

Replace Roofs

Regional Office and Maintenance Shop

Joplin Regional Office

Joplin , Missouri

OWNER: STATE OF MISSOURI
MICHAEL L. PARSON, GOVERNOR

DEPARTMENT OF MENTAL HEALTH
DIVISION OF DEVELOPMENTAL DISABILITIES

DESIGNER: STATE OF MISSOURI
OFFICE OF ADMINISTRATION
FACILITIES MANAGEMENT DESIGN AND CONSTRUCTION
301 WEST HIGH STREET
JEFFERSON CITY, MO 65102

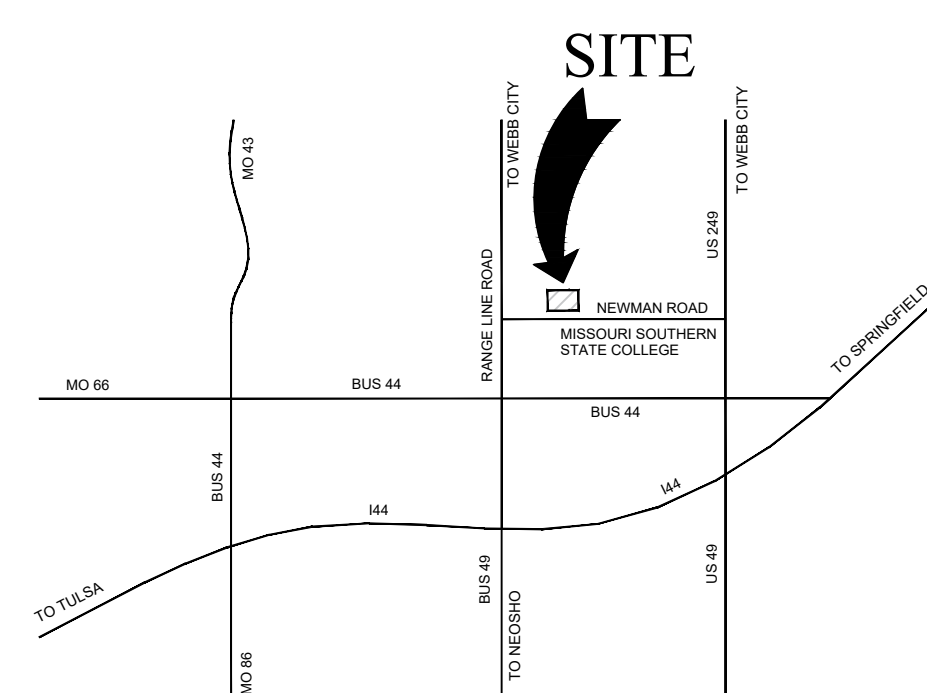
PROJECT MANAGEMENT PROVIDED BY THE OFFICE OF ADMINISTRATION, DIVISION OF FACILITIES MANAGEMENT DESIGN AND CONSTRUCTION

SITE NUMBER: 7362

ASSET NUMBERS: 6517362001 AND 6517362002

PROJECT NUMBER: M2331-01

VICINITY MAP



3600 NEWMAN ROAD
JOPLIN, MISSOURI
64801



AERIAL MAP



DRAWING INDEX

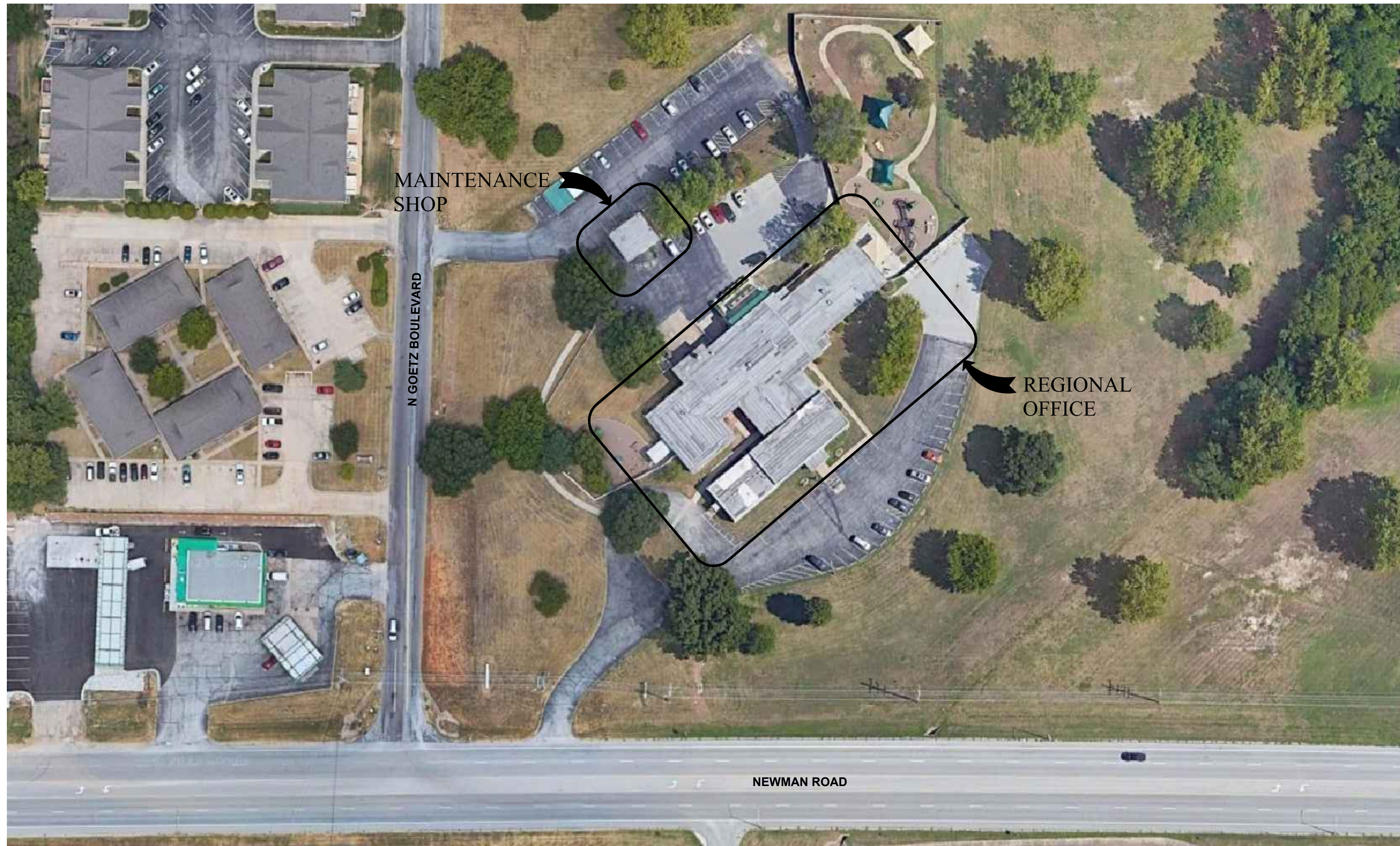
G001 - COVER SHEET
A100 - SITE PLAN
 EXISTING ROOF PLAN
 DEMOLITION PLAN
A101 - ROOF PLANS
A102 - DETAILS

SHEET NUMBER:

G001

1 of 4 Sheets

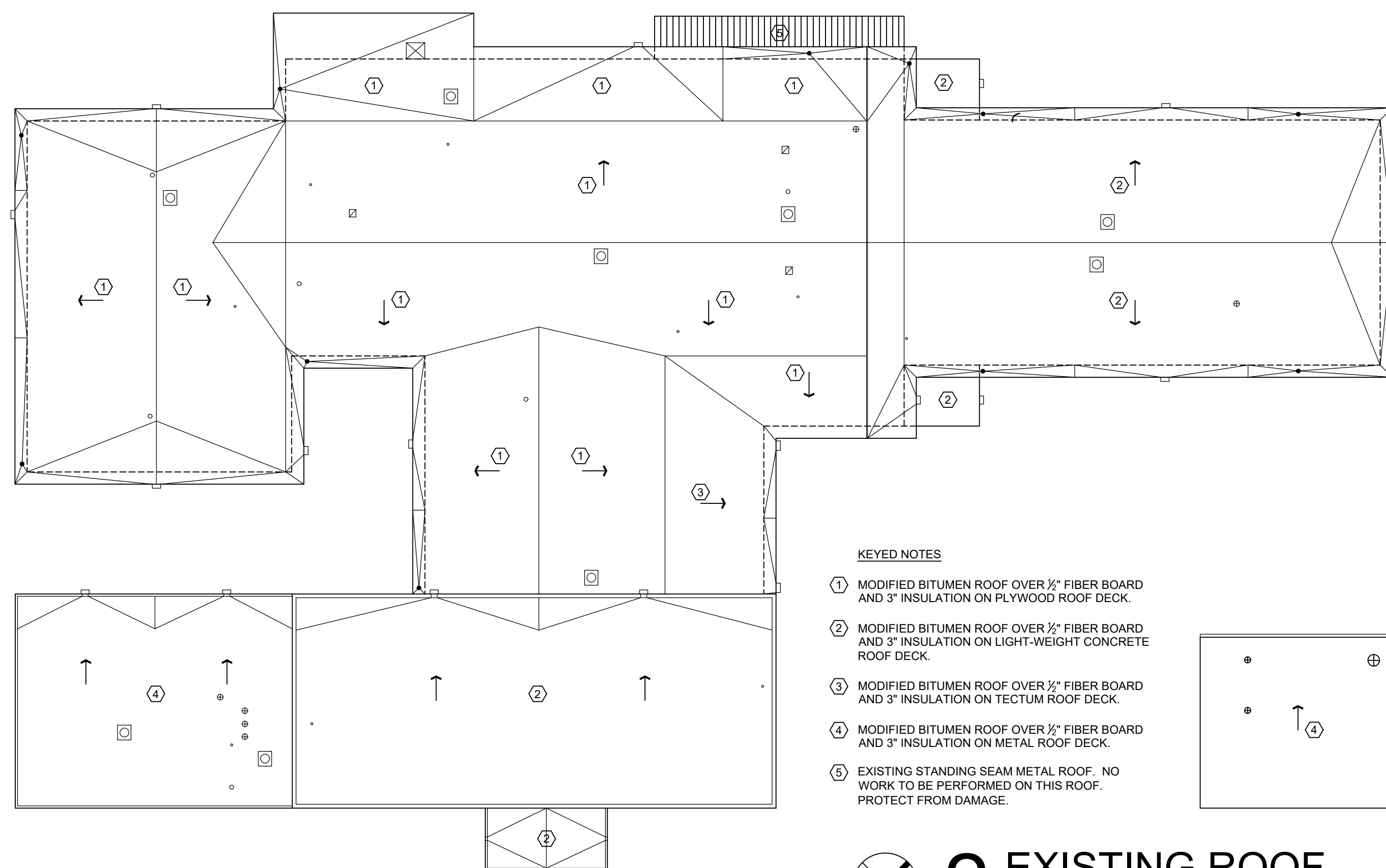
15 May 2024



- SCOPE OF WORK:**
1. REMOVE EXISTING UNSUITABLE ROOF SYSTEM MATERIAL TO EXISTING DECK WHERE SHOWN. EXISTING ROOF DECK TO REMAIN.
 2. INSPECT REMAINING ROOF FOR ANY ADDITIONAL UNSUITABLE ROOF SYSTEM REPLACEMENT. UNIT PRICES SHALL APPLY FOR ANY UNSUITABLE ROOF SYSTEM REPLACEMENT IN EXCESS OF THE 2000 SQUARE FEET INCLUDED IN THE BASE BID.
 3. INSPECT ROOF DECK BELOW ANY UNSUITABLE ROOF SYSTEM INSULATION FOR DETERIORATION. ANY ROOF DECK REPLACEMENT REQUIRED, AND AS VERIFIED BY THE OWNER, WILL BE ACCOMPLISHED BY CONTRACT CHANGE.
 4. REMOVE ANY EXISTING DETACHABLE METAL COPINGS OR FLASHINGS.
 5. REMOVE EXISTING ROOF DRAIN STRAINERS AND CLEAN ROOF DRAINS.
 6. REMOVE EXISTING ROOF VENTILATORS AND OTHER ROOFTOP EQUIPMENT.
 7. REPLACE ANY DETERIORATED ROOF DECKING THAT HAS BEEN IDENTIFIED BY CONTRACT CHANGE.
 8. INSTALL NEW INSULATION AND COVER BOARD WHERE UNSUITABLE ROOF SYSTEM REPLACEMENT OCCURS. MATCH EXISTING ROOF SLOPES.
 9. INSTALL NEW FLEECE-BACK TPO MEMBRANE ROOF OVER EXISTING MODIFIED BITUMEN ROOF SYSTEM.
 10. INSTALL TPO RETROFIT ROOF DRAINS.
 11. REINSTALL ROOF VENTILATORS, AND ANY OTHER ROOFTOP EQUIPMENT.
 12. INSTALL NEW ROOF VENTS WHERE SHOWN TO BE REPLACED.
 13. WHERE SHOWN, TIE DOWNSPOUTS THAT CURRENTLY DRAIN ONTO ANOTHER ROOF LEVEL TO LOWER ROOF DOWNSPOUTS. MATCH MATERIAL, GAUGE, PROFILE, AND COLOR OF EXISTING.
 14. REINSTALL METAL COPINGS AND FLASHINGS.

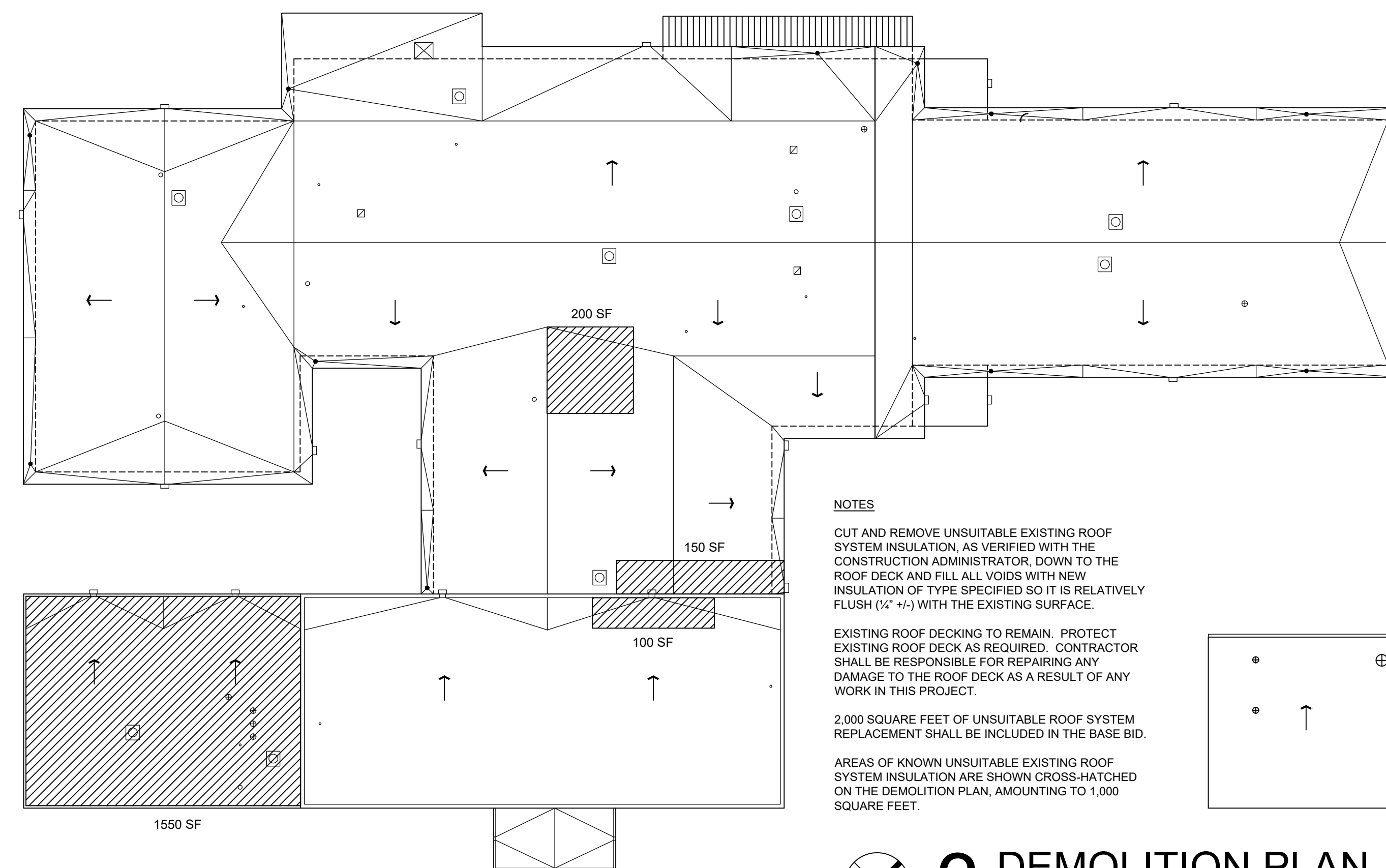
- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS, SLOPES, AND EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. VERIFY SIZE AND THICKNESS OF MATERIALS TO BE USED.
 2. VERIFY ALL CONDITIONS TO ENSURE PROPER DRAINAGE AND WATER-TIGHTNESS OF THE ENTIRE ROOFING SYSTEM. PROVIDE A COMPLETE INSTALLATION FOR THE NEW ROOFING.
 3. USE MANUFACTURER'S STANDARD DETAILS FOR FLASHING ROOF EDGES, SCUPPERS, VERTICAL CONNECTIONS, PLUMBING VENTS, VENTILATORS, ROOFTOP EQUIPMENT, ELECTRICAL CONDUITS, ETC., WHETHER SPECIFICALLY SHOWN OR NOT.
 4. FLASH ALL ROOF PENETRATIONS AS REQUIRED TO PROVIDE A WATER-TIGHT SEAL.
 5. FLASH ROOF AT VERTICAL WALLS AS REQUIRED TO PROVIDE A WATER-TIGHT SEAL.
 6. FLASH EXHAUST VENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED INSTRUCTIONS.
 7. FLASH ALL ROOF PENETRATIONS AS REQUIRED FOR A WATER-TIGHT SEAL.
 8. CONTRACTOR SHALL NOT IMPEDE THE OPERATION OF THE FACILITY IN ANY MANNER WHILE CONSTRUCTION IS UNDERWAY.
 9. CONTRACTOR IS RESPONSIBLE FOR MAKING THE ROOF WATER-TIGHT AT THE END OF EACH DAY REGARDLESS OF THE WEATHER FORECAST.
 10. REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS. COORDINATE DUMPSTER/DUMP TRUCK LOCATION AND ACCESS WITH THE OWNER.
 11. CONTRACTOR SHALL THOROUGHLY CLEAN ROOFS AND SITE UPON COMPLETION OF ROOFING WORK. PICK UP AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS, AND EXTRA MATERIALS NOT MEANT TO BE LEFT WITH OWNER.
 12. CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE BUILDINGS AND GROUNDS BY CONSTRUCTION ACTIVITIES.

1 SITE PLAN
1/64"=1'-0"



- KEYED NOTES**
- ① MODIFIED BITUMEN ROOF OVER 1/2" FIBER BOARD AND 3" INSULATION ON PLYWOOD ROOF DECK.
 - ② MODIFIED BITUMEN ROOF OVER 1/2" FIBER BOARD AND 3" INSULATION ON LIGHT-WEIGHT CONCRETE ROOF DECK.
 - ③ MODIFIED BITUMEN ROOF OVER 1/2" FIBER BOARD AND 3" INSULATION ON TECTUM ROOF DECK.
 - ④ MODIFIED BITUMEN ROOF OVER 1/2" FIBER BOARD AND 3" INSULATION ON METAL ROOF DECK.
 - ⑤ EXISTING STANDING SEAM METAL ROOF. NO WORK TO BE PERFORMED ON THIS ROOF. PROTECT FROM DAMAGE.

2 EXISTING ROOF
1/16"=1'-0"



- NOTES**
- CUT AND REMOVE UNSUITABLE EXISTING ROOF SYSTEM INSULATION, AS VERIFIED WITH THE CONSTRUCTION ADMINISTRATOR, DOWN TO THE ROOF DECK AND FILL ALL VOIDS WITH NEW INSULATION OF TYPE SPECIFIED SO IT IS RELATIVELY FLUSH (+/-) WITH THE EXISTING SURFACE.
- EXISTING ROOF DECKING TO REMAIN. PROTECT EXISTING ROOF DECK AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE ROOF DECK AS A RESULT OF ANY WORK IN THIS PROJECT.
- 2,000 SQUARE FEET OF UNSUITABLE ROOF SYSTEM REPLACEMENT SHALL BE INCLUDED IN THE BASE BID.
- AREAS OF KNOWN UNSUITABLE EXISTING ROOF SYSTEM INSULATION ARE SHOWN CROSS-HATCHED ON THE DEMOLITION PLAN, AMOUNTING TO 1,000 SQUARE FEET.

3 DEMOLITION PLAN
1/16"=1'-0"



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

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Division of Facilities Management
Design and Construction
Project Design Unit

Department of Mental Health
Division of
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&
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ISSUE DATE: 5/15/2024
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CAD DWG FILE: M2331-01
DRAWN BY: MLB
CHECKED BY: BMS
DESIGNED BY: MLB

SHEET TITLE:
**SITE PLAN
EXISTING ROOF
DEMOLITION PLAN**

SHEET NUMBER:

A100



Brad M. Schaefer - Architect
MO# A-2009027294

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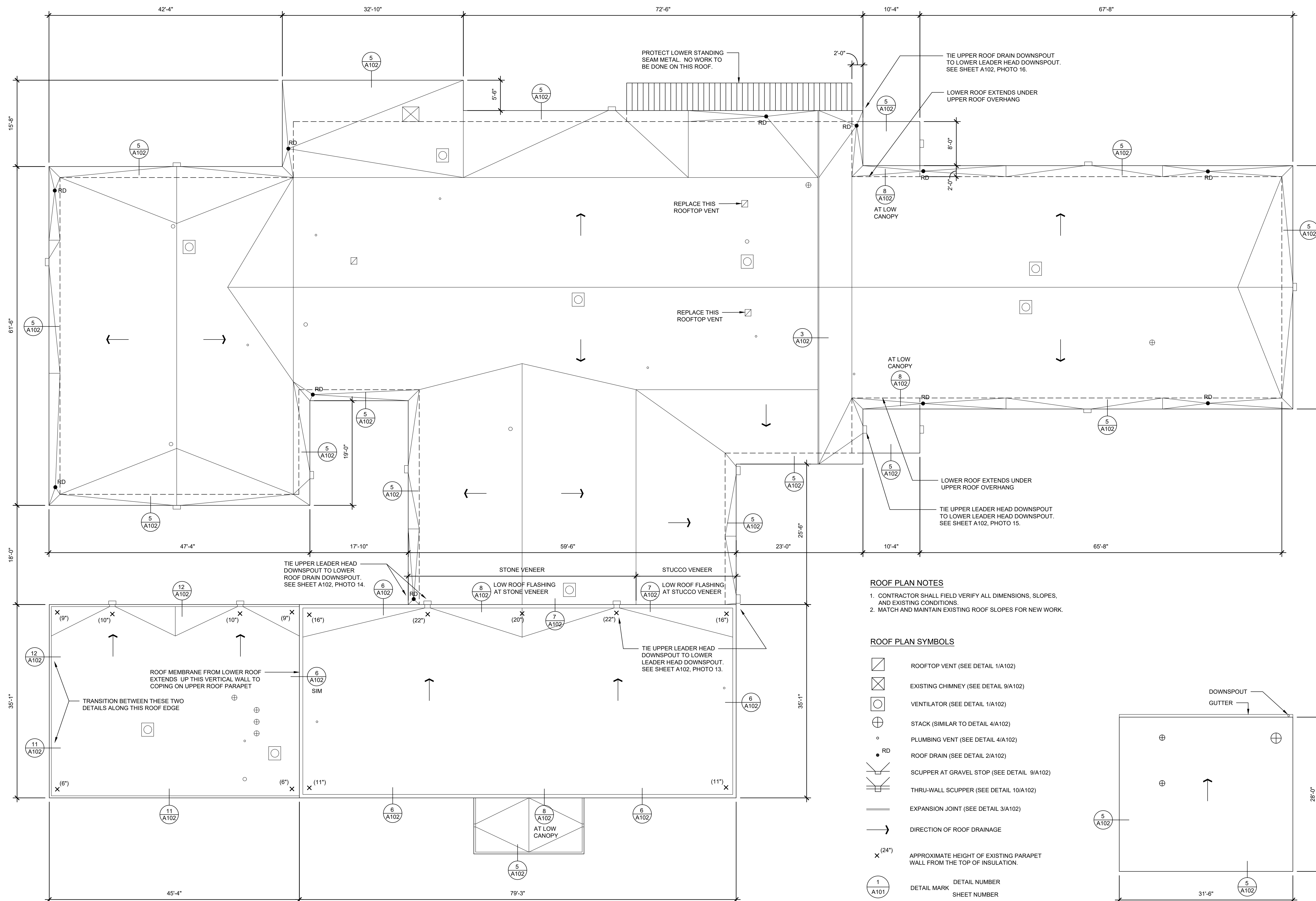
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ROOF PLANS

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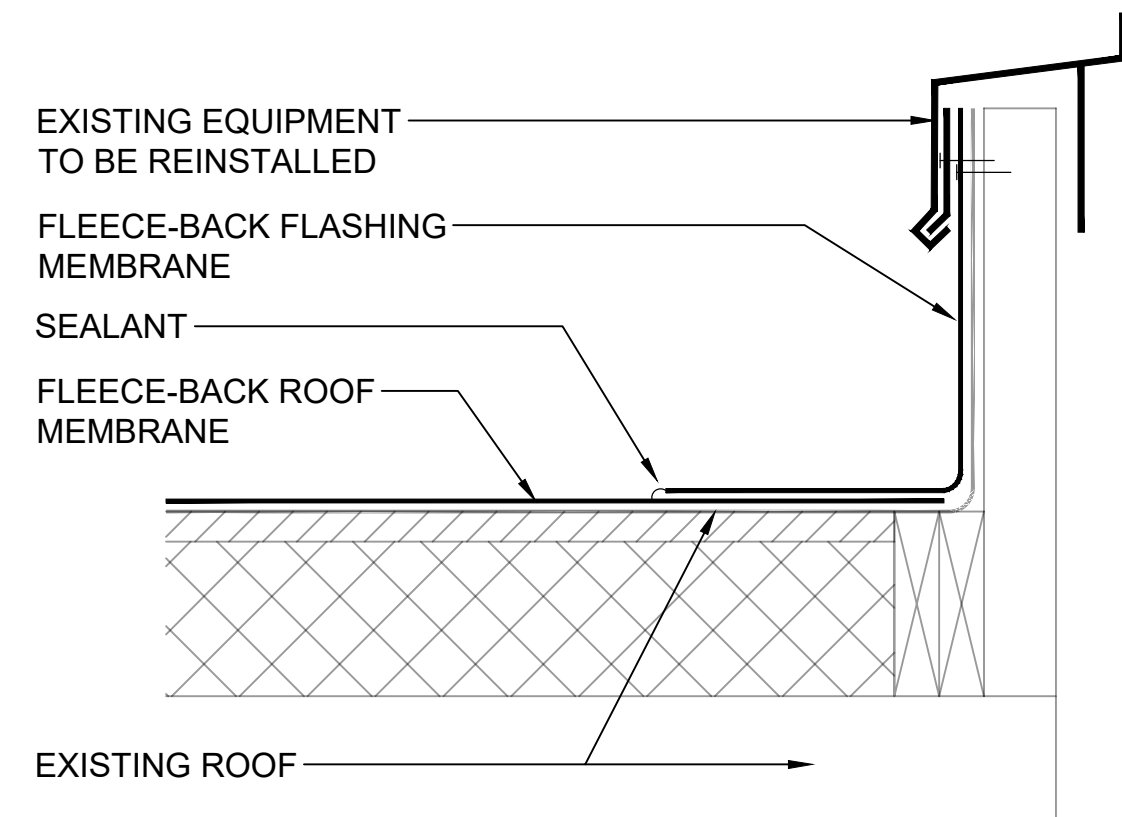
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3 of 4 Sheets
15 May 2024

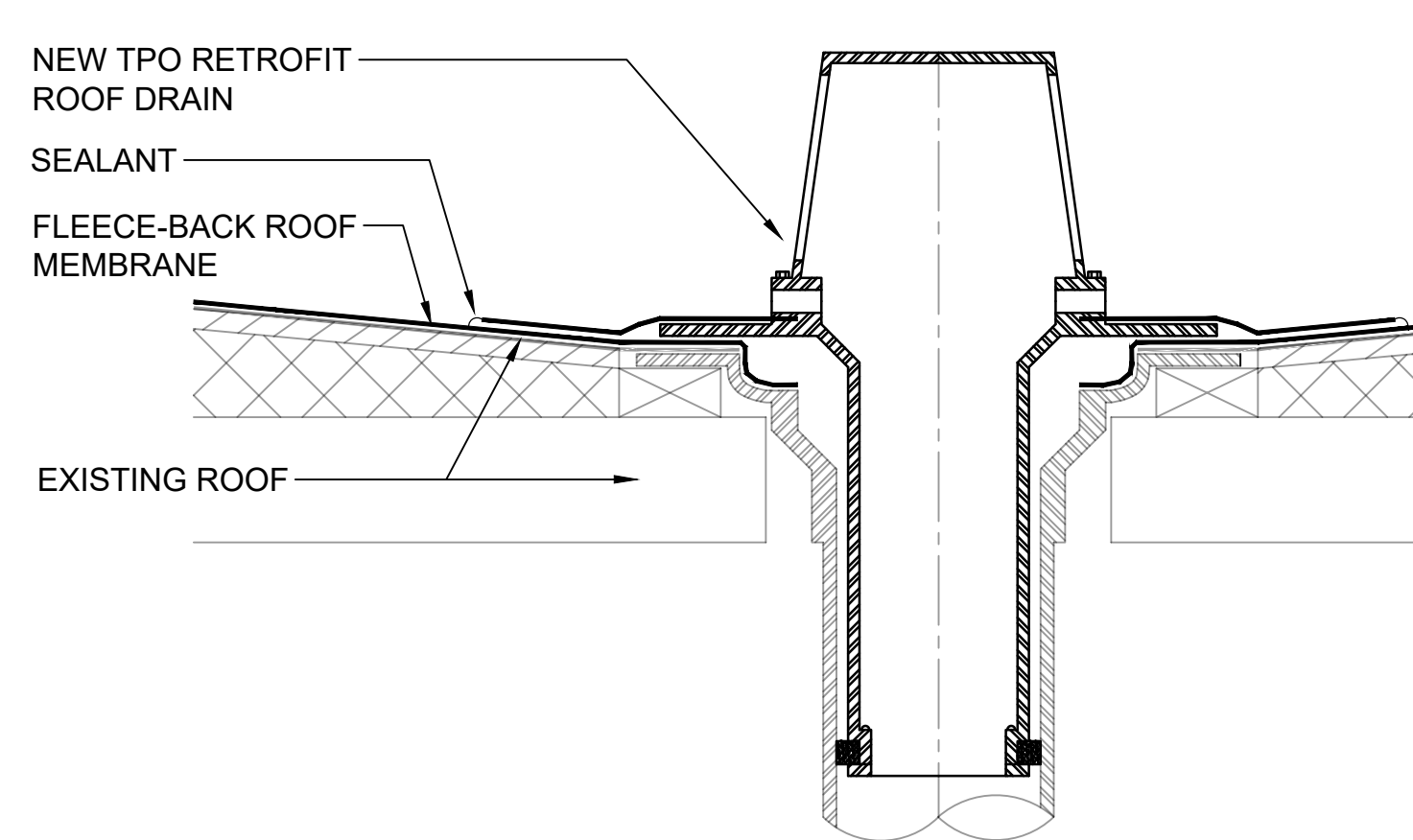


**1 REGIONAL CENTER
ROOF PLAN**
1/8"=1'-0"
NORTH

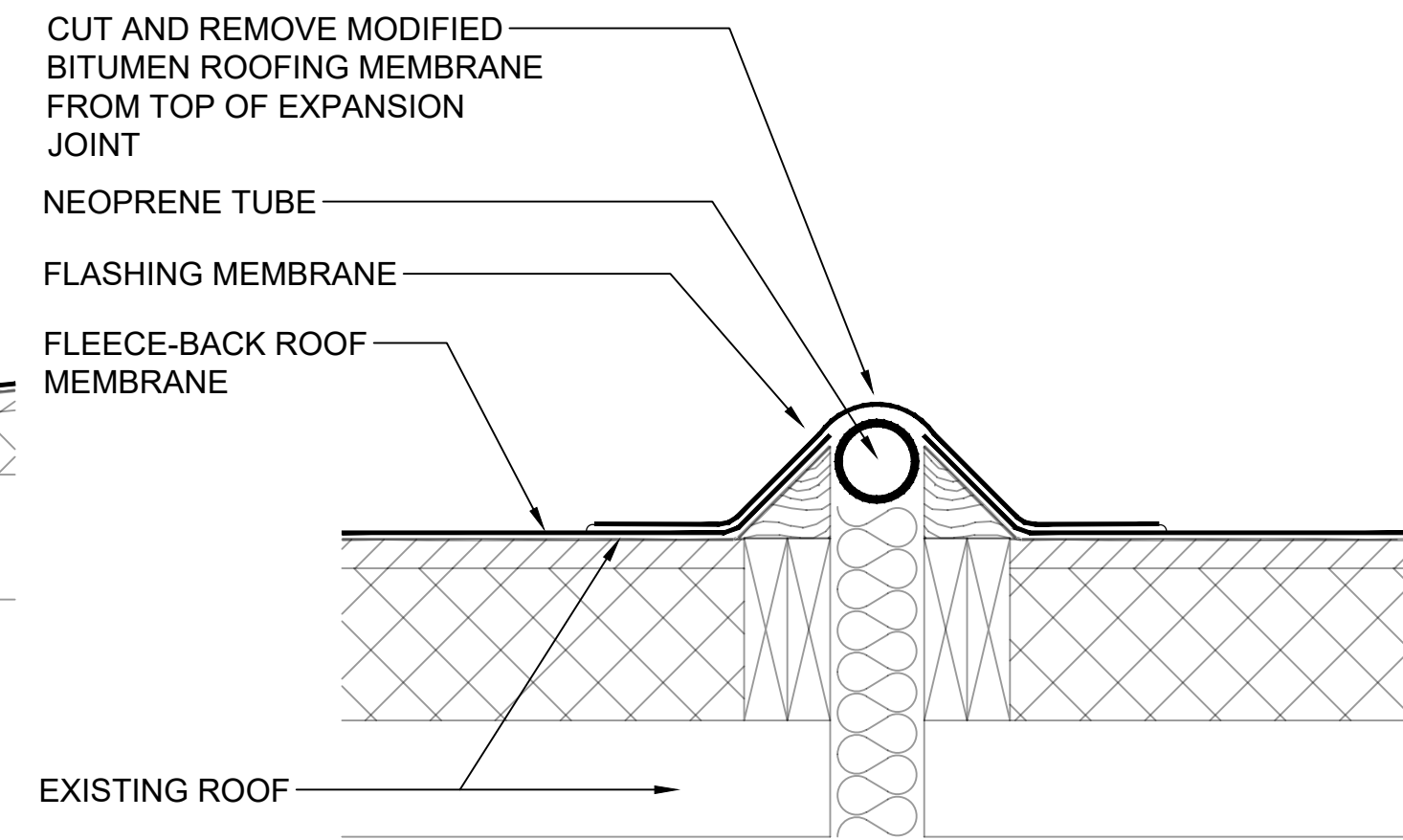
**2 MAINTENANCE BUILDING
ROOF PLAN**
1/8"=1'-0"
NORTH



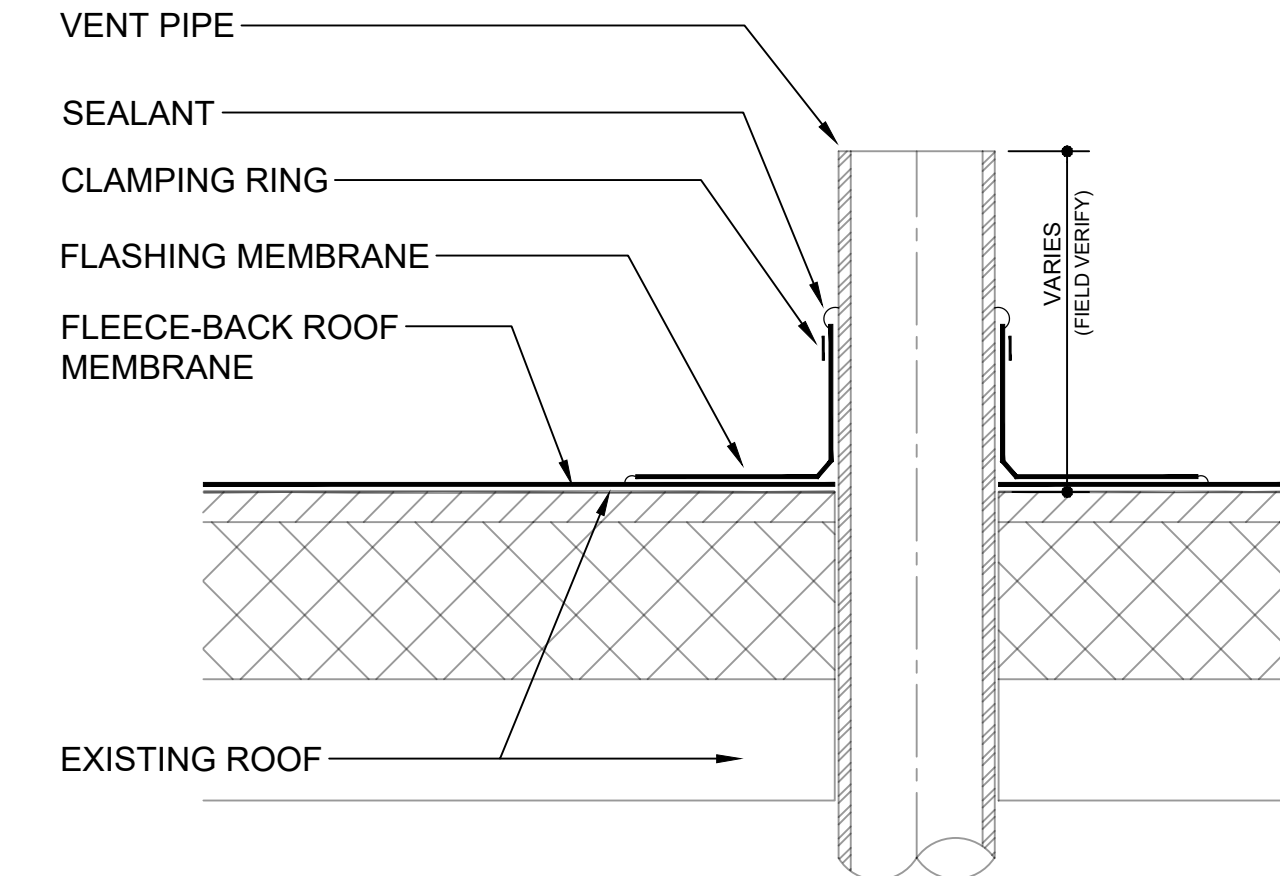
1 ROOF CURB DETAIL
3" = 1'-0"



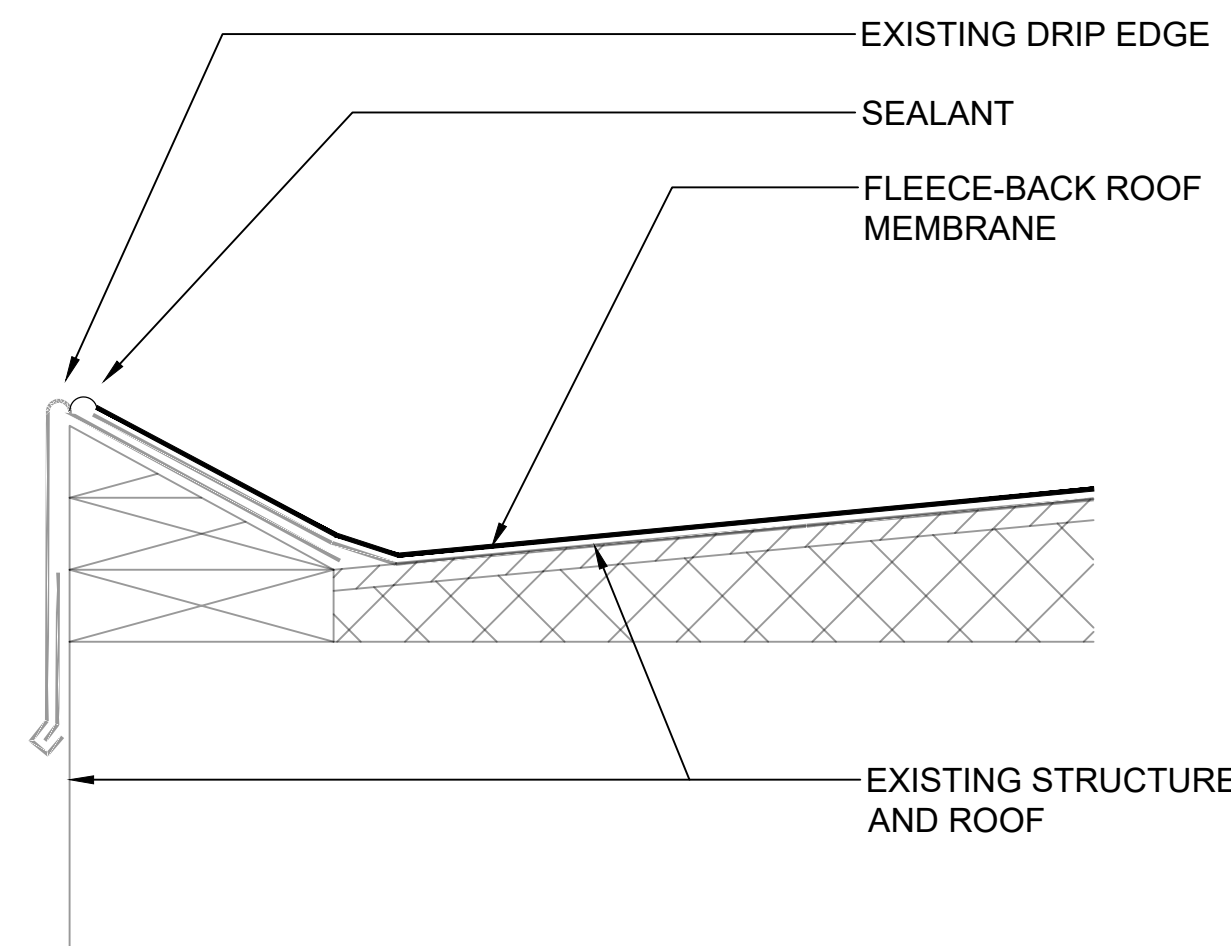
2 ROOF DRAIN DETAIL
3" = 1'-0"



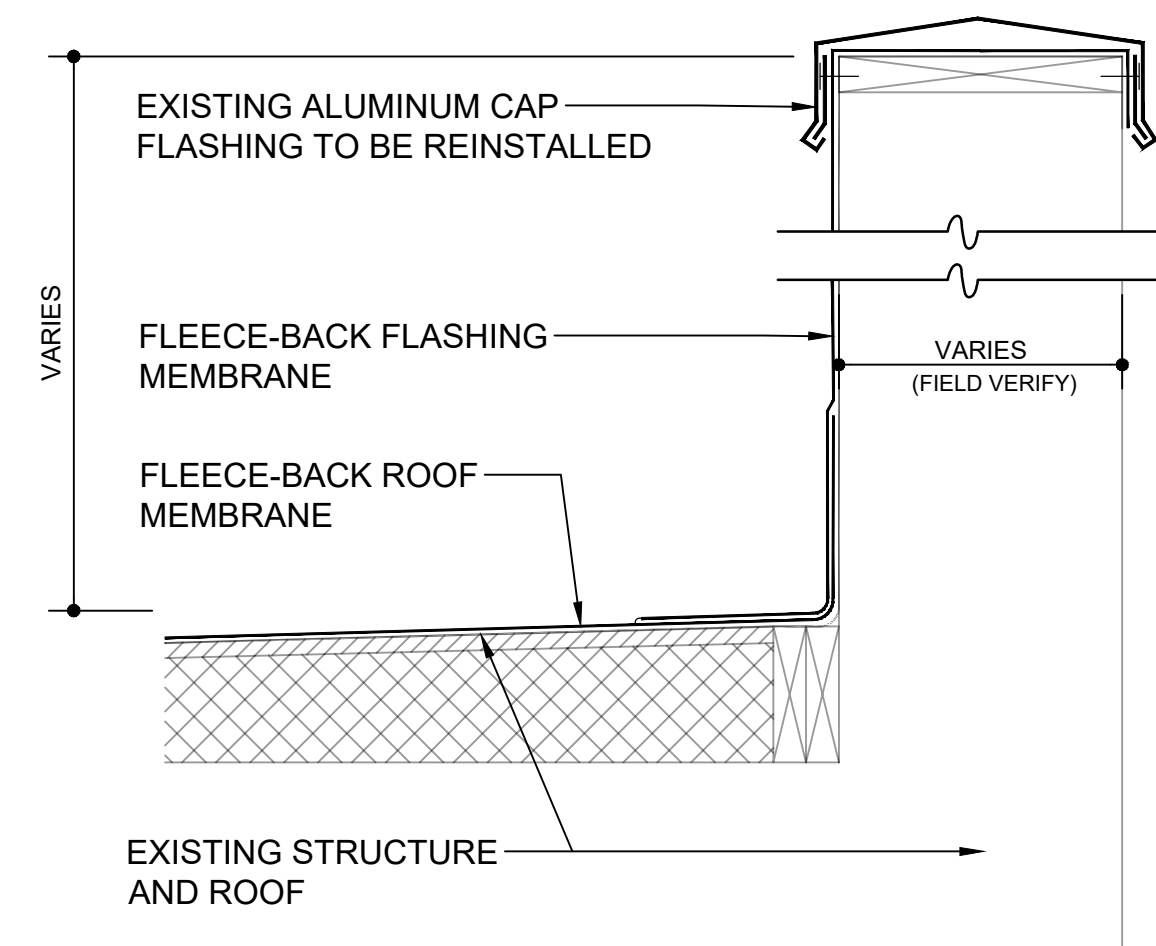
3 EXPANSION JOINT DETAIL
3" = 1'-0"



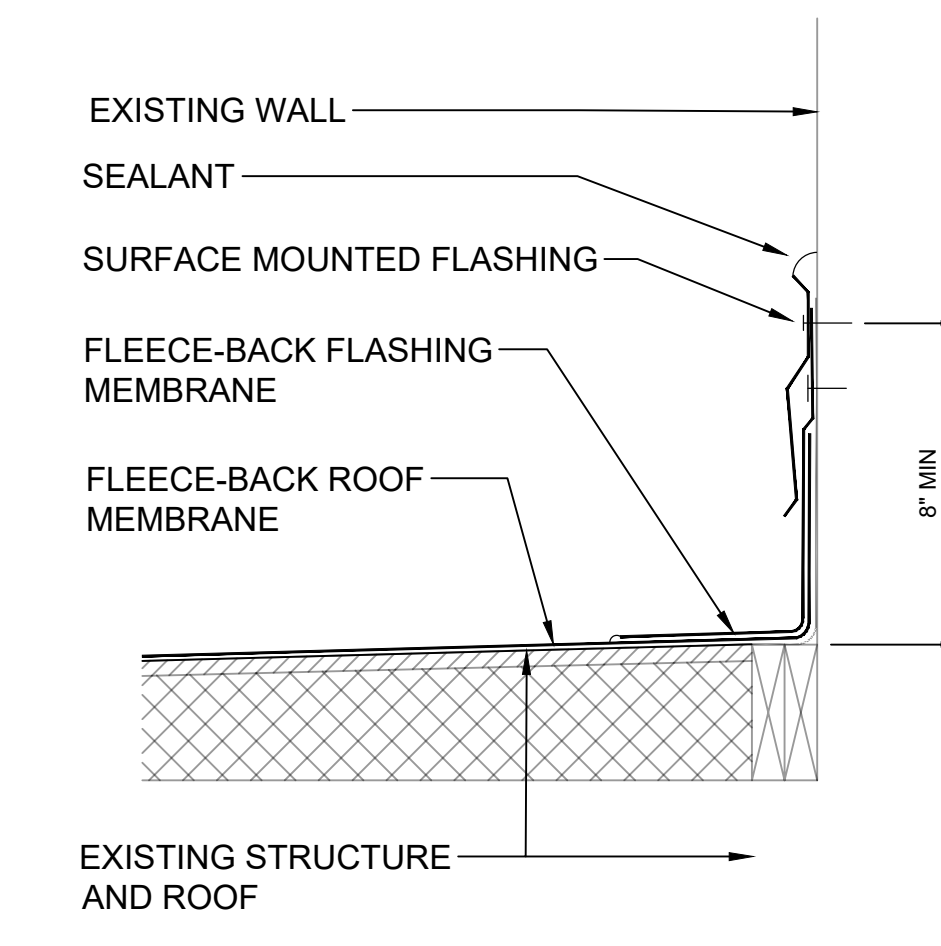
4 VENT PIPE DETAIL
3" = 1'-0"



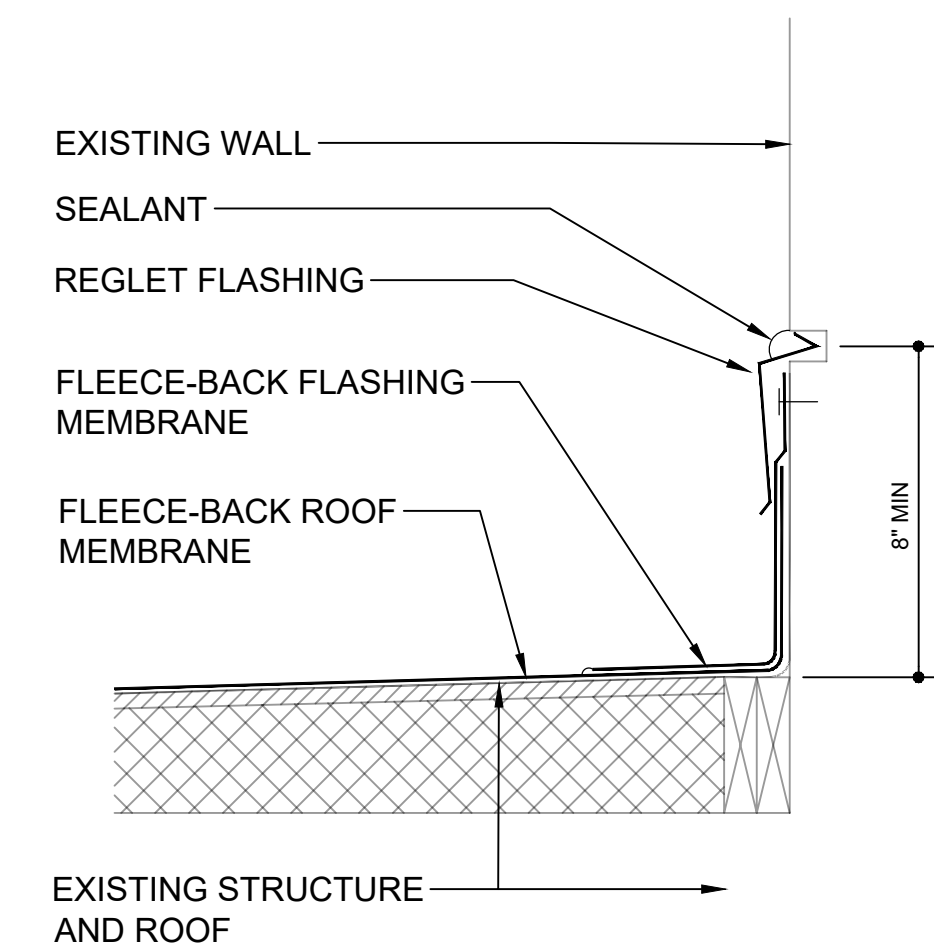
5 EDGE FLASHING DETAIL
3" = 1'-0"



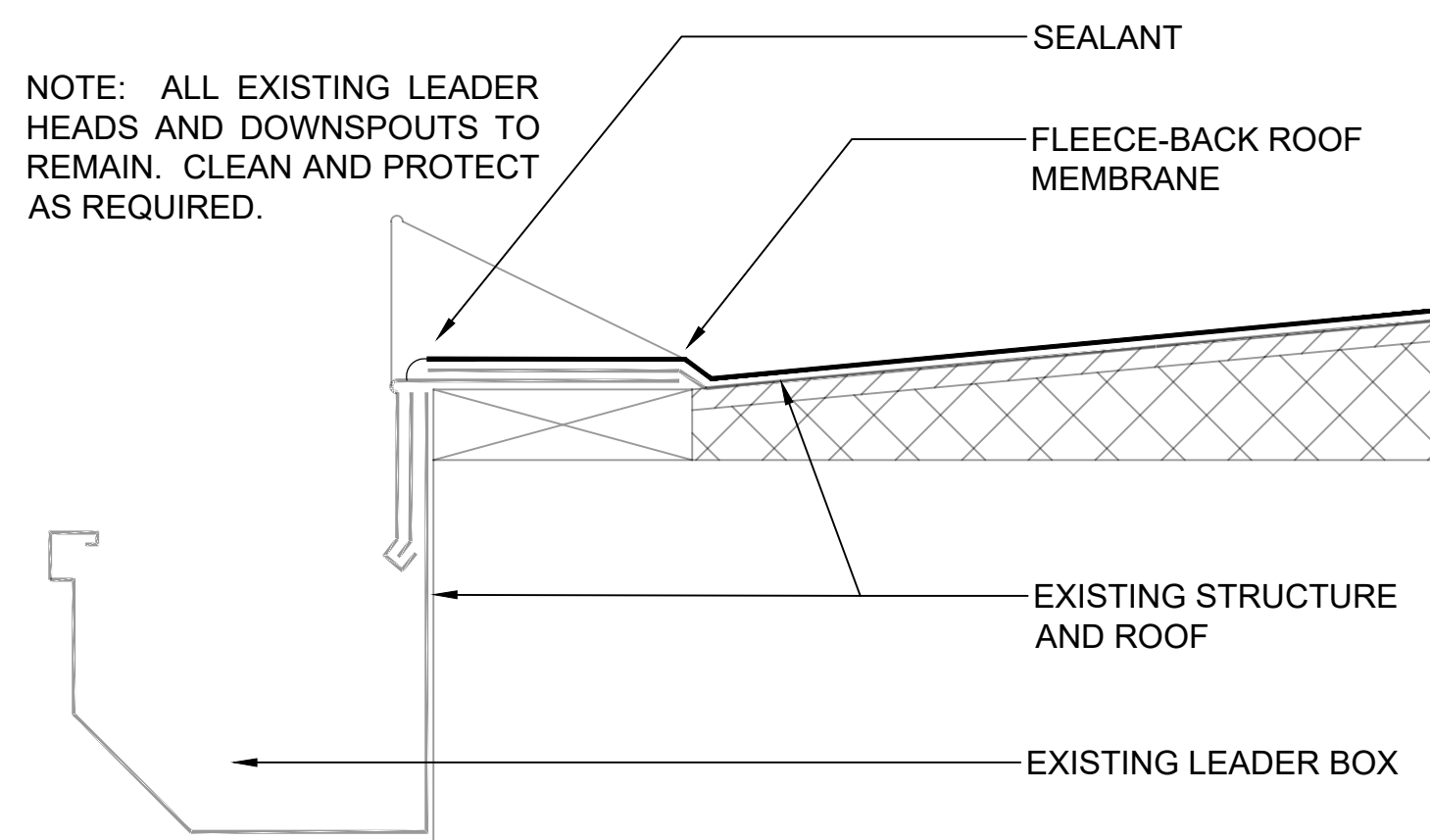
6 PARAPET WALL DETAIL
1 1/2" = 1'-0"



7 WALL FLASHING DETAIL
1 1/2" = 1'-0"

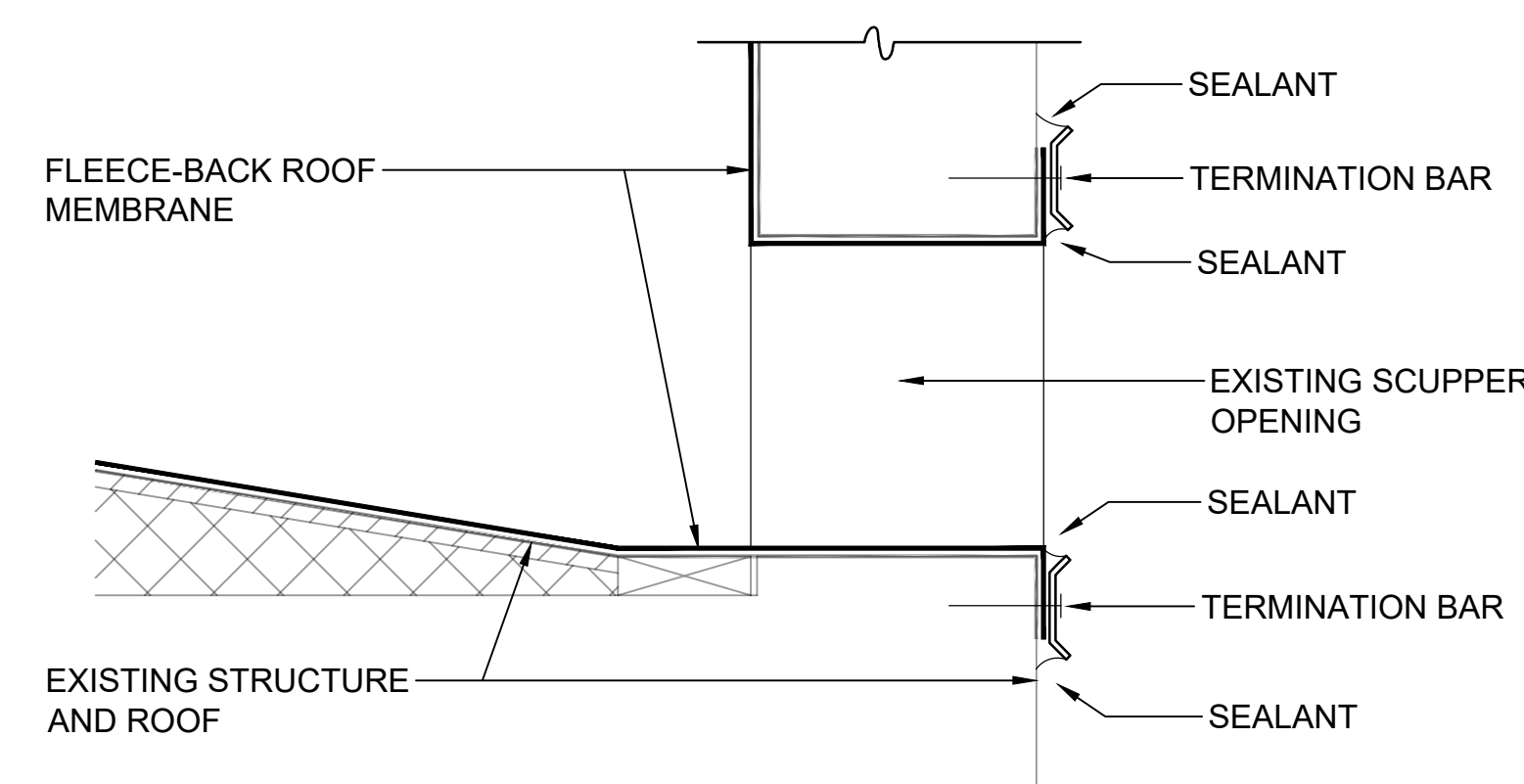


8 REGLET DETAIL
1 1/2" = 1'-0"

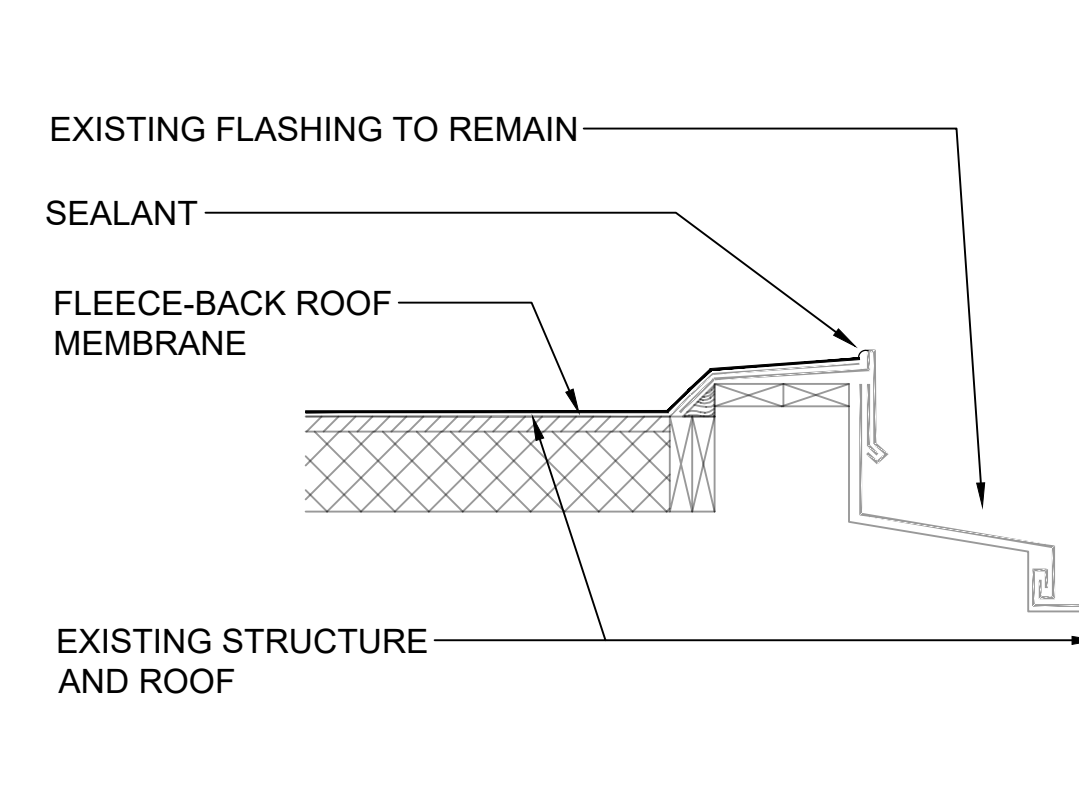


NOTE: ALL EXISTING LEADER HEADS AND DOWNSPOUTS TO REMAIN. CLEAN AND PROTECT AS REQUIRED.

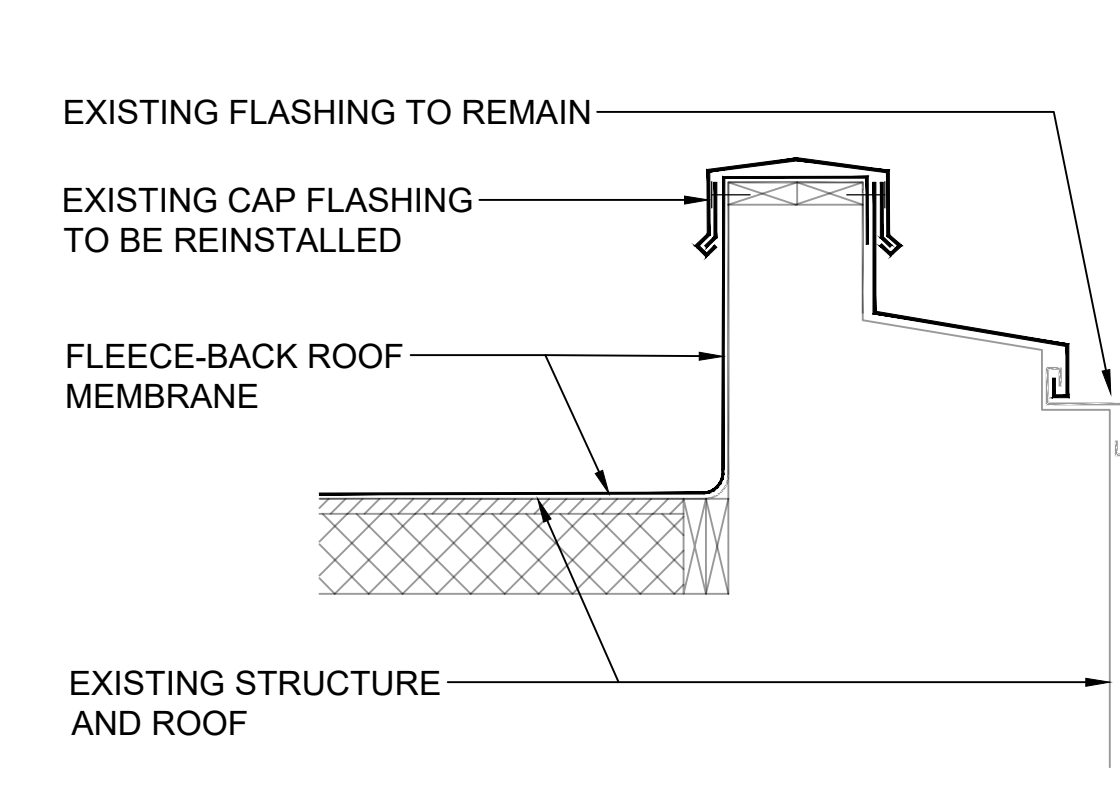
9 EDGE SCUPPER DETAIL
3" = 1'-0"



10 THRU-WALL SCUPPER DETAIL
3" = 1'-0"



11 ROOF EDGE DETAIL
1 1/2" = 1'-0"



12 ROOF EDGE DETAIL
1 1/2" = 1'-0"

13 PHOTO

SHOWS THE AREA WHERE THE UPPER LEADER HEAD DOWNSPOUT WILL TIE INTO THE LOWER LEADER HEAD DOWNSPOUT.



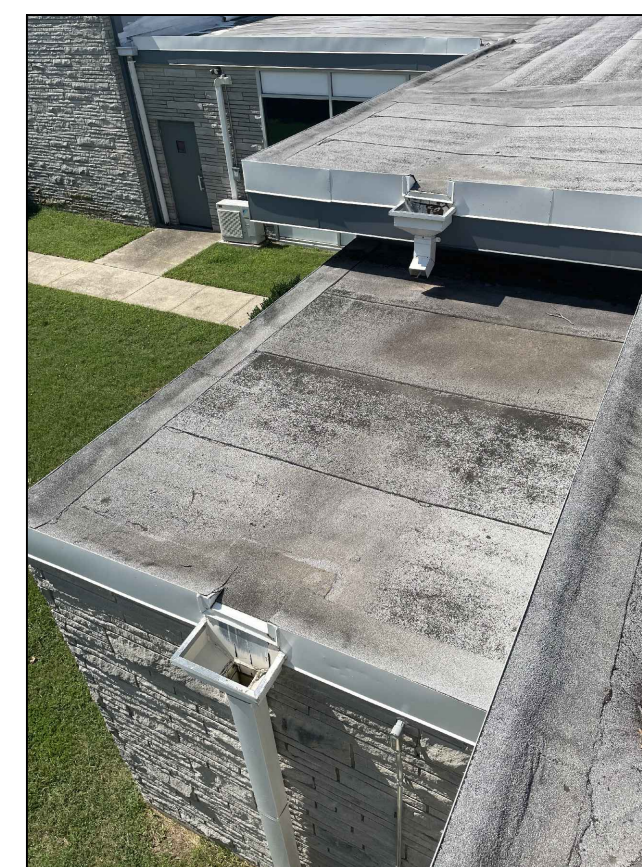
14 PHOTO

SHOWS THE AREA WHERE THE UPPER LEADER HEAD DOWNSPOUT WILL TIE INTO THE LOWER LEADER HEAD DOWNSPOUT.



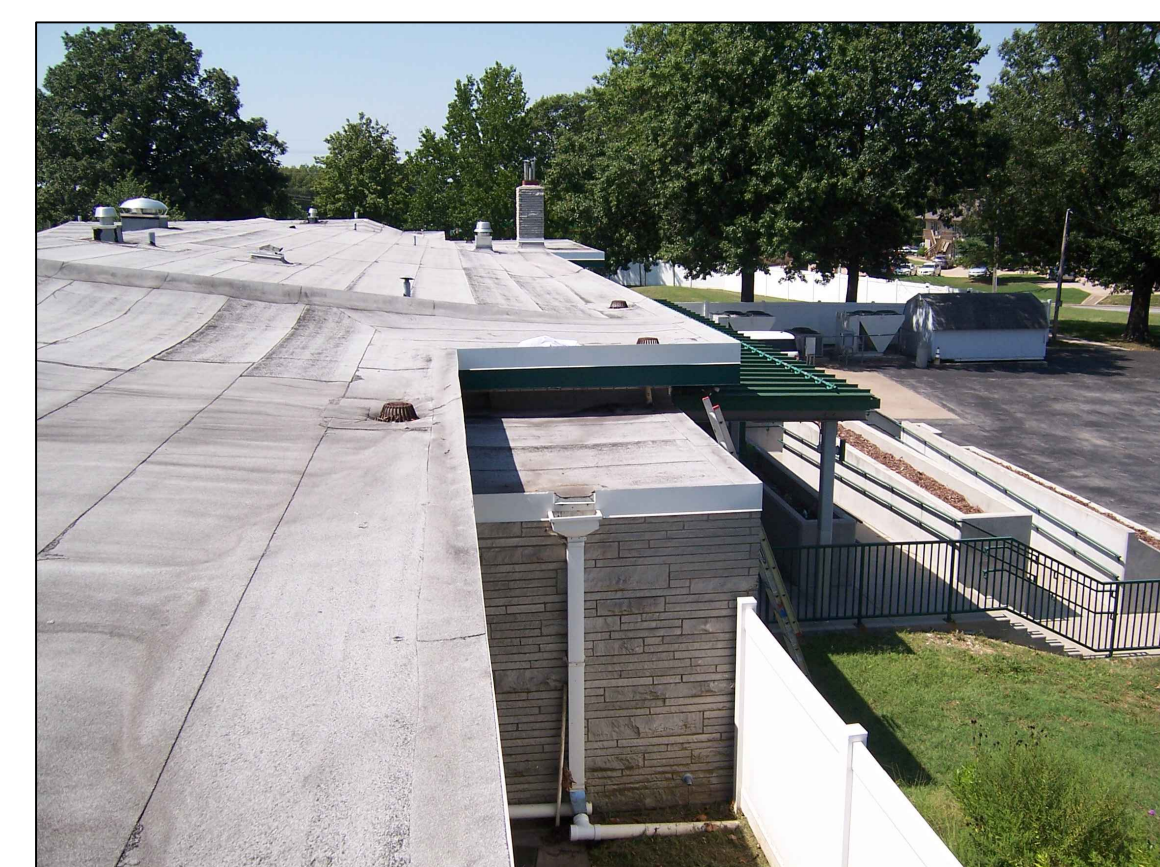
15 PHOTO

SHOWS THE AREA WHERE THE UPPER LEADER HEAD DOWNSPOUT WILL TIE INTO THE LOWER LEADER HEAD DOWNSPOUT.



16 PHOTO

SHOWS THE AREA WHERE THE UPPER LEADER HEAD DOWNSPOUT WILL TIE INTO THE LOWER LEADER HEAD DOWNSPOUT.



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