalog Designation.

B. CONTRACTOR

1. For products specified only by Reference Standards, select any product meeting standards, by any manufacturer.
2. For products specified by naming several products or manufacturers, select any product and manufacturer named.
3. For products specified by naming one or more products, but indicating the option of selecting equivalent products e.g., by stating "or approved equal" under specified product section, Contractor must submit request as required for substitution in 1.03, for any product not specifically named.
4. For products specified by performance standards, there is no option, and substitutions will be allowed by approval prior to bidding only as outlined in 1.03. The products performance standard specified shall be the minimum standard for the purposes of establishing equality of proposed material substitutes.

C. SUBSTITUTIONS

1. During bidding, Owner will consider written request from prime bidders for substitutions, received at least 6 (six) days prior to bid date; request received after that time will not be considered. No substitutions will be granted after award of contract.
 - a) Request will be submitted to an Architect/Engineer as approved by the Owner for an independent review and opinion. This cost will be



borne by Owner.

2. Submit two copies of request for substitution, include in request:

- a) Complete data substantiating compliance of proposed substitution with Contract Documents.
- b) For products:
 - i. Product identification, including manufacturer's product literature, data sheets and manufacturer's name and address.
 - ii. Itemized comparison of proposed substitution with product or method specified.
 - iii. A sample of any sheeting goods, adhesive, coating, mastic or sealant. Manufacturer's labels must be on containers and product.
 - iv. Pressure and Wind Up-Lift performance data signed by a licensed engineer.
 - v. Notarized statement from the roofing system manufacturer, referencing the project and signed by a Corporate Officer of the Parent Company with the Corporate Seal affixed thereto stating in writing that all bidding documents have been reviewed and approved of as written and drawn and the project site has been inspected by an employee of the manufacturer. The roofing system manufacturer will also state in writing that the manufacturer representative for the geographical area representing the Roof Project location will provide the specified field inspections during construction and throughout the guarantee period. Roofing Manufacturer Representative must be a full time employee of the manufacturer, and that these inspections shall be provided at no additional cost the Owner.
 - vi. For construction methods:
 - a. Detailed description of proposed method.
 - b. Drawing illustrating methods.
 - vii. Data relating to changes in construction schedule.
 - viii. Relation to separate contracts.

3. In making request for substitution, Bidder/Contractor (B/C) represents:

- a) B/C has personally investigated proposed product or method, and determined that it is equal or superior in all respects to the specified product or method.



- b) B/C will provide the same guarantee for substitution as for product or method specified.
 - c) B/C will coordinate installation of accepted substitution in work, making such changes as may be required for work to be completed in all respects.
 - d) B/C waives all claims for additional cost related to substitution which consequently become apparent including engineer evaluation and redesign.
 - e) B/C cost data is complete and includes all related cost under his contract or other contracts which may be affected by the substitution.
4. Substitution will not be considered if:
- a) Incomplete Manufacturer Checklist
 - b) Any discrepancies in the test data, or if the tests or submittals are incomplete.
 - c) They are indicated or implied on Shop Drawings or Project Data Submittals without formal request submitted in accordance with Paragraph 1.03.
 - d) Acceptance will require substantial revision of Contract Documents including Engineer/Architect evaluation cost and design for product substitution.
 - e) If the B/C does not provide a copy of the Manufacturer's warranty, signed by an officer of the Manufacturer's Parent Company that states the roof(s) will be watertight, and free of any defects in workmanship and material for 30 years.
 - f) B/C is not notified in writing the acceptance of any substitution.

NOTE: THESE REQUIREMENTS ARE NOT INTENDED TO LIMIT COMPETITION. THE INTENTION OF THESE REQUIREMENTS IS TO ESTABLISH THE EQUALITY OF ANY SUBSTITUTE PRODUCT OR METHOD WITH THE STANDARD PRODUCT/METHOD SPECIFIED. ALSO, IT WILL GIVE AN EQUAL OPPORTUNITY TO ALL CONTRACTORS TO BID AN APPROVED SUBSTITUTE PRODUCT METHOD IF ANY SUBSTITUTE IS APPROVED.

PART 2 - PRODUCTS – N/A

PART 3 - EXECUTION – N/A

END OF SECTION



**SECTION 01700
CONTRACT CLOSEOUT**

I. GENERAL

A. Summary

1. The following are prerequisites to substantial completion. Provide the following:
 - a) Punch list.
 - b) Supporting Documentation.
 - c) Warranty.
 - d) Contractor Warranty.
2. Provide the following prerequisites to final acceptance.
 - a) Final payment request with supporting affidavits.
 - b) Completed punch list.
3. Provide a marked-up set of drawings including changes which occurred during construction.
4. Provide the following closeout procedure:
 - a) Submission of record documents.
 - b) Submission of maintenance manuals.
 - c) Final cleaning and touch-up.
 - d) Removal of temporary facilities
 - e) Warranties

II. PRODUCTS – N/A

III. EXECUTION – N/A

END OF SECTION



**SECTION 061000
ROUGH CARPENTRY**

I. GENERAL

A. Section Includes

1. Submittals – N/A

B. Related Sections

1. Section 07 01 50 – Preparation for Re-roofing
2. Section 07 53 23 – Elastomeric Sheet Roofing – Adhered
3. Section 07 62 00 – Sheet Metal Flashing and Trim

II. PRODUCTS

A. Wood Products, General

1. Lumber: Provide dressed lumber, S4S, marked with grade stamp of inspection agency.

B. Treated Materials

1. Fire-Retardant-Treated Materials: Comply with performance requirements in AWPA C20.
2. Use Exterior type for exterior locations and where indicated.
3. Identify with appropriate classification marking of a testing and inspecting agency.
4. Provide fire-retardant treated materials for items indicated on Drawings.

C. Lumber

1. Concealed Boards: Mixed southern pine, No. 2: SPIB or Western Woods, Standard: WCLIB; or No. 3 Common: WWPA; with 15 percent maximum moisture content.
2. Miscellaneous Lumber: Construction, or No. 2 grade with 15 percent maximum moisture content of any species. Provide nailers, 1/4" plywood sheathing, blocking, and similar members.

D. Miscellaneous Products

1. Fasteners and Anchors

- a) Metal and Finish: Hot-dipped galvanized steel per ASTM A153/a153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.

2. Construction Adhesives:



- a) Polyurethane construction adhesive.

III. EXECUTION

A. Installation

1. Select material sizes to minimize waste.

B. Blocking, Nailers, and Support

1. Provide framing and blocking members as indicated or as required to support finishes, fixtures, and specialty items, and trim.
2. In framed assemblies that have concealed spaces, provide solid wood fire blocking as required by applicable local code, to close concealed draft openings between floors and between top story and roof/attic space; other material acceptable to code authorities may be used in lieu of solid wood blocking.
3. In wall, provide blocking attached to studs as backing and support for wall-mounted items unless item can be securely fastened to two or more stud or other method of support is indicated.

C. Roof Related Carpentry

1. Coordinate installation of roofing carpentry with deck construction, framing of roof openings, and roofing assembly installation.
2. Provide wood curb at all roof openings except where prefabricated curbs are specified and where specifically indicated others. Form corners by alternating lapping side members.
3. Provide 1/4" wood sheathing to all parapets and wall flashings.

END OF SECTION



**SECTION 070150
PREPARATION FOR RE-ROOFING**

I. GENERAL

A. Summary

1. Roof tear-off
2. Roofing preparation

B. Pre-construction Meeting

1. To be scheduled prior to tear-off.
2. Review installation procedures and coordination required with related work.

C. Environmental Requirements

1. Do not remove existing roofing system when weather conditions threaten the integrity of the building contents or intended continued occupancy. Maintain continued temporary protection prior to installation of the new roofing system.
2. Existing vertical flashing mastic has been identified to contain asbestos. All removal and disposal shall be performed in accordance with applicable local, state, and federal regulations by a licensed asbestos abatement contractors.

D. Protection

1. It shall be the Contractor's responsibility to respond immediately to correction of roof leakage during construction. In the event of water penetration during rain or a storm, the Contractor shall provide for repair or protection of the building contents and interior. If the Contractor does not respond or cannot be contacted, the Owner will incur repairs or emergency action and the Contractor shall be back charged for all expenses and damages, if any.
2. Existing building structures, windows, walls, ornamentals, lawns, sidewalks, or driveways will be returned to their original view prior to construction.

E. Scheduling

1. Schedule work to coincide with commencement of installation of new roofing system.



II. PRODUCTS

A. Materials

1. Temporary protection: Sheet Polyethylene. Provide weights or fasteners to retain sheeting in position.

III. EXECUTION

A. Examination

1. The Roofing Contractor is to verify existing site conditions, including roof dimensions.
2. The Roofing Contractor must verify that the existing roof surface is clear and ready for work of the section.

B. Materials Removal

1. Remove all gravel, membrane, cant strips, expansion joints, base flashings, and any other items shown on the drawings. In addition, complete removal of all nails and other debris is required to leave a smooth, even surface for re-roofing.
2. Remove all wall flashings, curb flashings and termination bar flashings. Dispose of debris.
3. Existing flashing mastic is found to contain asbestos. It shall be removed and abated in accordance with applicable local, state, and federal regulations. Contractor is responsible for proper disposal of asbestos-containing materials.
4. All debris dumped from the roof shall be transported from the roof via chutes into dumpsters or trucks and this debris shall be removed from the premises when vehicles are full at the Contractors cost. No debris shall be transported from the area being worked on over a previously finished roof without an underlayment of $\frac{3}{4}$ " plywood and 1" rigid insulation.
5. All roof equipment not in use or left will be parked on the column lines on $\frac{3}{4}$ " plywood.
6. Building and/or ground damage caused by the removal or installation of the roof system will be the sole responsibility of the Contractor. All grass access points will be returned to their original condition.

C. Temporary Protection

1. Provide temporary protective sheeting over uncovered deck and insulation surfaces.
2. Turn sheeting up and over parapets and curbing. Retain sheeting in position with weights or temporary fasteners.



3. Provide for surface drainage from sheeting to existing drainage facilities.
4. Do not permit traffic over unprotected deck surface.

END OF SECTION



SECTION 075323
ELASTOMERIC SHEET ROOFING - ADHERED

I. GENERAL

A. Summary

1. Furnish and install a complete EPDM roofing system, including:
 - a) Roofing Manufacturer's requirements for the specified warranty
 - b) Preparation of roofing substrates
 - c) Wood nailers for roofing attachment
 - d) Insulation
 - e) Adhered EPDM membrane
 - f) Metal roof edging
 - g) Flashings
 - h) Walkway pads
 - i) Other roofing-related items specified or indicated on the drawings or otherwise necessary to provide a complete weatherproof roofing system

B. Disposal of demolition debris and construction waste is the responsibility of Contractor. Perform disposal in manner complying with all applicable federal, state, and local regulations.

C. Commencement of work by the Contractor shall constitute acknowledgement by the Contractor that this specification can be satisfactorily executed, under the project conditions and with all necessary prerequisites for warranty acceptance by roofing membrane Manufacturer.

D. Roofing Assembly shall achieve minimum FM 1-90 uplift rating and shall meet or exceed project specific wind uplift design requirements, whichever is greater.

E. Related Sections

1. Section 06 10 00 – Rough Carpentry
2. Section 07 01 50 – Preparation For Re-roofing
3. Section 07 62 00 – Sheet Metal Flashing and Trim

F. Definitions

1. Definitions in the current editions of ASTM D1079 and NRCA's "The NRCA



Roofing Manual: Membrane Roof Systems” apply to work of this Section.

G. Submittals

1. Product Data

- a) Provide membrane Manufacturer's printed data sufficient to show that all components of roofing system, including insulation and fasteners, comply with the specified requirements and with the membrane Manufacturer's requirements and recommendations for the system type specified; include data for each product used in conjunction with roofing membrane.

2. Installation Instructions

- a) Provide Manufacturer's instructions to Installer, marked up to show exactly how all components will be installed.
- b) Where instructions allow installation options, clearly indicate which option will be used.

3. Shop Drawings

- a) Provide the roof membrane Manufacturer's standard details customized for this project for all relevant conditions, including flashings, base tie-ins, roof edges, terminations, expansion joints, penetrations, and drains.

4. Provide copy of Pre-Installation Notice to show that Manufacturer's required Pre-Installation Notice (PIN) has been accepted and approved by the Manufacturer.

5. Specimen Warranty

6. Closeout Submittals

- a) Executed Warranty
- b) Maintenance data

H. Quality Assurance

1. Applicator Qualifications

- a) At least five years' experience in installing specified system
- b) Capability to provide payment and performance bond to building Owner

2. Pre-Installation Conference

- a) Before start of roofing work, Contractor shall hold a meeting to discuss the proper installation of materials and requirements to achieve the warranty.
- b) Require attendance with all parties directly influencing the quality of roofing work or affected by the performance of roofing work.



- c) Review methods and procedures related to roofing installation, including Manufacturer's written instructions.
 - d) Review and finalize construction schedule, and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
 - e) Examine deck substrate conditions and finishes, including flatness and fastening.
 - f) Review structural loading limitations of roof deck during and after roofing.
 - g) Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that affects roofing system.
 - h) Review governing regulations and requirements for insurance and certificates if applicable.
 - i) Review temporary protection requirements for roofing system during and after installation.
 - j) Review roof observation and repair procedures after roofing installation.
 - k) Notify Architect well in advance of meeting.
- I. Delivery, Storage and Handling
- 1. Deliver products in Manufacturer's original containers, dry and undamaged, with seals and labels intact and legible.
 - 2. Discard and legally dispose of material that cannot be applied within its stated shelf life.
 - 3. Store materials clear of ground and moisture with weather protective covering.
 - 4. Keep combustible materials away from ignition sources.
 - 5. Handle and store roofing materials, and place equipment in a manner to avoid permanent deflection of deck and/or structural overloading.
- J. Field Conditions
- 1. Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed in accordance with Manufacturer's written instructions and warranty requirements.
- K. Warranty
- 1. Provide 30-year Roofing System Warranty covering membrane, roof insulation, and system accessories. Comply with all warranty procedures required by Manufacturer, including notifications, scheduling, and inspections.



2. Limit of Liability: No dollar limitation (NDL)
3. Scope of Coverage: Repair leaks in the roofing system caused by
 - a) Ordinary wear and tear
 - b) Normal exposure to the elements
 - c) Manufacturing defect in materials
 - d) Defective workmanship used to install these materials
 - e) Damage due to winds up to 120 mph
 - f) Not Covered:
 - (1) Damage due to winds in excess of 120 mph
 - (2) Damage due to tornadoes
 - (3) Hail
 - (4) Intentional damage
 - (5) Unintentional damage due to normal rooftop inspections, maintenance, or service

II. PRODUCTS

A. Manufacturers

1. Acceptable Manufacturer – Roofing System:
 - a) Elevate, Holcim Building Envelope
 - b) Carlisle SynTec Systems
 - c) John Manville
 - d) Roofing systems manufactured by others may be acceptable provided the roofing system is completely equivalent in materials and warranty conditions and the Manufacturer meets the following qualifications:
 - (1) Specializing in manufacturing the roofing system to be provided
 - (2) Minimum ten years of experience manufacturing the roofing system to be provided
 - (3) Able to provide a no dollar limit, single source roof system warranty backed by corporate assets in excess of one billion dollars
 - (4) ISO 9001 certified
 - (5) Able to provide polyisocyanurate insulation produced in own facilities
2. Manufacturer of Insulation and Cover Board: Same Manufacturer as roof



membrane

3. Manufacturer of Metal Roof Edging: Same Manufacturer as roof membrane
 - a) Metal roof edging products by other Manufacturers are not acceptable.
 - b) Field- or shop-fabricated metal roof edgings are not acceptable.
4. Substitution Procedures: See Instructions to Bidders
 - a) Submit evidence that the proposed substitution complies with the specified requirements.

B. Roofing System Description

1. Roofing System

- a) Membrane: Ethylene propylene diene monomer (EPDM)
 - (1) Thickness: 0.090"
 - (2) Membrane Attachment: Adhered
- b) Comply with applicable local building code requirements.
- c) Attachment: Adhered

2. Insulation:

- (1) Total System R-Value: 30 average minimum across roof area including tapered insulation zones and sumps.
 - (a) Use multiple layers as required to achieve required R-value and slope design while minimizing thermal bridging.
 - (b) Stagger joints in adjacent layers
- (2) Base Layers: Polyisocyanurate foam board, non-composite
 - (a) Base Insulation Thickness: 2" minimum polyisocyanurate insulation directly over roof deck.
 - (b) Provide tapered polyisocyanurate insulation system above base insulation to improve drainage and achieve specified thermal performance.
 - (c) Taper design shall be provided by membrane manufacturer and coordinated with roof drainage layout. Tapered insulation shall be designed to provide positive drainage with a minimum design slope of 1/8" per foot unless otherwise required by manufacturer.
 - (d) Attachment: Base insulation shall be mechanically fastened to roof deck to achieve specified wind uplift and warranty requirements. Coverboard shall be fully adhered to insulation substrate using manufacturer approved low-rise foam adhesive. Membrane shall be adhered to coverboard substrate.



(3) Coverboard:

(a) High Density Polyisocyanurate Cover Board

- (i) Thickness: ½" (12.7 mm)
- (ii) R-Value: 2.5 based on ASTM tests C158 and C177
- (iii) Attachment: Adhered

C. EPDM Membrane Materials

1. Roofing and Flashing Membrane: Black cured synthetic single-ply membrane composed of ethylene propylene diene monomer (EPDM) with the following properties:
 - a) Thickness: 0.090" (2.29 mm)
 - b) Reinforcement: Non-reinforced
 - c) Nominal Thickness Tolerance: ±10%
 - d) Sheet Width: Use widest sheet practical for jobsite conditions to minimize field seams
2. Membrane Fasteners: Type and size as required by roof membrane Manufacturer for roofing system and warranty to be provided; use only fasteners furnished by roof membrane Manufacturer.
3. Flashing Membrane: Self-curing, non-reinforced membrane composed of non-vulcanized EPDM rubber, complying with ASTM D 4811 Type II, and with the following properties:
 - a) Thickness: 0.055" (1.4 mm)
 - b) Color: Same as field membrane
4. Self-Adhering Flashing Membrane: Semi-cured 45 mil EPDM membrane laminated to 35 mil (0.9 mm) EPDM tape adhesive.
5. Self-Adhering Accessories: Black EPDM accessories and tapes for a variety of flashing uses including corners, pipes, and patches;
6. Self-Adhesive Lap Splice Tape: 35 mil (0.9 mm) EPDM-based, formulated for compatibility with EPDM membrane and high-solids primer.
7. Splice Adhesive: Synthetic polymer-based, formulated for compatibility with EPDM membrane and metal surfaces.
8. Bonding Adhesive: Formulated for compatibility with EPDM membrane and wide variety of substrate materials.
9. Adhesive Primer: Synthetic rubber-based primer formulated for compatibility with EPDM membrane and tape adhesive.



10. Seam Edge Treatment: EPDM rubber-based sealant, formulated for sealing exposed edges of membrane at seams.
11. Pourable Sealer: One-part polyurethane; Black One-Part Pourable Sealer
12. Water Block Seal: Butyl rubber sealant for use between two surfaces, not exposed; Water Block Seal S-20.
13. Metal Plates and Strips used for Fastening Membrane and Insulation: Steel with Galvalume coating; corrosion-resistance meeting FM 4470 criteria
14. Termination Bars: Aluminum bars with integral caulk ledge; 1.3" (33 mm) wide by 0.10" (2.5 mm) thick.
15. Roof Walkway Pads: EPDM, 0.30" (7.6 mm) thick by 30" x 30" (760 mm x 760 mm) with EPDM tape adhesive strips laminated to the bottom.

D. Roof Insulation and Cover Boards

1. Polyisocyanurate Board Insulation: Closed cell polyisocyanurate foam with glass reinforced mat laminated to facers, complying with ASTM C 1289 Type II Class 1, with the following additional characteristics:
 - a) Thickness: Minimum 2"
 - b) Size: 48" (1.22 m) by 96" (2.44 m), nominal (if mechanically fastened) or 48" (1.22 m) by 48" (1.22 m), nominal (if adhered)
 - c) R-Value (LTTR) per inch (25 mm): min. 6.2R at 40 °F (4.4 °C) and min. 5.7R at 75 °F (23.9 °C)
 - d) Compressive Strength: 20 psi (138 kPa)
 - e) Ozone Depletion Potential: Zero; made without CFC or HCFC blowing agents
 - f) Acceptable Product: Polyiso board insulation.
2. Composite Insulation: closed cell polyiso foam core laminated to ½" (13 mm) high density HD board:
 - a) Thickness: ½"
 - b) Size: 48" (1.22 m) by 96" (2.44 m), nominal (if mechanically fastened) or 48" (1.22 m) by 48" (1.22 m), nominal (if adhered)
 - c) Compressive Strength: 20 psi (138 kPa) core with 80 psi (552 kPa) board
 - d) Ozone Depletion Potential: Zero; made without CFC or HCFC blowing agents
3. Acceptable Product: Same as membrane manufacturer.



4. High Density Polyisocyanurate Cover Board: Non-combustible, water-resistant high density, closed cell polyisocyanurate core with coated glass mat facers, complying with ASTM D 1623, and with the following additional characteristics:
 - (1) Size: 48" (1.22 m) by 96" (2.44 m), nominal (if mechanically fastened) or 48" (1.22 m) by 48" (1.22 m), nominal (if adhered)
 - (2) Thickness: 0.5" (12.7 mm)
 - (3) R-Value: 2.5 based on ASTM tests C158 and C177
 - (4) Surface Water Absorption: <3%, maximum, when tested in accordance with ASTM C 209
 - (5) Compressive Strength: 120 psi (827 kPa), when tested in accordance with ASTM 1621
 - (6) Density: 5 pcf (80 kg/m³), when tested in accordance with ASTM 1622
 - (7) Factory Mutual approved for use with FM 1-60 and 1-90 rated roofing assemblies
 - (8) Mold Growth Resistance: Passed, when tested in accordance with ASTM D 3273
 - (9) Acceptable Product: Same as membrane manufacturer.
5. Insulation Fasteners: Type and size as required by roof membrane Manufacturer for roofing system and warranty to be provided; use only fasteners furnished by roof membrane Manufacturer.
6. Low Rise Foam Adhesive: Two-component, low-rise polyurethane adhesive designed to attach polyisocyanurate insulation to a variety of acceptable substrates.

E. Metal Accessories

1. Metal Roof Edging and Fascia: Continuous metal edge member serving as termination of roof membrane and retainer for metal fascia; watertight with no exposed fasteners; mounted to roof edge nailer
 - a) Wind Performance:
 - (1) Membrane Pull-Off Resistance: 100 lbs./ft (1460 N/m), minimum, when tested in accordance with ANSI/SPRI ES-1 Test Method RE-1, current edition
 - (2) Fascia Pull-Off Resistance: At least the minimum required when tested in accordance with ANSI/SPRI ES-1 Test Method RE-2,



current edition

- b) Description: Two-piece, 45° sloped galvanized steel sheet edge member securing top and bottom edges of formed metal fascia
 - c) Fascia Face Height: 5" (127 mm)
 - d) Edge Member Height Above Nailer: 1 ¼" (31 mm)
 - e) Fascia Material and Finish: 24-gage, 0.024" (0.06 mm) galvanized steel with Kynar 500 finish in Manufacturer's standard color; matching concealed joint splice plates; factory-installed protective plastic film
 - f) Length: minimum of 120" (3.048 m)
 - g) Functional Characteristics: Fascia retainer supports while allowing for free thermal cycling of fascia
 - h) Acceptable Product: Appropriate pre-manufactured fascia system
- 2. Aluminum Bar: Continuous 6063-T6 alloy aluminum extrusion with pre-punched slotted holes; miters welded; injection molded EPDM splices to allow thermal expansion
 - 3. Anchor Bar Cleat: 20-gage, 0.036" (0.9 mm) G90 coated commercial type galvanized steel with pre-punched holes
 - 4. Fasteners: Factory-provided corrosion resistant fasteners, with drivers; no exposed fasteners permitted
 - 5. Scuppers: Welded watertight
 - 6. Accessories: Provide matching brick wall cap, downspout, extenders, and other special fabrications as shown on the drawings
- F. Retrofit Roof Drains: Provide retrofit drains compatible with existing roof drain leader piping and roofing system warranty.
- 1. Acceptable Manufacturers:
 - a) OMG Roofing Products
 - b) Zurn
 - 2. Drain Assemblies:
 - a) Aluminum
 - b) Expandable compression seal sized to existing drain leader piping
 - c) Stainless steel or aluminum clamping ring
 - d) Strainer dome
 - e) EPDM compatible flange and flashing interface



3. Retrofit drain shall be designed for installation inside existing drain pipe and provide watertight mechanical compression seal.
4. Retrofit drain assemblies shall be compatible with membrane system manufacturer.

G. Accessory Materials

1. Wood Nailers: PS 20-dimension lumber, Structural Grade No. 2 or better Southern Pine, Douglas Fir; or PS 1, APA Exterior Grade plywood; pressure preservative treated.
 - a) Width: 3 ½" inches (90 mm), nominal minimum, or as wide as the nailing flange of the roof accessory to be attached to it
 - b) Thickness: Same as thickness of roof insulation for flush transition

III. INSTALLATION

A. General

1. Install roofing, insulation, flashings, and accessories in accordance with roofing Manufacturer's published instructions and recommendations for the specified roofing system. Final attachment rates, perimeter enhancement, and corner securement shall be as required by the membrane manufacturer to achieve specified warranty and wind uplift performance. Where Manufacturer provides no instructions or recommendations, follow good roofing practices and industry standards. Comply with federal, state, and local regulations.
2. Obtain all relevant instructions and maintain copies at project site for duration of installation period.
3. Do not start work until Pre-Installation Notice has been approved by Manufacturer as confirmation that this project qualifies for a Manufacturer's warranty.
4. Perform work using competent and properly equipped personnel.
5. Temporary closures, which ensure that moisture does not damage any completed section of the new roofing system, are the responsibility of the Applicator. Completion of flashings, terminations, and temporary closures shall be completed as required to provide a watertight condition.
6. Install roofing membrane only when surfaces are clean, dry, smooth, and free of snow or ice; do not apply roofing membrane during inclement weather or when ambient conditions will not allow proper application; consult Manufacturer for recommended procedures during cold weather. Do not work with sealants and adhesives when material temperature is outside the range of 60 to 80 °F (15 to 25



°C).

7. Protect adjacent construction, property, vehicles, and persons from damage related to roofing work; repair or restore damage caused by roofing work.
8. Protect from spills and overspray from bitumen, adhesives, sealants, and coatings.
9. Particularly protect metal, glass, plastic, and painted surfaces from bitumen, adhesives, and sealants within the range of wind-borne overspray.
10. Protect finished areas of the roofing system from roofing related work traffic and traffic by other trades.
11. Until ready for use, keep materials in their original containers as labeled by the
Manufacturer.
12. Consult membrane Manufacturer's instructions, container labels, and Safety Data Sheets (SDS) for specific safety instructions. Keep all adhesives, sealants, primers, and cleaning materials away from all sources of ignition.

B. Examination

1. Examine roof deck to determine that it is sufficiently rigid to support installers and their mechanical equipment, and that deflection will not strain or rupture roof components or deform deck.
2. Verify that surfaces and site conditions are ready to receive work. Correct defects in the substrate before commencing with roofing work. Verify that roof openings and penetrations are in place, curbs are set and braced, and roof-drain bodies are securely clamped in place.
3. Verify that wood blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
4. Examine roof substrate to verify that it is properly sloped to drains.
5. Verify that the specifications and drawing details are workable and not in conflict with the roofing Manufacturer's recommendations and instructions; start of work constitutes acceptance of project conditions and requirements.

C. Preparation

1. Prior to proceeding, prepare roof surface so that it is clean, dry, and smooth, and free of sharp edges, fins, roughened surfaces, loose or foreign materials, oil, grease, and other materials that may damage the membrane.



2. Fill all surface voids in the immediate substrate that are greater than 1/4" (6 mm) wide with fill material acceptable to membrane Manufacturer.
3. Seal, grout, or tape deck joints, where needed, to prevent seepage into building.

D. Insulation and Cover Board Installation

1. Install insulation in configuration and with attachment method(s) specified in PART 2, under Insulation.
2. Install only as much insulation as can be covered with the completed roofing system before the end of the day's work or before the onset of inclement weather.
3. Lay roof insulation in courses parallel to roof edges.
4. Neatly and tightly fit insulation to all penetrations, projections, and nailers, with gaps not greater than 1/4" (6 mm). Fill gaps greater than 1/4" (6 mm) with acceptable insulation. Do not leave the roofing membrane unsupported over a space greater than 1/4" (6 mm).
5. Adhesive Attachment: Apply in accordance with membrane Manufacturer's instructions and recommendations; "walk-in" individual roof insulation boards to obtain maximum adhesive contact.

E. Single-Ply Membrane Installation

1. Beginning at low point of roof, place membrane without stretching over substrate and allow to relax at least 30 minutes before attachment or splicing; in colder weather allow for longer relax time.
2. Lay out the membrane pieces so that field and flashing splices are installed to shed water.
3. Install membrane without wrinkles and without gaps or fishmouths in seams, and bond and test seams and laps in accordance with membrane Manufacturer's instructions and details to meet 30-year warranty requirements.
4. Bond membrane sheet to substrate using membrane Manufacturer's recommended bonding material, application rate, and procedures.
5. Edge Securement: Secure membrane at all locations where membrane terminates or goes through an angle change greater than 1:12 inches (8.3%) using mechanically fastened reinforced perimeter fastening strips, plates, or metal edging as indicated or as recommended by roofing Manufacturer. Exceptions: Round pipe penetrations less than 18" (460 mm) in diameter and square penetrations less than 4" (200 mm) square.
6. Metal edging is not merely decorative; ensure anchorage of membrane as



intended by roofing Manufacturer and compliant with IBC.

F. FLASHING AND ACCESSORIES INSTALLATION

1. Install flashings, including laps, splices, joints, bonding, adhesion, and attachment, as required by membrane Manufacturer's recommendations and details to meet 30-year warranty requirements.
2. Metal Accessories: Install metal edgings, gravel stops, and copings in locations indicated on the drawings, with horizontal leg of edge member over membrane and flashing over metal onto membrane.
 - a) Follow roofing Manufacturer's instructions.
 - b) Remove protective plastic surface film immediately before installation.
 - c) Install water block sealant under the membrane anchorage leg.
 - d) Flash with Manufacturer's recommended flashing sheet unless otherwise indicated.
 - e) Where single application of flashing will not completely cover the metal flange, install additional piece of flashing to cover the metal edge.
 - f) If the roof edge includes a gravel stop and sealant is not applied between the laps in the metal edging, install an additional piece of self-adhesive flashing membrane over the metal lap to the top of the gravel stop; apply seam edge treatment at the intersections of the two flashing sections.
 - g) When the roof slope is greater than 1:12 (8.3%), apply seam edge treatment
along the back edge of the flashing.
3. Scuppers: Set in sealant and secure to structure; flash as recommended by Manufacturer.
4. Roofing Expansion Joints: Install as shown on drawings and as recommended by roofing Manufacturer.
5. Flashing at Walls, Curbs, and Other Vertical and Sloped Surfaces:
 - a) Install weathertight flashing at all walls, curbs, parapets, skylights, and other vertical and sloped surfaces that the roofing membrane abuts to; extend flashing at least 8" (200 mm) above membrane surface.
 - b) Use the longest practical flashing pieces.
 - c) Evaluate the substrate and overlay and adjust installation procedure in accordance with membrane Manufacturer's recommendations.
 - d) Complete the splice between flashing and the main roof sheet with



specified splice adhesive before adhering flashing to the vertical surface.

- e) Provide termination directly to the vertical substrate as shown on roof drawings.

6. Roof Drains:

- a) Remove existing drain and all components.
- b) Clean existing drain bowl.
- c) Provide and install retrofit drain assemblies compatible with existing leader piping and specified roof system warranty. Install retrofit drains in accordance with drain manufacturer and membrane system manufacturer.
- d) Provide new water block seal and membrane compression seal.
- e) Coordinate sump insulation and tapered insulation layout to ensure positive drainage.

7. Flashing at Penetrations: Flash all penetrations passing through the membrane; make flashing seals directly to the penetration.

8. Pipes, Round Supports, and Similar Items: Flash with specified pre-molded pipe flashings wherever practical; otherwise use specified self-curing elastomeric flashing.

9. Pipe Clusters and Unusual Shaped Penetrations: Provide penetration pocket at least 2" (50 mm) deep, with at least 1" (25 mm) clearance from penetration, sloped to shed water.

10. Structural Steel Tubing: If corner radii are greater than ¼" (6 mm) and longest side of tube does not exceed 12" (305 mm), flash as for pipes; otherwise, provide a standard curb with flashing.

11. Flexible and Moving Penetrations: Provide weathertight gooseneck set in sealant and secured to deck, flashed as recommended by Manufacturer.

G. Walkway Installation

- 1. Install walkways at access points to the roof, around rooftop equipment that may require maintenance, and where indicated on the drawings.
 - a) Use specified walkway pads unless otherwise indicated.
 - b) Walkway Pads: Adhere to the roofing membrane, spacing each pad at minimum of 1" (25 mm) and maximum of 3" (75 mm) from each other to allow for drainage.
 - c) If installation of walkway pads over field fabricated splices or within 6" (150 mm) of a splice edge cannot be avoided, adhere another layer of



flashing over the splice and extending beyond the walkway pad a minimum of 6" (150 mm) on either side.

- d) Prime the membrane, remove the release paper on the pad, press in place, and walk on pad to ensure proper adhesion.

H. Field Quality Control

1. Inspection by Manufacturer: Provide final inspection of the roofing system by a Technical Representative employed by roofing system Manufacturer specifically to inspect installation for warranty purposes (e.g., not a sales representative).
2. Perform all corrections necessary for issuance of warranty.

I. Cleaning

1. Clean all contaminants generated by roofing work from building and surrounding areas, including bitumen, adhesives, sealants, and coatings.
2. Repair or replace building components and finished surfaces damaged or defaced due to the work of this section; comply with recommendations of Manufacturers of components and surfaces.
3. Remove leftover materials, trash, debris, equipment from project site and surrounding areas.

J. Protection

1. Where construction traffic must continue over finished roof membrane, provide durable protection, and replace or repair damaged roofing to original condition.

END OF SECTION



SECTION 07 62 00
SHEET METAL FLASHING AND TRIM

I. GENERAL

A. Section Includes

1. Fabricated sheet metal items, including flashings, clips, sealants fasteners and other items indicated to make weather and watertight.

B. Related Sections

1. Section 06 10 00 - Rough Carpentry
2. Section 07 01 50 – Preparation for Re-roofing
3. Section 07 54 23 – Elastomeric Sheet Roofing – Adhered

C. Reference Standards

1. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2011.
2. SMACNA (ASMM) - Architectural Sheet Metal Manual; Sheet Metal and Air Conditioning Contractors' National Association; 2003.

D. Submittals

1. See Section 01 30 00 – Administrative Requirements, for submittal procedures.
2. Samples – Submit 1 sample 3x5" in size illustrating metal finish color.

E. Quality Assurance

1. Perform work in accordance with all pertinent standards specified in the contract documents, including those listed below. If the building code references a specific edition or revision of an individual standard, then comply with that edition or revision. Otherwise, comply with the latest published edition or revision available on the date the Contractor submits its price proposal to the Owner.
 - a. ANSI/SPRI ES-1
 - b. Manufacturer published specifications, product data sheets, application instructions, and technical bulletins.
 - c. Architectural Sheet Metal Manual, Sheet Metal and Air



Conditioning Contractors National Association (SMACNA)

2. Fabricator and Installer Qualifications: Company specializing in sheet metal work with 5 years of documented experience.

II. PRODUCTS

A. Sheet Materials

1. Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum .024 inch (.60 mm) thick base metal, shop pre-coated with Kynar 500/Hylar 5000 coating.
 - a. Color: As selected by Architect from manufacturer's standard colors.

B. Gutters and Downspouts

1. Material: Pre-finished galvanized steel, with a minimum of .024 inches.
2. Profile: K-style, with a minimum depths of 5".
3. Seamless
4. Hangers: Gutters shall be supported by concealed hangers, spaced at a maximum of 36" on center.
5. Downspouts: Gutters shall be connected to downspouts, which shall be fabricated from the same materials as the gutters and have a minimum diameter of 4".

C. Accessories

1. Fasteners: Galvanized steel, with soft neoprene washers.
2. Sealant: As required by sheet metal or roof system manufacturer.

D. Fabrication

1. Form sections true to shape, accurate in size, square, and free from distortion or defects.
2. Fabricate cleats of galvanized type sheet metal, minimum 0.030 inches (0.75 mm) wide, interlocking with sheet.
3. Form pieces in longest possible lengths.
4. Hem exposed edges on underside 1/2 inch (13 mm); miter and seam corners.
5. Fabricate vertical faces with bottom edge formed outward 1/4 inch (6 mm) and hemmed to form drip

III. EXECUTION

A. Examination



1. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.
2. Verify roofing termination and base flashings are in place, sealed, and secure.

B. Preparation

1. Install ½" wood sheathing plywood to all wall flashings, curbs, parapets, and any miscellaneous verticals.
2. Install starter and edge strips, and cleats before starting installation.

C. Installation

1. Secure flashings in place using concealed fasteners. Use exposed fasteners only where permitted.
2. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.
3. Gutters shall be installed in accordance with the manufacturer's instructions and requirements of this section.

D. Field Quality Control

1. Inspection will involve surveillance of work during installation to ascertain compliance with specified requirements.

END OF SECTION

