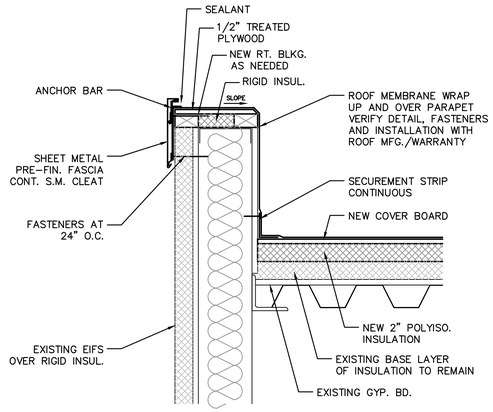
LEWIS CENTRAL SCHOOLS
HIGH SCHOOL PARTIAL REROOF
3504 HARRY LANGDON BLVD.
Council Bluffs, Iowa



3 COV ROOF EDGE DETAIL
1 1/2"=1'-0"

RICK L. EMSWILER
STATE OF IOWA
REGISTRATION NO.
03826
PROFESSIONAL ARCHITECT

ARCHITECT
COORDINATING PROFESSIONAL

I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Architect under the laws of the State of Iowa.

12-10-25
RICK L. EMSWILER

My license renewal date is June 30, 2026

Pages or sheets covered by this seal:

COVER SHEET and A1

BASE BID – WORK DESCRIPTION

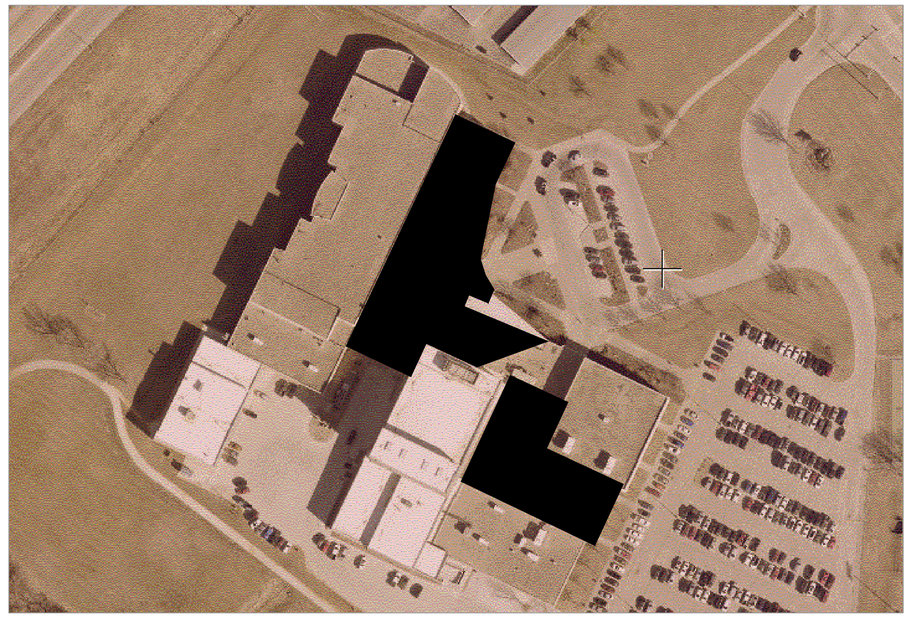
DEMOLITION

1. REMOVE ALL ROOFING BALLAST. CONTRACTOR TO DISPOSE OF.
2. REMOVE AND DISPOSE OF ALL CONCRETE PAVERS.
3. REMOVE CAP FLASHINGS, GUTTER APRONS, FLASHINGS, TRIM ETC. AS REQUIRED TO COMPLETE THE NEW ROOF INSTALLATION.
4. REMOVE ROOF MEMBRANE AND ROOF INSULATION DOWN TO THE LOWEST LEVEL OF ROOF INSULATION (2" THICK).
5. REVIEW THE CONDITION OF THE LOWEST LEVEL OF INSULATION. IF THERE ARE ANY SIGNS OF DAMAGE/WATER THEN REMOVE THE INSULATION DOWN TO THE GYPSUM BOARD. INSPECT THE GYPSUM BOARD. REPLACE THE GYPSUM BOARD AND FIRST LAYER OF INSULATION AS NECESSARY. CONSULT WITH OWNER'S REP. IF ANY DAMAGE IS DISCOVERED.

NEW CONSTRUCTION

1. INSTALL NEW OVERFLOW ROOF DRAINS AT ALL OVERFLOW LOCATIONS. USE ZURN RD2150. FIELD VERIFY LOCATIONS, PIPES SIZES AND NUMBER OF DRAINS IN FIELD. SET INFLOW ELEVATION 2" ABOVE MAIN DRAIN.
2. INSTALL NEW ROOF SYSTEM CONSISTING OF A NEW LAYER OF 2" POLYISOCYANURATE INSULATION OVER EXISTING 2" INSULATION LAYER, ADHERED COVER BOARD AND ADHERED EPDM MEMBRANE.
3. INSTALL NEW CAP FLASHINGS, GUTTER APRONS, FLASHINGS ETC. SEE DETAIL FOR NEW EDGE FLASHING.
4. INSTALL ROOFING SYSTEM AS PER MANUFACTURERS DETAILS TO ACHIEVE SPECIFIED ROOFING WARRANTY. ONLY NEW DETAIL AS SHOWN ON 3/A1.

CORE THROUGH EXISTING ROOF SHOWED:
METAL DECK, 1/2" GYPSUM BOARD, 2 LAYER OF 2" POLYISO. INSULATION, 1/2" FIBER BOARD, EPDM MEMBRANE, AND ROCK BALLAST.



NORTH
1 COV OVERALL HIGH SCHOOL PLAN – REROOF LOCATION
NOT TO SCALE

CONSTRUCTION DOCUMENT PACKAGE

RICK L. EMSWILER
STATE OF IOWA
REGISTRATION NO.
03826
PROFESSIONAL ARCHITECT

PROFESSIONAL SEAL

2729 Kraft Lane Heritage Hills
Missouri Valley, Iowa 51555
Phone 402-934-1907

ADDRESS

EMSWILER ARCHITECTURE

COMPANY LOGO

Lewis Central High School

CLIENT

REROOF PROJECT SUMMER of 2026

PROJECT

3504 Harry Langdon Blvd.
Council Bluffs, Iowa

LOCATION

December 10, 2025

DATE

COVER SHEET SITE LOCATION

CONTENTS

COV

SHEET

APPROXIMATE REROOF AREA = 47,200 SF

DRAWING IS TO APPROXIMATE SCALE OF 1"=20'-0"
CONTRACTOR RESPONSIBLE TO FIELD MEASURE ALL AREAS

CONSTRUCTION NOTES:

1. CONTRACTOR TO PROTECT EXISTING STRUCTURE, FINISHES, PAVEMENT AND GRASS. REPLACE ANY DAMAGED ITEMS.

2. COORDINATE SUMMER ACCESS WITH DRIVE LANE AND PARKING LOT REPLACEMENT ON EAST SIDE OF SCHOOL.

1 / A1

REROOF PLAN

SCALE: 1"=2'-0"

CONSTRUCTION DOCUMENT PACKAGE

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DATE

ROOF PLAN

CONTENTS

A1

SHEET

Lewis Central Community School District
4121 Harry Langdon Blvd.
Council Bluffs, Iowa 51503
Request for Proposals
2026-#01
Summer 2026
High School Partial Roof Replacement
December 10, 2025

Response Due:
January 15, 2026

REQUEST FOR PROPOSAL

High School Partial Roof Replacement

Notice is hereby given that the Lewis Central Community School District is requesting written, sealed proposals from qualified vendors for replacing approx. 47,200 sf of roofing at the High School located at 3504 Harry Langdon Blvd in Council Bluffs IA 51503.

INSTRUCTIONS TO BIDDERS

RECEIPT OF PROPOSALS:
All sealed proposals must be delivered to the office of the Secretary of the Board of Education **prior to 2:00 p.m.,** Central Daylight Time, on **1/15/26**. The vendor assumes the risk of any delay in the mail. Proposals received after the closing time will be returned unopened.

MARK ENVELOPES: RFP2026-#01
The proposal must be filled out on the form prescribed and enclosed in a sealed envelope which shall be endorsed on the outside.

PROPOSAL #2026-#01 – High School Partial Roof Replacement
Deliver proposal to Lewis Central Education Resource Center:

Dr. Brent Hoesing
Superintendent of Schools
Lewis Central Community School District
4121 Harry Langdon Blvd.
Council Bluffs, Iowa 51503

Up to and until 2:00 p.m., Central Daylight Time, on Monday 1/15/26.

BID SECURITY
Each Bidder shall accompany the bid with a bid security in a separate envelope. The bidder's security shall be in an amount equivalent to 5% of the bid amount and shall be in the form of a cashier's or certified check. The bid security will be held by the owner until a contract is fully executed and bonds are approved by the owner.

PAYMENT and PERFORMANCE BOND
The contractor shall furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder. Bonds may be obtained through the contractor's usual source and the cost thereof shall be included in the bid price. The amount of each bond shall be equal to 100 percent of the Contract sum.

MODIFICATION OR WITHDRAWAL OF PROPOSAL:
Prior to the time and date for receipts of proposals, contractor proposals may be modified or withdrawn only by notice to the party receiving the proposals at the place and prior to the time

designated for receipt of proposals. Such notice shall be in writing over the signature of the contractor.

INQUIRIES FROM BIDDERS:
Inquiries shall be submitted via email to Dr. Brent Hoesing – Superintendent (brent.hoesing@lewiscentral.org) and Brett Wallace – owners rep (brett@project-advocates.com) If any portion of the specifications are not clear, or conflict, have them explained before submitting your proposal

IOWA SALES TAX:
The Lewis Central Community School District is a tax-exempt public educational organization, exempted by the Iowa Code.

PRICING:
The Vendors responding to the RFP for Lewis Central Community School District must submit pricing for a single item category.

AWARD:
The Board of Education reserves the right to reject any or all proposals or to accept proposals, either whole or in part, to award contracts by individual items or by lump sum total, or to waive any irregularities or defects in any proposal, should it be deemed to be in the best interest of the school district to do so. Any proposal submitted will be binding for forty-five (45) days beyond the BID OPENING.

QUALIFICATIONS OF BIDDERS:
The district may make such investigations as it deems necessary to determine the ability of the bidder to perform the work, and the bidder shall furnish to the district all such information and data for this purpose as the district may request. The district reserves the right to reject any proposal if the evidence submitted by, or investigation of, such bidder fails to satisfy the district that such bidder is properly qualified to carry out the obligations of the contract and to complete the work contemplated therein. Conditional proposals will not be accepted.

NEGOTIATION OF PROPOSAL TERMS:
The School District reserves the right to negotiate the pricing, terms or conditions with any contractor with respect to their submitted proposal.

KEY DATES
Issue RFP – 12/10/26
Bids Due – 1/15/26
Vendor Selection –1/19/26
School Board Approval – 2/2/26
Start Work – 6/1/26
Completion of Work – August 1, 2026

CONSTRUCTION DOCUMENTS

- Drawings prepared by Emswiler Architecture for the area and description of work to be completed.
- Specification for the new roofing system
- Request for Proposals (this document)
- Bid Form

EXISTING CONDITIONS

It is the responsibility of the roofing contractor to do a site inspection prior to bid to verify dimensions and conditions. Contact Brett Wallace 712-355-8261 Brett@project-advocates.com for access

CONDITIONS OF AGREEMENT

Upon selection as the vendor for an item, the bidder agrees in "good faith" to deliver the promised item and not substitute comparable items without written agreement from the district. Failure to deliver promised items within 10 days of the due date will result in cancellation of the contract. **Work is to be completed during the summer of 2026 and be completed before students return to school in August of 2025.**

Specific Dates:

Start Date – 6/1/26
Finish Date – 8/1/26

EVALUATION and SELECTION PROCESS

A number of factors will influence the School District's decision in selecting the vendor. These factors include the vendor's ability to deliver these products and services in a timely manner. Please note that the School District will select the vendor(s) based upon the best overall solution and value and is not obligated to select the lowest price bidder.

The award of the contract, if made, will be made in the best interests of the District. The resulting contract will consist of this document, the response to this document, written letters and agreements modifying or changing the same, and any final contract agreements, memorandums, and written classifications. The District may reject any or all bids or parts of any bids and in its sole discretion may waive irregularities in any bid. "The award of a contract in the best interests of the District" means that the District is not required to award the contract to the lowest cost bidder, even if the bidder is financially responsible, but may award the contract to a bidder with a better service as determined by the District or who is more suitable to the District's intended purpose and whose bid is determined to be in the best interests of the District. Long range implications as well as short range implications will be considered by the District in making its decision.

DOCUMENT 004113 - BID FORM - STIPULATED SUM (SINGLE-PRIME CONTRACT)

1.1 BID INFORMATION

A. Bidder: _____.

B. Project Name: Lewis Central High School Re-Roof

C. Project Location: 3504 Harry Langdon Blvd., Council Bluffs, Iowa

D. Owner: Lewis Central Schools

E. Architect: Emswiler Architecture Inc.

1.2 BASE BID

A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Emswiler Architecture Inc. and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. BASE BID: _____ Dollars ($_____).

1.3 SQUARE FOOTAGE COSTS

A. If either the lower layer of the roof insulation (polyisocyanurate) or the gypsum board on the roof deck is deemed to need replaced. For removal and replacement.

1. ADD: $_____ PER SQUARE FOOT. (Roof Insulation)
2. ADD: $_____ PER SQUARE FOOT, (Gypsum Board)

1.4 TIME OF COMPLETION

A. Work to be completed by August 1, 2026.

1.5 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.

1.6 DECLARATION

A. The vendor, in compliance with this Request for Proposal, has examined the specifications and related documents and is familiar with the local conditions surrounding this project. Therefore, the vendor hereby proposes to provide these products in accordance with this Request for Proposal and any contract documents within the time frames set forth herein and at prices stated below. The vendor hereby agrees to commence work on this project on or before a date to be specified in a written "Notice to Proceed" by the district and to fully complete the installation and proper required testing within the agreed upon number of consecutive calendar days thereafter

1.7 ASSURANCES

A. The following must be signed and must be submitted as part of the submitted bid. The contractor agrees to the bid requirements as stated in the Construction Documents.

1.8 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, in the State of Iowa, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

1.9 SUBMISSION OF BID

A. Respectfully submitted this ____ day of _____, 2026.

B. Submitted By _____ (Name of bidding firm or corporation).

C. Authorized Signature: _____ (Handwritten signature).

D. Signed By: _____ (Type or print name).

E. Title: _____ (Owner/Partner/President/Vice President).

END OF DOCUMENT 004113

1.8 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within specified warranty period.

1. Warranty Period: **20 years** from date of Substantial Completion. Provide a written warranty at the completion of the project.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations: Obtain components including **roof insulation, fasteners** for roofing system from the **manufacturer approved by membrane roofing manufacturer**.

2.2 PERFORMANCE REQUIREMENTS

A. Accelerated Weathering: Roofing system shall withstand 2000 hours of exposure when tested according to ASTM G 152, ASTM G 154, or ASTM G 155.

B. Impact Resistance: Roofing system shall resist impact damage when tested according to ASTM D 3746 or ASTM D 4272.

C. Energy Star Listing: Roofing system shall be listed on the DOE's ENERGY STAR "Roof Products Qualified Product List" for **low-**slope roof products.

D. Exterior Fire-Test Exposure: ASTM E 108 or UL 790, **Class A**; for application and roof slopes indicated; testing by a qualified testing agency. Identify products with appropriate markings from an applicable testing agency.

E. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings from an applicable testing agency.

2.3 EPDM ROOFING

A. EPDM: ASTM D 4637, **Type I, non-reinforced,** uniform, flexible EPDM sheet.

1. Basis-of-Design Product: Subject to compliance with requirements, **Firestone, Rubbergard EPDM** or comparable product by one of the following:

a. Carlisle SynTec Incorporated.
b. Versico.
c. GAF Materials Corporation.
d. Johns Manville.

2. Thickness: **60 mils (1.5 mm)**, nominal.
3. Exposed Face Color: **Black**.

2.4 AUXILIARY ROOFING MATERIALS

A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
2. Adhesives and sealants that are not on the exterior side of the weather barrier shall comply with the following limits for VOC content:

a. Plastic Foam Adhesives: 50 g/L.
b. Gypsum Board and Panel Adhesives: 50 g/L.
c. Multipurpose Construction Adhesives: 70 g/L.
d. Fiberglass Adhesives: 80 g/L.
e. Single-Ply Roof Membrane Adhesives: 250 g/L.
f. Single-Ply Roof Membrane Sealants: 450 g/L.
g. Nonmembrane Roof Sealants: 300 g/L.
h. Sealant Primers for Nonporous Substrates: 250 g/L.
i. Sealant Primers for Porous Substrates: 775 g/L.
j. Other Adhesives and Sealants: 250 g/L.

B. Sheet Flashing: 60-mil- (1.5-mm-) thick EPDM, partially cured or cured, according to application.

C. Protection Sheet: Epichlorohydrin or neoprene nonreinforced flexible sheet, 55- to 60-mil- (1.4- to 1.5-mm-) thick, recommended by EPDM manufacturer for resistance to hydrocarbons, non-aromatic solvents, grease, and oil.

D. Bonding Adhesive: Manufacturer's standard.

E. Seaming Material: Single-component, butyl splicing adhesive and splice cleaner.

F. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening membrane to substrate, and acceptable to roofing system manufacturer.

G. Sheet Metal Flashing, Cap Flashing and Cleats: Pre-finished, 24 gauge, lock seam, hemmed edges. Provide attachment with corrosion resistant screws at no more than 24” o.c. Depth sized to adequately penetrate into solid blocking.

2.5 ROOF INSULATION

A. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, Class 1, Grade 2, felt or glass-fiber mat facer on both major surfaces. **(R-6 per inch, minimum).**

B. Insulation Value: **Total roof insulation value of the insulation board shall be a minimum of R-25.**

C. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/8 to 1/4 inch per 12 inches (1:48 - 1:96). (Field verify what slope is appropriate – the greater slope is preferred).

D. Provide preformed saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.

2.6 INSULATION ACCESSORIES

A. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Global 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.

B. Cover Board: ASTM C 208, Type II, Grade 2, cellulosic-fiber insulation board, 1/2 inch (13 mm) thick.

C. Cover Board: ASTM C 1177/C 1177M, glass-mat, water-resistant gypsum substrate, 1/2-inch (13 mm) factory primed to receive membrane. **(R-2.5 minimum).**

1. Basis-of-Design Products: Subject to compliance with requirements, provide **Firestone, ISO GARD – HD Cover Board** or comparable product by one of the following:

a. CertainTeed Corporation.
b. USG Corporation.

PART 3 - EXECUTION

3.1 ROOFING INSTALLATION, GENERAL

A. Install roofing system according to roofing system manufacturer's written instructions.

B. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of the roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.2 INSULATION INSTALLATION

A. Coordinate installing roofing system components, so insulation is not exposed to precipitation or left exposed at the end of the workday.

B. Install tapered insulation under area of roofing to conform to slopes indicated.

C. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches (68 mm) or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.

1. Where installing composite and noncomposite insulation in two or more layers, install noncomposite board insulation for bottom layer and intermediate layers, if applicable, and install composite board insulation for top layer.

D. Mechanically Fastened Insulation: Install each layer of insulation and secure to deck using mechanical fasteners specifically designed and sized for fastening specified board-type roof insulation to deck type.

1. Fasten insulation to resist uplift pressure at corners, perimeter, and field of roof.

E. Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches (150 mm) in each direction. Loosely butt cover boards together and fasten to roof deck.

1. Adhere cover boards to resist uplift pressure at corners, perimeter, and field of roof.

3.3 ADHERED MEMBRANE ROOFING INSTALLATION

A. Adhere roofing over area to receive roofing according to membrane roofing system manufacturer's written instructions. Unroll membrane roofing and allow to relax before installing.

B. Accurately align roofing and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.

C. Bonding Adhesive: Apply to substrate and underside of roofing at rate required by manufacturer and allow to partially dry before installing roofing. Do not apply to splice area of roofing.

D. In addition to adhering, mechanically fasten roofing securely at terminations, penetrations, and perimeters.

E. Adhesive Seam Installation: Clean both faces of splice areas, apply splicing cement, and firmly roll side and end laps of overlapping roofing according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of roofing terminations.

1. Apply a continuous bead of in-seam sealant before closing splice if required by roofing system manufacturer.

F. Tape Seam Installation: Clean and prime both faces of splice areas, apply splice tape, and firmly roll side and end laps of overlapping roofing according to manufacturer's written instructions to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of roofing terminations.

G. Repair tears, voids, and lapped seams in roofing that do not comply with requirements.

H. Spread sealant or mastic bed over deck-drain flange at roof drains and securely seal membrane roofing in place with clamping ring.

3.4 BASE FLASHING INSTALLATION

A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to roofing system manufacturer's written instructions.

B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply to seam area of flashing.

C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.

D. Clean splice areas, apply splicing cement, and firmly roll side and end laps of overlapping sheets to ensure a watertight seam installation. Apply lap sealant and seal exposed edges of sheet flashing terminations.

E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

3.5 PROTECTING AND CLEANING

A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction does not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Architect and Owner.

B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements, repair substrates, and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.

C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 075323