

ADDENDUM #2

Project Name:
Iowa School for the Deaf (ISD)
DOC ISD Elementary Roof Replacement
DAS# 9456.00
RFB 945600-01
Addendum #2
Dated: April 17, 2025

This Addendum forms a part of the bidding and contract documents. This Addendum supersedes and supplements all portions of the original bidding and contract documents dated March 26, 2025 with which it conflicts.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON THE BID FORM. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION.

1) CLARIFICATIONS

- A. Coordinate storage requirements in the contractor staging area with the construction manager. Half of this staging area (Parking Lot) will be dedicated to ISD High School Gym Roof Replacement project that will be going simultaneously with the Elementary Roof Project. See attached map.

2) PLANS

- A. See attached CMBA Architects Addendum NO. 1 Dated 04/17/2025

3) SPECIFICATIONS

- A. See attached CMBA Architects Addendum NO. 1 Dated 04/17/2025

4) QUESTIONS AND CLARIFICATIONS

- A. Can the building be accessed from the grass areas around the building? **A> The intent of this project is for all construction equipment (Crane, Forklift, Boom lift, Etc.) to access the Elementary roof from "Iowa School for the Deaf Drive" which is directly to the east of the Elementary School. The contractor would be responsible for repair and costs related to any damage to surrounding structures, sidewalks, lawn repairs, grading revisions, etc. if they choose to access the work from any other location besides "Iowa School for the Deaf Drive".**

5) SUBSTITUTION REQUESTS

- A. No items.

6) ATTACHMENTS

- A. Pre-Bid Meeting Agenda (4 pages)
- B. Campus Map (1 page)
- C. CMBA Addendum NO. 1 (7 Pages and 6 Drawings)

END OF ADDENDUM

RFB945600-01 Pre-Bid Agenda: Meeting #1

Meeting Date Apr 11, 2025 **Meeting Time** 11:00 am - Central Time (US & Canada)

Meeting Location 3501 Harry Langdon Blvd Council Bluffs, IA 51503

Overview Meeting to allow prospective bidders to visit the site, when possible, and learn more about the project.

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email
Brenda Nelson	Cannon Moss Brygger Architects	P: (712) 274-2933	nelson.b@cmbaarchitects.com
Adam Van Gorp	Cannon Moss Brygger Architects	P: (712) 262-3426	vangorp.a@cmbaarchitects.com
Mark Huss	Iowa School for the Deaf	P: (712) 366-0571	mark.huss@iaedb.org
Scott Mauch	Iowa School for the Deaf	P: (712) 366-3212	scott.mauch@iaedb.org
Jerry Dehnke	Samuels Group, Inc.	P: (515) 288-0467	jdehnke@samuelsgroup.net
Christopher Falk	Samuels Group, Inc.		cfalk@samuelsgroup.net
Jennie Elliott	State of Iowa - Department of Administrative Services		jennie.elliott@iowa.gov

Introduction

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
1.1	1	Introductions				Open
		Description Attendees				

Project Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.1	1	Project Description				Open
		Description The project includes demolition and replacement of the ISD Elementary Building EPDM roofing system located at Iowa School for the Deaf (ISD), 3501 Harry Langdon Blvd, Council Bluffs, IA 51503.				
		<ul style="list-style-type: none"> • Base bid: Bid Package #01 - EPDM Roof System Replacement - DOE ISD Elementary School Roof Replacement Project, DAS RFB945600-01 • Alternates: None • Unit prices: Unit Price #01 - Metal Roof Deck (60 sq. ft.) 				
		See Spec. Section 01 1200 Contract Summary for additional information				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.2	1	Project Schedule				Open
Description <ul style="list-style-type: none"> • Contract(s) Issued: 05/12/2025 • Submittals: 05/12/2025 - 06/06/25 • Construction: 07/14/25 - 08/29/25 • Closeout: 09/29/25 <p>***See Spec. Section 00 3113 Preliminary Schedule***</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
2.3	1	Site Rules				Open
Description <ul style="list-style-type: none"> • Onsite supervision by Prime Contractor is required at all times when work by that contractor or their subcontractors/suppliers is taking place. • Contractors shall provide daily logs for each day they are on site. • Construction progress meeting will be established once construction starts. • It is of the utmost importance to show respect and courtesy to all staff at all times. • Clean all debris, materials, and bring all finishes back to existing conditions in the area they were working in prior to moving to the next area. • No smoking, vaping or smokeless tobacco use onsite. • Temporary facilities - provided by contractor • Demolished materials - disposed by contractor • Tool control • Cell phones • All turf, landscaping, and subgrade disturbances caused by equipment traffic or other activities related to the Contractor's scope shall be repaired or restored to proper conditions by the Contractor. • Protect adjacent existing building elements from damage from Scope of work. Repair existing building elements damaged during Contractor's Scope of work. • Contractor to provide cleaning of the work area on a daily basis at minimum. • Coordinate schedule of work with facility and construction manager. Work areas shall be scheduled at a minimum of seven days in advance. • Coordinate with the facility for location of material storage. Contractor is responsible for securing and protection of all stored materials • Contractors shall not have access to the interior of the building. Access to the roof shall be from the exterior of the building. <p>Work Hours:</p> <ol style="list-style-type: none"> 1. Work hours are from 6:00 AM to 6:00 PM, Monday through Friday unless arrangements are made in advance. 2. Work shall be allowed on Saturdays with 48 hours' notice to the construction manager. 3. There is no work allowed on Sundays without written approval from the State of Iowa. 4. There is no work allowed on the following State Holidays: New Year's Day, Martin Luther King Day, Memorial Day, 4th of July, Labor Day, Veterans Day, Thanksgiving and day after Thanksgiving, Christmas Day without written approval from the State of Iowa. <p>***See Spec. Section 01 1200 Contract Summary for additional information***</p>						

RFB Overview

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.1	1	Bid Submission				Open
<p>Description</p> <ul style="list-style-type: none"> • Bids are due by: 2:00 pm, Wednesday, April 23, 2025 • The Bid shall be submitted to the Issuing Officer through the IMPACS Electronic Procurement System. <ul style="list-style-type: none"> ◦ Link and information is in the project manual ◦ Contractors will need to register prior to bidding ◦ Bidders will need to register regardless of whether it has already done business with the State of Iowa. ◦ Bidders should complete the registration process and ensure the ability to log in as soon as possible to ensure Bids can be submitted on the due date. ◦ Please make sure the electronic documents submitted contain any required signatures. Digital signatures will be accepted. • Bid Opening will be held via conference call at 3:00 pm on April 23, 2025 • Contractor shall reference section 00 0116 for the bid submittal checklist <ul style="list-style-type: none"> ◦ Bid Proposal Information ◦ Non Discrimination Clause Information ◦ Contractor Targeted Small Business Enterprise Pre-Bid Contract Information ◦ Bid Security – 5% of total Bid amount • Apparent low bidder will be required to submit subcontractor/supplier list 48hrs after the bid opening 						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.2	1	Bid Schedule				Open
<p>Description</p> <ul style="list-style-type: none"> • Questions/Substitutions Due in Writing to Construction.Procurement@iowa.gov: by 2:00 pm, April 15, 2025 • Addendum Issued: April 17th. (Addendum 1 issued on April 10th) • Bids Due: no later than 2:00 pm, Wednesday, April 23, 2025 • Tentative NOI Issued: Thursday, April 24, 2025 <p>Bids must be received no later than 2:00 pm, Wednesday, April 23, 2025. Late bids will not be considered. Bids shall be submitted on IMPACS Electronic Procurement System. The Bid shall be accompanied by a Bid Security as set forth in the Instructions to Bidders in the amount of 5% of the total bid amount. Each bid shall be accompanied by a bid bond, cashier's check or a certified check drawn upon a solvent bank chartered under the laws of the United States of America.</p>						

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.3	1	Administrative Details				Open
<p>Description</p> <ul style="list-style-type: none"> • Contractors will sign a modified ConsensusDocs 802. Example in the project manual. • Project-specific Certificate of Insurance must be provided prior to contract execution. Follow example in the project manual and limits in the 802. • Project-specific P&P bonds must be provided prior to contract execution. • Successful contractor must turn in their list of subcontractors and suppliers within 48 hours of the bid. • DAS will provide tax exempt certificates upon request. • Procore will be used for all project management, at no cost to the trade contractor. <ul style="list-style-type: none"> ◦ Submittals, Invoicing, RFIs, ASIs, PRs, RFQs ◦ Contracts, Change Orders and Certificates of Substantial and Final Completion will also use Docusign • Contractor Schedule of Values shall be broken out as specified in the project manual. 						

	<ul style="list-style-type: none"> ◦ SOV must contain a closeout line item for at least 1% of the total contract value. ◦ This line item can only be invoiced once the certificate of final completion has been signed by all parties.
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No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
3.4	1	Pre-Bid Site Visits				Open
Description						
<ul style="list-style-type: none"> • For additional site visits contact Jerry Dehnke at jdehnke@samuelsgroup.net 						

Questions

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status
4.1	1	Questions				Open
Description						
<p>Submit all questions in writing to construction.procurement@iowa.gov</p> <p>Any conversations or information that is provided during the pre-bid walk through and not provided by the specifications, drawings, or addendums, shall not be part of the contract.</p> <p>For further information regarding this project contact: Michael Bradbury – Issuing Officer Phone: (515) 515-823-9327 E-Mail: construction.procurement@iowa.gov</p>						

Iowa Department of Administrative Services (DAS)
Iowa School for the Deaf (ISD)
Campus Map



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ADDENDUM NO. 1

04/17/2025

Dept. of Administrative Services Project Number: RFB 945600-01

DOE ISD Elementary Roof Replacement

Council Bluffs, Iowa

The original Project Manual and Drawings for the project noted above are amended as noted in this Addendum. Included in this Addendum are Specification, Architectural, & Engineering items.

Please review all sheets and incorporate them into your set of Contract Documents.

The receipt of this Addendum shall be acknowledged by inserting its number and date in the space provided on the Bid Form.

SPECIFICATIONS

SECTION - 07 53 23

- A. 2.03 B, 1. OMITTED fleece backing. Thickness revised to .06" min.
- B. 2.03 B, 2. OMITTED products.
- C. No specific manufacturers or product requirements included. Contractor to select product based on performance data provided.

SECTION - 07 62 00

- A. 1.05 C. OMITTED.
- B. 1.07. ADDED WARRANTY requirements.
- C. 2.01 ADDED MANUFACTURERS.
- D. 2.03 A. ADDED Fabrications requirements.

SECTION - 07 92 00

- A. 1.05 A,B. OMITTED minimum experience needed.

ARCHITECTURAL DRAWINGS

2.00 – ROOF DEMOLITION PLAN

- A. REMOVE KEYNOTE D13. ORIGINAL SCUPPER AND DOWNSPOUT TO REMAIN

2.03 – ROOF PLAN

- A. REMOVE KEYNOTE D12
- B. REMOVE CRICKET AND KEYNOTE 1 THIS AREA AND ADD SLOPE ARROW
- C. FIX DETAIL TAG

2.04 – ROOF DETAILS

- A. REVISE DETAIL 5/A2.04
- B. NOTE 4.
 - a. BLOCKING SHOWN IN ROOF ASSEMBLY IS DIAGRAMMATIC AND THE ACCURACY OF EXISTING CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXACT DIMENSIONS AND MODIFY BLOCKING AS REQUIRED. SIZE AND TYPE OF ATTACHMENT METHODS REQUIRED ARE THE THE RESPONSIBILITY OF THE CONTRACTOR UNDER CONSTRUCTION MEANS AND METHODS AND MUST MEET ALL REQUIREMENTS OF THE ROOF ASSEMBLY WARRANTY. ATTACHMENT METHODS ARE EXPECTED TO INCLUDE MECHANICALLY FASTENED AND ADHERED CONNECTIONS TO THE EXISTING STRUCTURE.
 - b. ALL WOOD BLOCKING IN ROOF ASSEMBLY IS TO BE PRESSURE TREATED.

ARCHITECTURAL PRODUCT APPROVALS

The following materials or equipment furnished by the manufacturer listed may be substituted as equivalent, provided that each item and piece of equipment conforms to the design, quality and requirements of the specifications and drawings.

SECTION	ITEM	APPROVED
07 62 00	2.01 A. MANUFACTURERS	Sheet Metal Installers

END OF ARCHITECTURAL ADDENDUM

- C. Shop Drawings: Indicate joint or termination detail conditions, conditions of interface with other materials, and paver layout.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. Manufacturer's Installation Instructions: Indicate membrane seaming precautions and perimeter conditions requiring special attention.
- F. Warranty:
 - 1. Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
 - 2. Submit installer's certification that installation complies with all warranty conditions for the waterproof membrane.
- G. Manufacturer's Qualification Statement.
- H. Installer's Qualification Statement.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section. ~~with minimum twenty (20) years of documented experience.~~
- B. ~~Installer Qualifications: Company specializing in performing work of this section:~~
 - 1. ~~With minimum 3 years documented experience.~~
 - 2. ~~Approved by membrane manufacturer.~~

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver products in manufacturer's original containers, dry, undamaged, with seals and labels intact.
- B. Protect products in weather protected environment, clear of ground and moisture.
- C. Protect foam insulation from direct exposure to sunlight.
- D. Keep Safety Data Sheets (SDS) at the project site at all times during transportation, storage, and installation of materials.
- E. Comply with requirements from Owner to prevent overloading or disturbance of the structure when loading materials onto the roof.

1.07 FIELD CONDITIONS

- A. Do not apply roofing membrane during unsuitable weather. Refer to manufacturer's written instructions.
- B. Do not apply roofing membrane when ambient temperature is below 40 degrees F or above 120 degrees F.
- C. Do not apply roofing membrane to damp or frozen deck surface or when precipitation is expected or occurring.
- D. Do not expose materials vulnerable to water or sun damage in quantities greater than can be weatherproofed the same day.
- E. Proceed with work so new roofing materials are not subject to construction traffic as work progresses.
- F. Do not allow grease, oil, fats, or other contaminants to come into direct contact with membrane.

1.08 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Material Warranty: Provide membrane manufacturer's warranty agreeing to replace material that shows manufacturing defects within 10 years after installation.

- C. System Warranty: Provide manufacturer's system warranty agreeing to repair or replace roofing that leaks or is damaged due to wind or other natural causes.
 - 1. Warranty Term: 25 years.
 - 2. For repair and replacement include costs of both material and labor in warranty.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Carlisle SynTec Systems (Basis of Design): www.carlisle-syntec.com/#sle.
- B. Elevate roofing, lining, and wall systems: www.holcimelevate.com
- C. Verisco Roofing Systems: www.verisco.com
- D. Substitutions: See Section 01 60 00 - Product Requirements or other designer pre-approved manuf.

2.02 ROOFING APPLICATIONS

- A. EPDM Membrane Roofing: One ply membrane, fully adhered, over vapor retarder and insulation.
- B. Roofing Assembly Performance Requirements and Design Criteria:
 - 1. Solar Reflectance Index (SRI): Minimum of 64 based on three-year aged value; if three-year aged data is not available, minimum of 82 initial value.
 - a. Calculate SRI in accordance with ASTM E1980.
 - b. Field applied coating may not be used to achieve specified SRI.
 - 2. Roof Covering External Fire Resistance Classification: Class A when tested per UL 790.
 - 3. Wind Uplift:
 - a. Designed to withstand wind uplift forces calculated with ASCE 7.
 - b. Design Wind Speed: In accordance with local building code and authorities having jurisdiction (AHJ).
 - 4. Drainage: No standing water within 48 hours after precipitation.

2.03 ROOFING MEMBRANE AND ASSOCIATED MATERIALS

- A. Single Source Responsibility: Provide and install products from single source.
- B. Membrane:
 - 1. Material: Ethylene propylene diene monomer (EPDM); ASTM D4637/D4637M, Type I (non-reinforced).
 - 2. Thickness: ~~415 mil, 0.115 inch,~~ .06 inch, minimum, incorporating a 60 mil thick non-reinforced EPDM membrane. ~~laminated to a 55 mil thick non-woven polyester fleece backing resulting in a total finished sheet thickness of 115 mils.~~
 - 3. Sheet Width: Factory fabricated into largest sheets possible.
 - 4. Color: Black.
 - 5. Products:
 - a. ~~Carlisle SynTec Systems; Sure-Seal FleeceBACK.~~
- C. Seaming Materials: As recommended by membrane manufacturer.
- D. Vapor Retarder: Material approved by roof manufacturer complying with requirements of fire rating classification; compatible with roofing and insulation materials.
 - 1. Fire-retardant adhesive.
 - 2. Products:

SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Fabricated sheet metal items, including flashings, counterflashings, gutters, downspouts, and other items indicated in Schedule.
- B. Sealants for joints within sheet metal fabrications.
- C. Precast concrete splash pads.

1.02 REFERENCE STANDARDS

- A. AAMA 2603 - Voluntary Specification, Performance Requirements and Test Procedures for Pigmented Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2021.
- B. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2021, with Errata (2022).
- C. AAMA 2605 - Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2020, with Errata (2022).
- D. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2020.
- E. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2015.
- F. ASTM B209/B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2021a.
- G. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- H. ASTM D4586/D4586M - Standard Specification for Asphalt Roof Cement, Asbestos-Free; 2007 (Reapproved 2018).
- I. CDA A4050 - Copper in Architecture - Handbook; current edition.
- J. SMACNA (ASMM) - Architectural Sheet Metal Manual; 2012.

1.03 ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene one week before starting work of this section.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements for submittal procedures.
- B. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, flashings, terminations, and installation details.
- C. Samples: Submit two samples, 2 by 2 inches in size, illustrating metal finish color.

1.05 QUALITY ASSURANCE

- A. Perform work in accordance with SMACNA (ASMM) and CDA A4050 requirements and standard details, except as otherwise indicated.
- B. ~~Fabricator and Installer Qualifications: Company specializing in sheet metal work with five years of documented experience.~~

- C. ~~Work shall be included with warranty of roof, manufactured metal requirements. ANSI ES-1 Certified.~~

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Stack material to prevent twisting, bending, and abrasion, and to provide ventilation. Slope metal sheets to ensure drainage.
- B. Prevent contact with materials that could cause discoloration or staining.

1.07 WARRANTY

- A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
1. 1. Exposed Panel finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Hunter units when tested according to ASTM D 2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D 4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 2. Finish Warranty Period: 20 years from date of Substantial Completion.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. A. Sheet Metal Flashing and Trim:
1. Coated Metals Group: ColorClad
 2. Hickman Edge Systems: www.hickmanedgesystems.com/#sle.
 3. Firestone; UnaClad; www.firestonebpco.com
 4. Petersen Aluminum Corporation; Pac-Clad: www.pac-clad.com/sle.
 5. Vincent Metals: Colorklad.
 6. Architect approved manufacturer.

2.02 SHEET MATERIALS

- A. ~~Pre-Finished Galvanized Steel: ASTM A653/A653M, with G90/Z275 zinc coating; minimum 24-gauge, 0.0239-inch thick base metal, shop pre-coated with PVDF coating.~~
1. ~~Polyvinylidene Fluoride (PVDF) Coating: Superior performing organic powder coating, AAMA 2605; multiple coat, thermally cured fluoropolymer finish system.~~
 2. ~~Color: As selected by Architect from manufacturer's standard colors.~~
- B. Pre-Finished Aluminum: ASTM B209/B209M, 3005 alloy, H12 or H14 temper; 18 gauge, 0.040 inch thick; plain finish shop pre-coated with silicone modified polyester coating.
1. Fluoropolymer Coating: High performance organic powder coating, AAMA 2604; multiple coat, thermally cured fluoropolymer finish system.
 2. Color: As selected by Architect from manufacturer's standard colors.
- C. ~~Stainless Steel: ASTM A666, Type 304 alloy, soft temper, 28 gauge, 0.0156-inch thick; smooth No. 4 Brushed finish.~~

2.03 FABRICATION

- A. Shop fabricated systems per SMACNA Technical Resource Bulletin #1-08 (March 24, 2008) are Approved.
1. Products must meet ANSI/SPRI ES-1 and FM 4435 Requirements.

SECTION 07 92 00 - JOINT SEALANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Silicone joint sealants.
- B. Urethane joint sealants.
- C. Latex joint sealants.
- D. Joint backings and accessories.

1.02 RELATED REQUIREMENTS

- A. Section 07 25 00 - Weather Barriers: Sealants required in conjunction with air barriers and vapor retarders.

1.03 REFERENCE STANDARDS

- A. ASTM C834 - Standard Specification for Latex Sealants; 2017.
- B. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- C. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016.
- D. ASTM C1248 - Standard Test Method for Staining of Porous Substrate by Joint Sealants; 2018.
- E. ASTM C1330 - Standard Specification for Cylindrical Sealant Backing for Use with Cold Liquid-Applied Sealants; 2018.

1.04 SUBMITTALS

- A. See Section 01 30 00 - Administrative Requirements, for submittal procedures.
- B. Product Data for Sealants: Submit manufacturer's technical data sheets for each product to be used, that includes the following.
 - 1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
 - 2. List of backing materials approved for use with the specific product.
 - 3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
 - 4. Substrates the product should not be used on.
 - 5. Substrates for which use of primer is required.
- C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.
- D. Color Cards for Selection: Where sealant color is not specified, submit manufacturer's color cards showing standard colors available for selection.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section. ~~with minimum three years documented experience.~~
- B. Installer Qualifications: Company specializing in performing the work of this section. ~~and with at least three years of documented experience.~~

1.06 FIELD CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:

DOE ISD ELEMENTARY SCHOOL

ROOF REPLACEMENT

COUNCIL BLUFFS, IA

STATE OF IOWA - DEPARTMENT OF ADMINISTRATIVE SERVICES RFB 945600-01
CMBA ARCHITECTS PROJECT NUMBER: 25112



CMBA ARCHITECTS
1111 13TH ST., STE 205
OMAHA, NE 68102
(P) 402.346.6891



DATE: 03.26.2025
PROJECT: 945600-01

TITLE SHEET

DOE ISD ELEMENTARY SCHOOL
ROOF REPLACEMENT
COUNCIL BLUFFS, IA

SHEET
T.01

SHEET INDEX

GENERAL	
T.01	TITLE SHEET

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A2.01	ROOF DEMOLITION DETAILS
A2.02	ROOF DEMOLITION DETAILS
A2.03	ROOF PLAN
A2.04	ROOF DETAILS

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR	LHR	LEFT HAND RETURN
ACT	ACOUSTICAL CEILING TILE	LT	LIGHT
ALT.	ALTERNATE	MAX.	MAXIMUM
ALUM.	ALUMINUM	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MFR.	MANUFACTURER
ARCH.	ARCHITECT (URAL)	MIN.	MINIMUM
ASP	ACOUSTIC SOUND PANEL	MISC.	MISCELLANEOUS
BD	BOARD	MO	MASONRY OPENING
BG	BUMPER GUARD	MTL.	METAL
BLDG.	BUILDING	MULL.	MULLION
BLKG.	BLOCKING	NIC	NOT IN CONTRACT
BOT.	BOTTOM	NOM.	NOMINAL
B.O.	BOTTOM OF	NTS	NOT TO SCALE
BRG.	BEARING	ON CENTER	ON CENTER
BUR	BUILT UP ROOF	OD	OVERFLOW DRAIN
CC	CUBICLE CURTAIN	OFICI	OWNER-FURNISHED / CONTRACTOR-INSTALLED
CF/CI	CONTRACTOR-FURNISHED/ CONTRACTOR-INSTALLED	OF/OI	OWNER-FURNISHED / OWNER-INSTALLED
CG	CORNER GUARD	OPG.	OPENING
CJ	CONTROL JOINT	OPG.	OPENING
CL / C.L.	CENTERLINE	PLAS.	PLASTER
CLG	CEILING	PL	PLASTIC LAMINATE
CMU	CONCRETE MASONRY UNIT	PNL	PANEL
COL.	COLUMN	PT.	PAINT
CONC.	CONCRETE	RA	RETURN AIR
CONST.	CONSTRUCTION	R / RAD.	RADIUS
CONT.	CONTINUOUS	RAF	RAISED ACCESS FLOOR
CORR.	CORRIDOR	RS	RESILIENT BASE & ACCESSORIES
CR	CHAIR RAIL	RD	ROOF DRAIN
CT	CERAMIC TILE	REF.	REFERENCE REFER TO
D.	DEEP	REFL.	REFLECTIVE
DF	DRINKING FOUNTAIN	REFR.	REFRIGERATOR
DIA.	DIAMETER	REIN.	REINFORCE (D) (ING)
DIM.	DIMENSION	REQ.	REQUIRED
DN	DOWN	REV.	REVISION (S), REVISED
DS	DOWNSPOUT	RF	RESILIENT FLOORING
DTL.	DETAIL	RHR	RIGHT HAND RETURN
DWG.	DRAWING	RM	ROOM
EA	EACH	RO	ROUGH OPENING
EJ	END GUARD	R.O.W.	RIGHT OF WAY
EL	EXPANSION JOINT	RP	RESIN PANEL
ELEV.	ELEVATION	RTU	ROOF TOP UNIT
ELEC.	ELECTRICAL	SA	SUPPLY AIR
ELEV.	ELEVATOR	SAFB	SOUND ATTENUATING FIBERGLASS BATTS
EPT	EPOXY PAINT	SCHED.	SCHEDULE
EQ.	EQUAL	SF	SQUARE FEET
EQUIP.	EQUIPMENT	SHT.	SHEET
EW	ELECTRIC WATER COOLER	SHTG.	SHEATHING
EXH.	EXHAUST	SIM.	SIMILAR
EXIST.	EXISTING	SP	SPACE(S), SPACING
EXP.	EXPOSED	SPC.	SPECIFICATION
EXT.	EXTERIOR	STD.	STANDARD
FAP	FLUID APPLIED FLOORING	STL.	STEEL
FD	FLOOR DRAIN	STSL	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STOR.	STORAGE
FEC	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
FIN.	FINISH (ED)	SUSP.	SUSPENDED
FLR.	FLOOR	TERR.	TERRAZZO
FLR.	FLOOR	THK.	THICK (NESS)
FND.	FOUNDATION	T.O.	TOP OF
FR	FIRE RATED / FIRE RESISTANT	T.O.B.	TOP OF BEAM
FRP	FIBERGLASS REINFORCED PANEL	T.O.C.	TOP OF CONCRETE
FTG.	FOOTING	T.O.F.	TOP OF FOOTING
GA.	GALVANE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TRZ	TERRAZZO
GL	GLASS	TV	TELEVISION
GC	GENERAL CONTRACTOR	TV	TYPICAL
GL	GLASS	VAR.	VARIES
GYP.	GYPSONUM	VIF	VERIFY IN FIELD
GWB	GYPSONUM WALL BOARD	VERT.	VERTICAL
HW.	HARDWARE	VMM	VERIFY WITH MANUFACTURER
HM	HOLLOW METAL	VC	WALLCOVERING
HR	HORIZONTAL	WD	WOOD
HVAC	HEATING, VENTILATING, AIR CONDITIONING	WDB	WOOD BASE
INT.	INTERIOR	WB	WEATHER BARRIER
JST.	JOIST	WP	WALL PROTECTION
JT.	JOINT	WT	WINDOW TREATMENT
KIT.	KITCHEN	WWF	WELDED WIRE FABRIC
LAV.	LAVATORY		

CODE SUMMARY

PROJECT SUMMARY:
REPLACEMENT OF ROOFING SYSTEM ON THE IOWA ELEMENTARY SCHOOL FOR THE DEAF ROOFS AS SHOWN ON THE DRAWINGS.

REFERENCE FULL BUILDING DRAWINGS FOR CODE INFORMATION ADDRESSING THE EXISTING BUILDING.

CODE INFORMATION
STATE OF IOWA:
 • 2015 IBC, ALL APPLICABLE CHAPTERS
 • 2015 International Building Code as adopted by Iowa Administrative Rule chapters 661-201 and 661-301
 • 2015 International Fire Code as adopted by Iowa Administrative Rule chapters 661-301 and 661-350
 • 2012 NFPA 101 Life Safety Code as adopted by Iowa Administrative Rule chapter 661-205
 • 2010 Americans with Disabilities Act as adopted by Iowa Administrative Rule chapter 661-302
 • State Mechanical Code as adopted by the Department of Public Health Iowa Administrative Rule chapter 641-25
 • State Plumbing Code as adopted by the Department of Public Health Iowa Administrative Rule chapter 641-25
 • State Electrical Code as adopted by the State Electrical Licensing Board Iowa Administrative Rule chapter 661-604
 • ANSI 117.1, 2009, ALL APPLICABLE CHAPTERS

OWNER
Scott Mauch, Business Operations Manager
3501 Harry Langdon Blvd, Council Bluffs, IA 51503
OWNER'S REP: Jenne Elliot: DAS_email: jenne.elliott@iowa.gov
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ARCHITECT
CMBA Architects
1111 N 13th Street, Ste 205, Omaha, NE 68102
402.346.6891
A/E RESPONSIBLE: Adam Van Gorp, AIA_email: vangorp@cmbarchitects.com

BUILDING OFFICIAL:
THE DEPARTMENT OF INSPECTIONS, APPEALS, AND LICENSING, BUILDING & CONSTRUCTION DIVISION

USE AND OCCUPANCY	IBC 2015	REQ. ALLOWED	PROVIDED
CONSTRUCTION TYPE	SECTION 602, TABLE 601		IBC
FACTORY-BUILT SYSTEM	SECTION 602, TABLE 601	YES	YES
BUILDING HEIGHT	TABLE 601.3	BE MAX.	APPLY 602*
BUILDING TORIES	TABLE 601.2		
LARGEST FLOOR AREA / DEEPEST FLOOR AREA	TABLE 601.2		

GRAPHIC SYMBOLS

SITE SPOT ELEVATION

NEW FINISH SPOT GRADE
NEW AND EXISTING FINISH SPOT GRADE
TOP OF CURB BOT. OF CURB

110.25
N. 107.25
E. 110.25
TC. 110.25
BC. 110.25

EXISTING CONTOUR LINE

103

NEW CONTOUR LINE

105

APPROX. TEST BORING LOCATION

B-3

PROPERTY LINE

CENTER LINES/PROJECTED LINES

MATCH LINE

LEVEL LINE

MAIN FLOOR
ELEV. 110'-0"

NEW / EXISTING WALL CONSTRUCTION

EXISTING (SCREENED)
NEW (SCREENED)

ROOM NAME AND NUMBER

ROOM NAME
ROOM NUMBER
ROOM SQUARE FOOTAGE

DOOR NUMBER

5 DIGIT - (999A) ROOM NUMBER
4 DIGIT - (999A) ALPHABET CHARACTERS USED TO DISTINGUISH BETWEEN MULTIPLE DOORS THAT ARE ASSOCIATED WITH PARTICULAR ROOMS

WINDOW TYPE

SPOT ELEVATION
8'-0"

KEY NOTES

INDICATES A NOTE FOR A SPECIFIC ITEM

ALL KEY NOTES ARE COMPILED UNDER THE TITLE BAR "KEY NOTES"

REVISION MARKER

TOILET ACCESSORIES TAG

WALL TAG

ASSEMBLY TYPE TAG

COLUMN GRID LINE

NEW (A)
EXISTING (A)

BUILDING SECTION / WALL SECTION

SECTION DIRECTION
DETAIL NUMBER
SHEET NUMBER

DETAILS

DETAIL NUMBER
SHEET NUMBER

EXTERIOR ELEVATION

ELEVATION DIRECTION
ELEVATION NUMBER
SHEET NUMBER

INTERIOR ELEVATION

ELEVATION DIRECTION
ELEVATION NUMBER
SHEET NUMBER

MATERIAL INDICATIONS

EARTH	WOOD STUDS	GRAVEL / SAND FILL	FINISHED WOOD	METAL (LARGE SCALE)
METAL STUDS	PLYWOOD	CONCRETE	RIGID INSULATION	WOOD BLOCKING
METAL SECTION	INSULATION (BLANKET OR BATT)	BRICK	SEALANT	EXISTING CONSTRUCTION
CMU (STD. WT.)	GLASS FIBER REINFORCED GYPSUM BOARD	STONE	GYPSUM BOARD	ACOUSTICAL CEILING

PROJECT LOCATION



PROFESSIONAL SEALS

ARCHITECT

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 duly Licensed Architect under the laws of the State of

Signature: _____ Date: _____

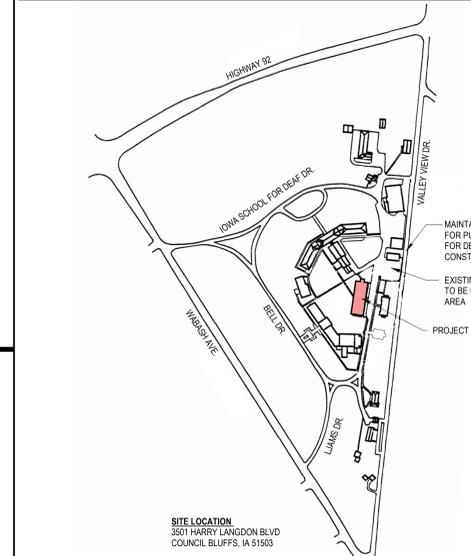
Printed or typed name: ADAM DONAVAN VAN GORP

License Number: 07319

My license renewal date is: 7/1/25

Pages or sheets covered by this seal:
T.01, A2.00, A2.01, A2.02, A2.03 & A2.04

CAMPUS MAP / STAGING



REVISIONS

NO.	DESCRIPTION	DATE

LOCATION MAP



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DATE: 03/26/2025 10:43:44 AM

CORE SAMPLE ROOF ASSEMBLIES			
CORE #	STRUCTURE	ASSEMBLY LAYERS	MEMBRANE
CORE-A1	METAL DECK	2" TOTAL THICKNESS, 2" POLYSTYRENE INSULATION / 1" FIBER BOARD	BALLASTED EPDM
CORE-A2	METAL DECK	6" TOTAL THICKNESS, 5" POLYSTYRENE INSULATION / 1" FIBER BOARD	BALLASTED EPDM
CORE-B1	METAL DECK	3 1/2" TOTAL THICKNESS, 2 1/2" POLYSTYRENE INSULATION / 1" FIBER BOARD	BALLASTED EPDM
CORE-B2	METAL DECK	4 1/2" TOTAL THICKNESS, 3 1/2" POLYSTYRENE INSULATION / 1" FIBER BOARD	BALLASTED EPDM
CORE-C1	METAL DECK	3 1/2" TOTAL THICKNESS, 2 1/2" POLYSTYRENE INSULATION / 1" FIBER BOARD	BALLASTED EPDM
CORE-C2	METAL DECK	5 1/2" TOTAL THICKNESS, 4 1/2" POLYSTYRENE INSULATION / 1" FIBER BOARD	BALLASTED EPDM

GENERAL NOTES

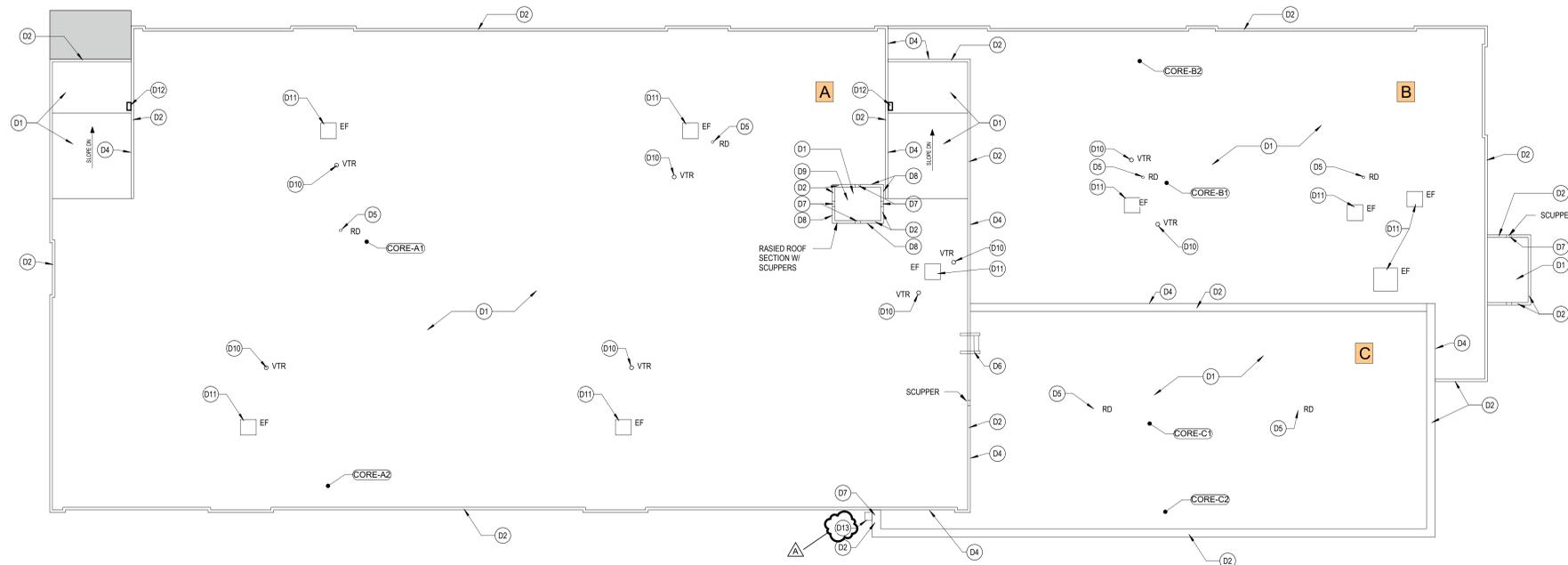
- THE GENERAL NOTES APPLY TO ALL CONSTRUCTION DOCUMENTS
- A** TYPICAL AT ALL MECHANICAL/ELECTRICAL EQUIPMENT, VENTS, HOODS & PENETRATIONS - UNITS TO REMAIN DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE MANUFACTURER RECOMMENDED PRODUCTS FOR FLASHING OF UNITS. FIELD VERIFY UNIT QUANTITY, SIZE AND LOCATION.
 - B** TEST & REPAIR DRAIN ASSEMBLIES & CONNECTIONS AT ALL STAGING AREAS AND DRAINS WITHIN ROOF REPLACEMENT AREAS. ASSEMBLIES & CONNECTIONS SHALL REMAIN WATER TIGHT UPON COMPLETION OF ROOF. REMOVE & REPLACE INSULATION AS REQUIRED.
 - C** ALL SURFACES AFFECTED BY THE REMOVAL OR DEMOLITION OF ITEMS SHALL BE CLEANED, REPAIRED, AND PREPARED TO RECEIVE NEW FINISHES TO THAT OF MANUFACTURERS STANDARDS.
 - D** REMOVE ONLY AS MUCH MATERIALS AS CAN BE REPLACED THE SAME DAY. BUILDING TO REMAIN WATER TIGHT AT ALL TIMES.
 - E** VERIFY TAPERED ROOF INSULATION THICKNESS TO ASSUME POSITIVE ROOF DRAINAGE FROM ALL ROOF AREAS. PONDING WATER WILL NOT BE ACCEPTED.
 - F** PROVIDE BLOCKING AS REQUIRED FOR MECHANICAL, UTILITY, OR ELECTRICAL CONDUIT/TIPPING. FIELD VERIFY.
 - G** PARAPET FASCIA & COPING WIDTHS/HEIGHTS VARY. FIELD VERIFY ALL PARAPET WIDTHS AND LENGTHS.
 - H** REPLACE ALL DRAIN BASKETS IN AREA OF NEW WORK.
 - I** COORDINATE WITH OWNER FOR REQUIRED DISCONNECTION OF EXISTING ROOF TOP EQUIPMENT. REMOVE EQUIPMENT AND STORE AS DIRECTED BY OWNER. COORDINATE REPLACEMENT METHODS AND SCHEDULE WITH OWNER.
 - J** INSPECT AREAS UNDER METAL DECK FOR UTILITY, ELECTRICAL, MECHANICAL COMPONENTS PRIOR TO INSTALLING FASTENERS AND PLATES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGED ELECTRICAL MECHANICAL COMPONENTS.
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 - L** OWNER IS RESPONSIBLE FOR ALL HAZARDOUS MATERIAL ABATEMENT. COORDINATE WITH OWNER ON MATERIALS IN ROOF ASSEMBLIES.

ROOF LEGEND

- EF EXHAUST FAN
 - VTR VENT THROUGH ROOF
 - RD ROOF DRAIN
 - OF OVERFLOW DRAIN
 - ← TAPERED INDICATES TAPERED INSULATION SLOPE
 - EXISTING ROOF SYSTEM TO REMAIN
 - INSULATION CRICKET
 - X ROOF SECTION DESIGNATION
- NOTE - FOR CLARITY NOT ALL MECHANICAL EQUIPMENT IS LABELED. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND COORDINATE REMOVAL AND REPLACEMENT WITH DESIGN TEAM

DEMOLITION KEYNOTES

- D1 REMOVE EXISTING ROOF SYSTEM AND DISPOSE OF MATERIALS
- D2 REMOVE AND DISPOSE OF EXISTING METAL CAP. PREPARE AREA TO RECEIVE NEW FINISHES.
- D3 REMOVE AND DISPOSE OF EXISTING COUNTER-FLASHING. PREPARE AREA TO RECEIVE NEW FINISHES.
- D4 REMOVE AND DISPOSE OF EXISTING TERMINATION BAR AND SEALANT
- D5 EXISTING ROOF DRAIN ASSEMBLY TO REMAIN. INSPECT ROOF DRAIN/INSULATION CONNECTIONS AND REPLACE ASSEMBLY AS ESSAY TO WARRANTY WATERTIGHT CONNECTION AND SEAL.
- D6 REMOVE AND DISPOSE OF EXISTING ROOF ACCESS LADDER, PATCH BACK WALL AND ROOF AT ALL CONNECTION LOCATIONS TO MATCH EXISTING
- D7 REMOVE AND DISPOSE OF EXISTING MEMBRANE AND SHEET METAL FLASHING AT EXISTING THROUGH WALL SCUPPER
- D8 REMOVE MEMBRANE WRAPPED UP EXISTING WALL.
- D9 REMOVE EXISTING CONCRETE OR RUBBER ROOF PAVERS.
- D10 VENT THROUGH ROOF TO REMAIN
- D11 EXHAUST FAN AND CURB TO REMAIN
- D12 EXISTING ROOF DRAIN TO BE REMOVED. PATCH OPENING AS REQUIRED.
- D13 EXISTING SCUPPER AND DOWNSPOUT TO BE REMOVED. PATCH AND REPAIR STONE REQUIRED.



1 ROOF DEMOLITION PLAN
1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE
A	REMOVE KEYNOTE D13. ORIGINAL SCUPPER AND DOWNSPOUT TO REMAIN	04/17/25

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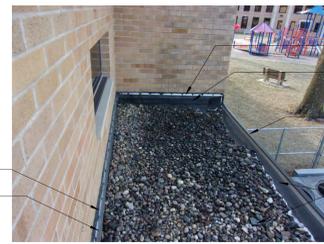
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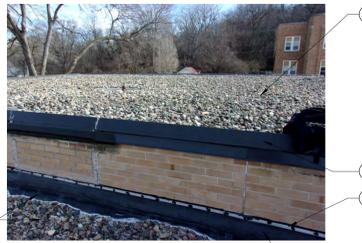
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GENERAL NOTES

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REVISIONS

NO.	DESCRIPTION	DATE

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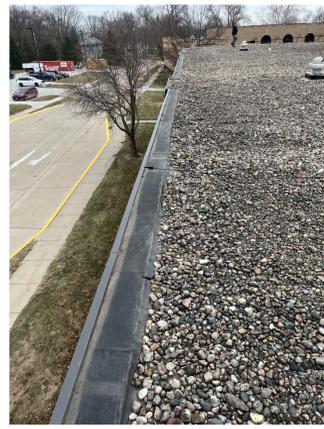
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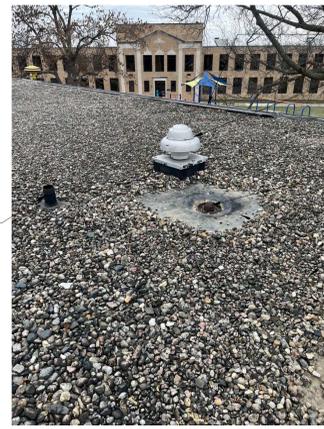
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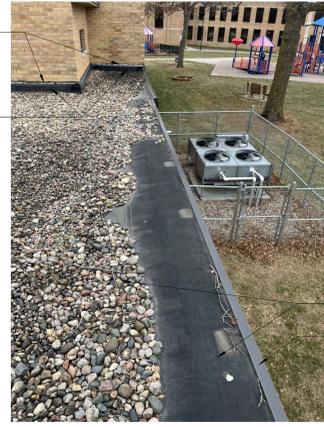
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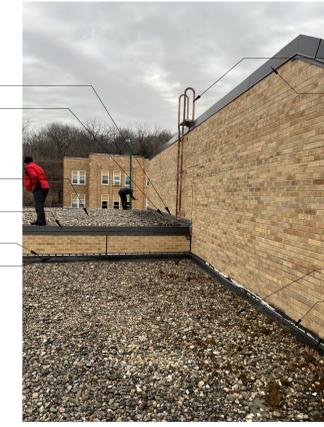
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REVISIONS

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OMAHA, NE 68102
(P) 402.346.6891



DATE: 03.26.2025
PROJECT: 945600-01

ROOF DEMOLITION DETAILS

DOE ISD ELEMENTARY SCHOOL
ROOF REPLACEMENT
COUNCIL BLUFFS, IA

SHEET
A2.02

GENERAL NOTES

- THE GENERAL NOTES AND LEGEND LISTED BELOW APPLY TO ALL CONSTRUCTION DOCUMENTS
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 - L** CONTRACTOR TO REVIEW UNDERSIDE OF EXISTING ROOF AND COORDINATE MECHANICAL FASTENING WITH EXISTING SYSTEM.

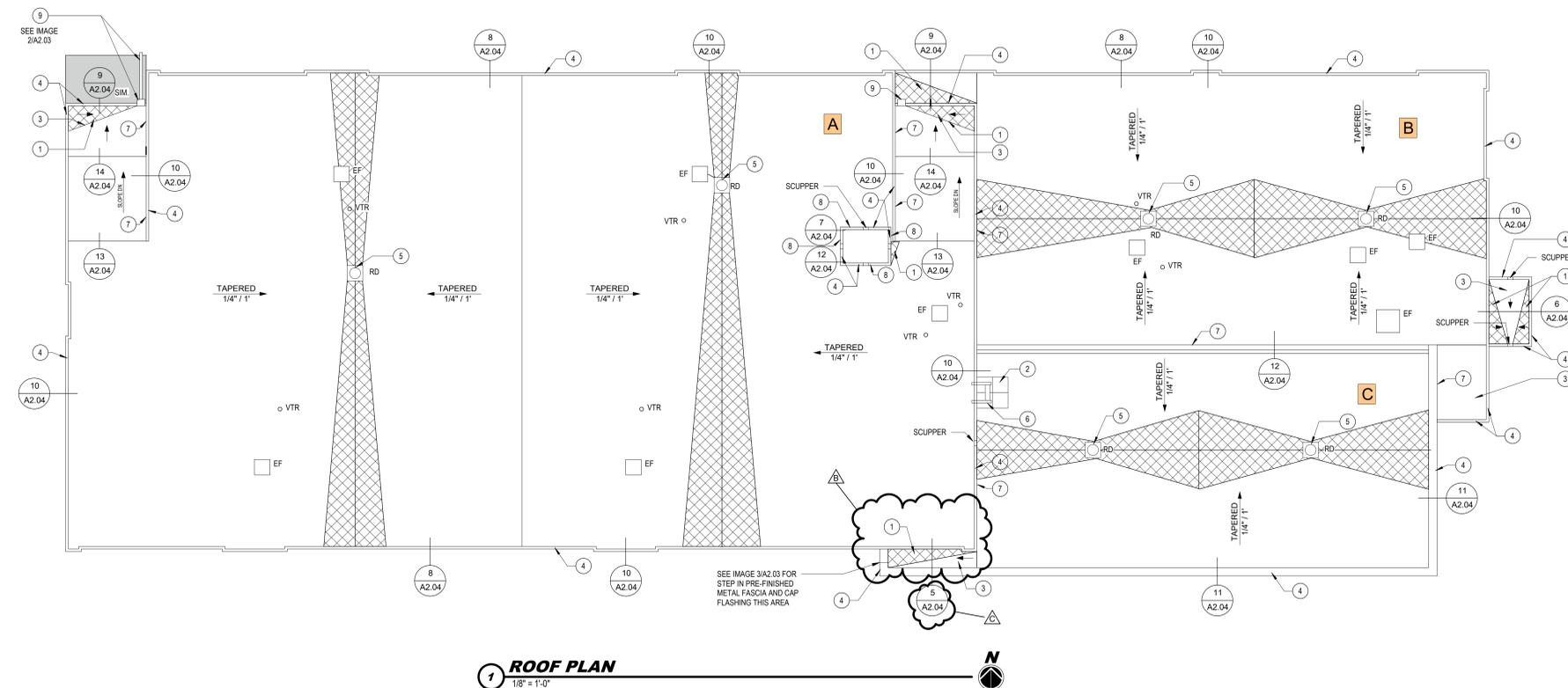
KEYNOTES

- 1 PROVIDE CRICKET AS REQUIRED FOR POSITIVE DRAINAGE
- 2 FLEXIBLE WALK-WAY
- 3 CONTRACTOR TO FIELD VERIFY SLOPE IN THIS AREA. INSTALL TAPERED INSULATION TO MAINTAIN POSITIVE DRAINAGE TO ROOF DRAINS
- 4 PRE-FINISHED METAL FASCIA
- 5 EXISTING ROOF DRAIN TO REMAIN. REPLACE DRAIN BASKETS
- 6 NEW PRE-MANUFACTURED ROOF LADDER
- 7 WRAP MEMBRANE UP EXISTING WALL AND TERMINATE. MATCH EXISTING - SEE DETAIL A2.04
- 8 WRAP MEMBRANE OVER EXISTING WALL ASSEMBLY - SEE DETAIL 7A2.04
- 9 NEW SCUPPER AND DOWNSPOUT
- 10 NEW SPLASH PAD
- 11 STEP NEW PRE-FINISHED METAL FASCIA AS REQUIRED TO BE BELOW EXISTING WINDOW
- 12 EXISTING SCUPPER AND DOWNSPOUT TO BE REMOVED PATCH AND REPAIR STONE REQUIRED

ROOF LEGEND

- EF EXHAUST FAN
- VTR VENT THROUGH ROOF
- RD ROOF DRAIN
- OF OVERFLOW DRAIN
- TAPERED INDICATES TAPERED INSULATION SLOPE
- EXISTING ROOF SYSTEM TO REMAIN
- INSULATION CRICKET
- X ROOF SECTION DESIGNATION

NOTE - FOR CLARITY NOT ALL MECHANICAL EQUIPMENT IS LABELED. CONTRACTOR SHALL FIELD VERIFY ALL EQUIPMENT AND COORDINATE REMOVAL AND REPLACEMENT WITH DESIGN TEAM



7 ROOF PLAN
1/8" = 1'-0"

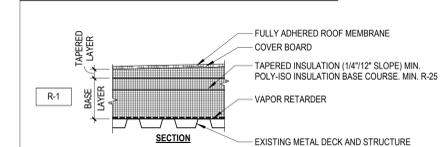


2 NEW SCUPPER AND DOWNSPOUT



3 STEPPED FASCIA IMAGE

ASSEMBLY TYPE



REVISIONS

NO.	DESCRIPTION	DATE
A	REMOVE KEYNOTE 12	04/17/25
B	REMOVE CRICKET AND KEYNOTE 1 THIS AREA AND ADD SLOPE ARROW	04/17/25
C	FIX DETAIL TAG	04/17/25

IF THIS DRAWING IS NOT 30"x42" IT IS NOT TO SCALE

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