

REPLACE SIDING - MILL DILLARD MILL STATE HISTORIC SITE DAVISVILLE , MISSOURI

BID DOCUMENTS

OWNER: STATE OF MISSOURI
MICHAEL L. PARSON,
GOVERNOR

DEPARTMENT OF
NATURAL RESOURCES

PROJECT
MANAGEMENT: OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT,
DESIGN AND CONSTRUCTION

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

PROJECT NUMBER: X23MP-01

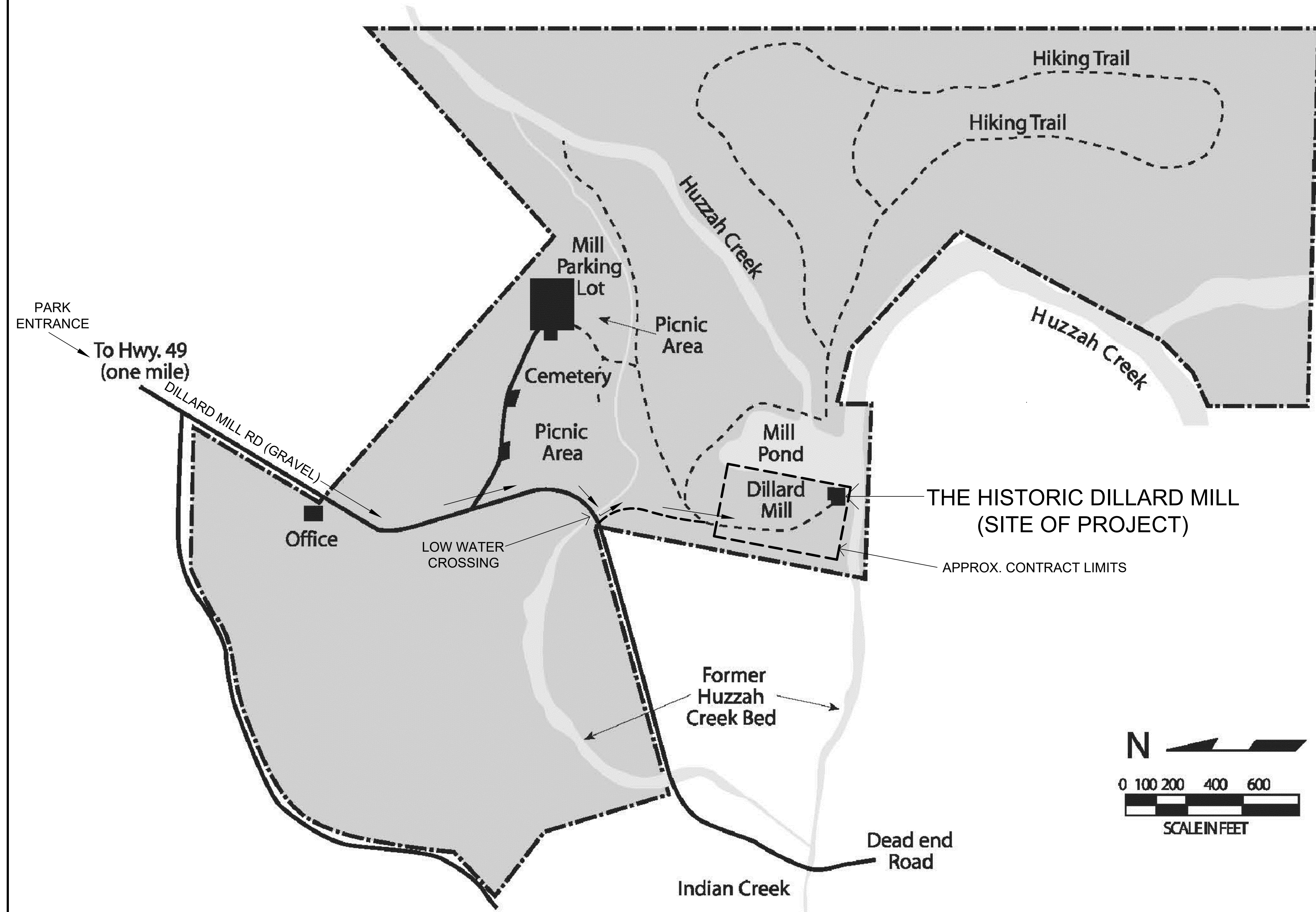
ASSET NUMBER: 7815606010-MILL

SHEET NUMBER:

G-001

1 OF 6 SHEETS
11/15/2023

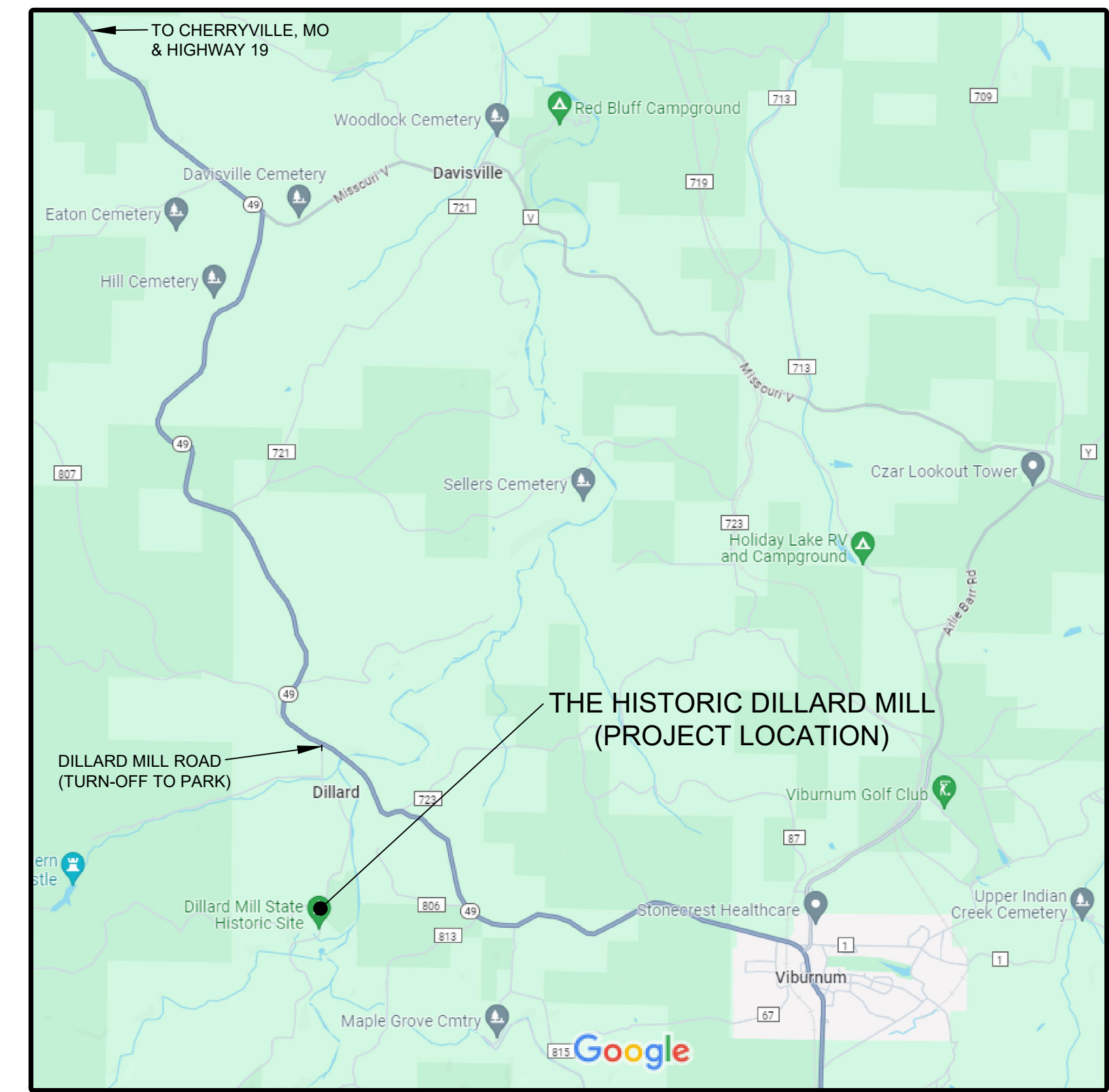
DILLARD MILL STATE HISTORIC SITE



1 DILLARD MILL STATE HISTORIC SITE MAP
SCALE: AS INDICATED

LIST OF DRAWINGS:

ORDER	SHEET #	TITLE OF SHEET
1	G-001	TITLE SHEET
2	G-002	SITE & HIGHWAY MAPS
3	A-101	FLOOR & SCHEMATIC SITE PLAN
4	A-201	SOUTH ELEVATION
5	A-202	NORTH ELEVATION
6	A-203	EAST & WEST ELEVATIONS



2 PARTIAL HIGHWAY MAP near DILLARD, MO
SCALE: NOT TO SCALE

GENERAL NOTES FOR SITE MAP:

- EXISTING CONDITIONS & DIMENSIONS AS SHOWN ON THE SITE MAP ARE APPROXIMATIONS. ACTUAL CONDITIONS & DIMENSIONS MAY VARY. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS TO THE EXTENT THAT IT WOULD MAKE A DIFFERENCE TO THEIR BID. NO EXTRA OR CREDIT WILL BE CONSIDERED BASED UPON ANY MINOR VARIATIONS.
- THE SITE FEATURES SHOWN ON THIS MAP REPRESENTS THE BASIC ROADS, BUILDINGS, WATERWAYS AND GENERAL SITE FEATURES. NO TREES, SHRUBS OR TOPOGRAPHY ARE SHOWN. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY & VEGETATION IN THE FIELD AS NECESSARY TO DETERMINE ACCESSIBILITY NEEDED TO ACCOMPLISH THEIR WORK.

SCOPE OF WORK:

BASE BID: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE THREE-STORY PORTION OF THE SOUTH ELEVATION OF THE DILLARD MILL FOR THE PURPOSE OF REMOVING, REPLACING & PAINTING THE METAL SIDING AS INDICATED ON THESE DRAWINGS. (SIDING REPLACEMENT IS LIMITED TO THREE-STORY PORTION OF SOUTH ELEVATION)

ALTERNATE NO. 1: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS ALL PORTIONS OF THE DILLARD MILL FOR THE PURPOSE OF PREPARING & REPAINTING ALL PREVIOUSLY PAINTED SURFACES OF THE EXISTING METAL OR WOOD SIDINGS, FASCIA, TRIM & DOORS ON THE ENTIRE MILL ENVELOPE AS INDICATED ON THESE DRAWINGS. (THIS WORK EXCLUDES REPAIRS, PREPARATION & PAINTING OF ROOFS, FOUNDATIONS, WINDOWS, REPLACEMENT SIDING & THE ENTIRE TURBINE ROOM AS INDICATED IN ALTERNATE NO. 2.)

ALTERNATE NO. 2: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE TURBINE ROOM THAT EXTENDS OUT & OVER THE CREEK ON THE EAST SIDE OF THE DILLARD MILL FOR THE PURPOSE OF PREPARING & REPAINTING ALL PREVIOUSLY PAINTED PORTIONS OF THE EXISTING WOOD SIDINGS, FASCIA, TRIM AND WINDOWS AS INDICATED ON THESE DRAWINGS. (THIS WORK IS LIMITED TO SOUTH, EAST & NORTH ELEVATIONS OF THE TURBINE ROOM.)

EXTENT OF PAINTING REQUIRED UNDER SOW:

- BASE BID:** PAINTING IS ONLY REQUIRED FOR REPLACEMENT PRESSED BRICK SIDING ON THREE-STORY PORTION OF SOUTH ELEVATION OF MILL. PAINT SYSTEM INCLUDES THE APPLICATION OF 1 TOPCOAT OVER 1 PRIME COAT TO BARE METAL SIDING. SEE SPECIFICATIONS.
- ALTERNATE NO. 1:** REPAINTING IS REQUIRED ON ALL PREVIOUSLY PAINTED SURFACES OF THE EXISTING EXTERIOR ENVELOPE ON THE NORTH, SOUTH, EAST & WEST ELEVATIONS OF THE MILL, EXCEPT TURBINE ROOM. (SEE ALTERNATE #2) PAINTING SHALL INCLUDE EXISTING PRESSED METAL PANELS, WOOD SIDING, FASCIA, EXPOSED RAFTERS, WOOD TRIMS, DOORS, CASINGS AND ALL MISCELLANEOUS ITEMS THAT HAVE BEEN PREVIOUSLY PAINTED. DO NOT PAINT CONCRETE, STONE, BRICK MASONRY OR WINDOWS. PAINT SYSTEM INCLUDES THE APPLICATION OF 1 TOPCOAT & SPOT PRIMING OF ANY BARE METAL OR WOOD SURFACES. SEE SPECIFICATIONS.
- ALTERNATE NO. 2:** REPAINTING WORK REQUIRED ON ALL PREVIOUSLY PAINTED SURFACES OF THE EXISTING EXTERIOR ENVELOPE OF THE TURBINE ROOM THAT EXTENDS OUT & OVER THE CREEK ON THE EAST SIDE OF THE MILL. DO NOT PAINT CONCRETE, STONE, BRICK MASONRY OR WINDOWS. PAINT SYSTEM INCLUDES THE APPLICATION OF 1 TOPCOAT & SPOT PRIMING OF ANY BARE METAL OR WOOD SURFACES. SEE SPECIFICATIONS.



Brad M. Schaefer - Architect
MO# A-2009027294

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OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES
MANAGEMENT,
DESIGN AND CONSTRUCTION

DEPARTMENT OF
NATURAL RESOURCES

REPLACE SIDING - MILL

DILLARD MILL STATE
HISTORIC SITE
142 DILLARD MILL DRIVE
DAVISVILLE, MO 65456

PROJECT # X23MP-01
SITE # 5606
ASSET # 7815606010 - MILL

REVISION: _____
DATE: _____
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DATE: _____

ISSUE DATE: 11/15/2023

CAD DWG FILE: X23MP-01
DRAWN BY: TEH
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
**SITE & HIGHWAY
MAPS**

SHEET NUMBER:

G-002



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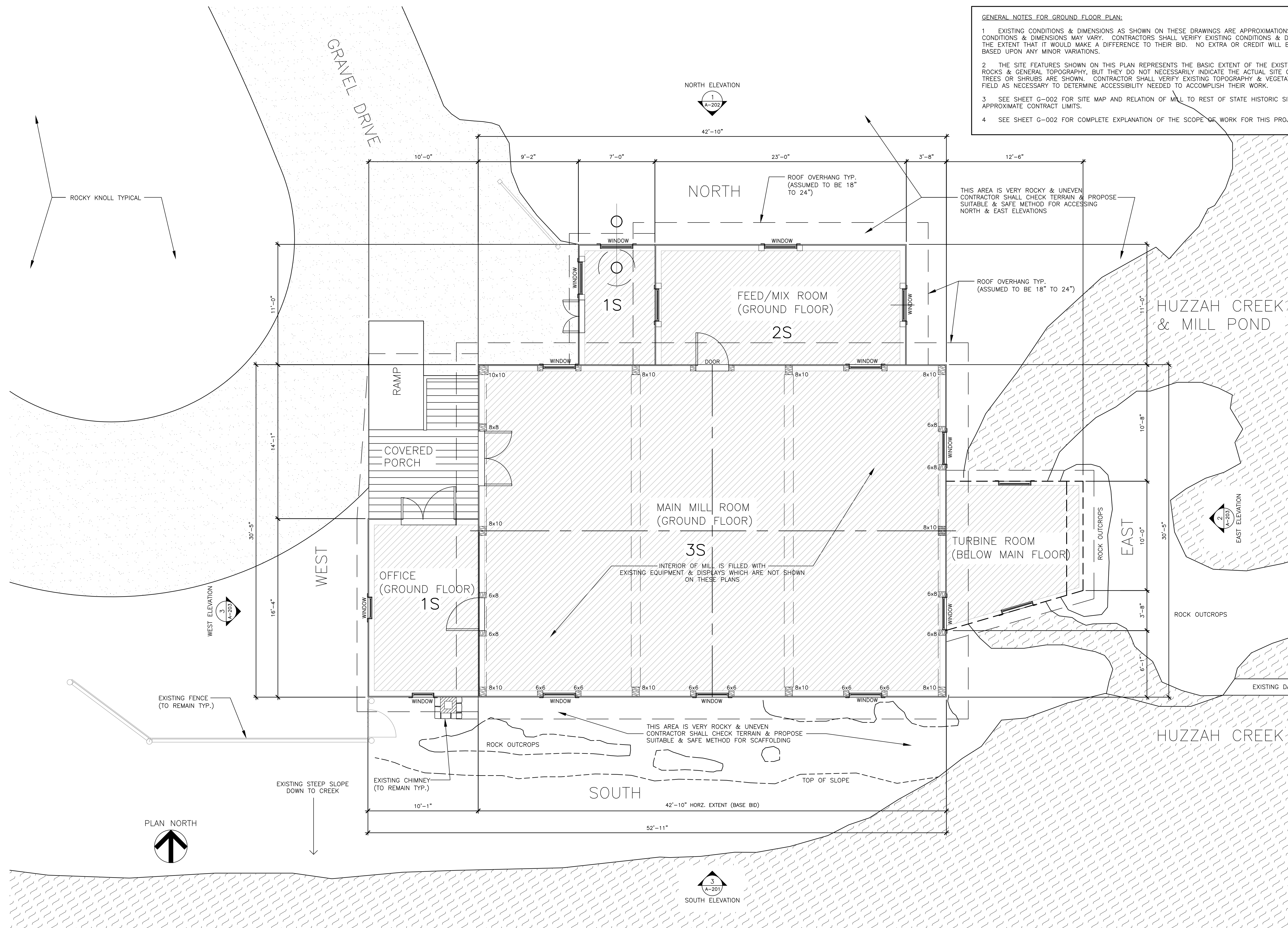
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DRAWN BY: TEH
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
**FLOOR PLAN
& SCHEMATIC
SITE PLAN**

SHEET NUMBER:

A-101

3 OF 6 SHEETS
11/15/2023

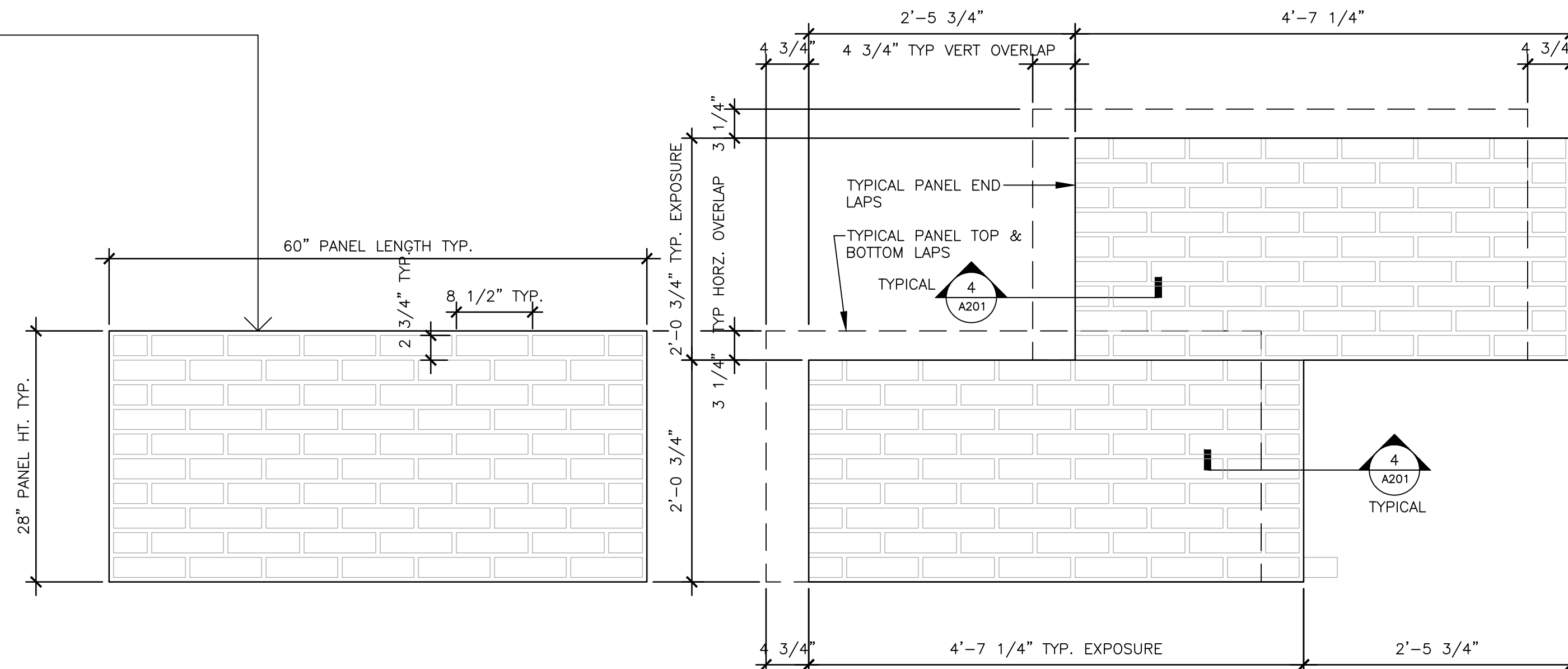


GENERAL NOTES FOR GROUND FLOOR PLAN:
1. EXISTING CONDITIONS & DIMENSIONS AS SHOWN ON THESE DRAWINGS ARE APPROXIMATIONS. ACTUAL CONDITIONS & DIMENSIONS MAY VARY. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS & DIMENSIONS TO THE EXTENT THAT IT WOULD MAKE A DIFFERENCE TO THEIR BID. NO EXTRA OR CREDIT WILL BE CONSIDERED BASED UPON ANY MINOR VARIATIONS.
2. THE SITE FEATURES SHOWN ON THIS PLAN REPRESENTS THE BASIC EXTENT OF THE EXISTING GRADES, ROCKS & GENERAL TOPOGRAPHY, BUT THEY DO NOT NECESSARILY INDICATE THE ACTUAL SITE CONDITIONS. NO TREES OR SHRUBS ARE SHOWN. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY & VEGETATION IN THE FIELD AS NECESSARY TO DETERMINE ACCESSIBILITY NEEDED TO ACCOMPLISH THEIR WORK.
3. SEE SHEET G-002 FOR SITE MAP AND RELATION OF MILL TO REST OF STATE HISTORIC SITE AND THE APPROXIMATE CONTRACT LIMITS.
4. SEE SHEET G-002 FOR COMPLETE EXPLANATION OF THE SCOPE OF WORK FOR THIS PROJECT.

1 GROUND FLOOR PLAN - DILLARD ROLLER MILL
SCALE: 1/4" = 1'-0"

TYPICAL SIDING REPLACEMENT NOTES:

- THE REPLACEMENT SIDING FOR THIS PROJECT SHALL BE "PRESSED BRICK SIDING" AS MANUFACTURED BY W.F. NORMAN CORP. SIDING IS 28" x 60" x 28 GAUGE GALVANIZED STEEL PANELS WITH A DULL FINISH SUITABLE FOR FIELD PAINTING. (THIS IS A SOLE SOURCE PRODUCT)
- NEW & EXISTING SIDING PANELS HAVE THE PATTERN OF A TYPICAL BRICK & MORTAR JOINTS FORMED INTO THE SHEET METAL AS INDICATED BELOW.
- SIDING PANELS SHALL BE INSTALLED IN A STAGGERED "RUNNING BOND" PATTERN AS SHOWN SO THAT THE ADJOINING VERTICAL SEAMS DO NOT ALIGN.
- PANELS SHALL BE OVERLAPPED AS SHOWN SO THAT THE PRESSED BRICK PATTERN WILL NEST WITH ADJOINING PANELS. PANELS SHALL BE INSTALLED WORKING FROM BOTTOM TO TOP OF WALL.
- INSTALL PANELS SO THAT CONCAVE JOINTS PROTRUDE TO INSIDE WALL SURFACE. (SEE DETAIL 4/A-201 BELOW)
- PANEL SIDING SHALL BE ATTACHED AS PER W.F. NORMAN'S WRITTEN INSTRUCTIONS OR BY USE OF OTHER HISTORIC METHODS AS PROPOSED BY CONTRACTOR AND APPROVED BY OWNER.
- PANEL FASTENERS SHALL TYPICALLY BE GALVANIZED ROOFING NAILS WITH BLACK NEOPRENE WASHERS. THE ROOFING NAILS SHALL BE LONG ENOUGH TO ADEQUATELY HOLD THE SIDING, BUT NOT TOO LONG AS TO PENETRATE OR BULGE THE INTERIOR SURFACE OF THE EXISTING PLANK SHEATHING. (NAILS MAY NEED TO BE BETWEEN 3/4" & 1" IN LENGTH AND BE SET WITHIN PREDRILLED HOLES) CONTRACTOR SHALL CONDUCT FASTENER TEST TO INSURE SATISFACTORY RESULTS.
- CONTRACTOR SHALL CONSTRUCT MOCKUP OF SIDING PANELS TO DEMONSTRATE PANEL LAYOUT, FASTENING METHOD AND OVERALL APPEARANCE OF SIDING REPLACEMENT TO OWNER FOR APPROVAL.

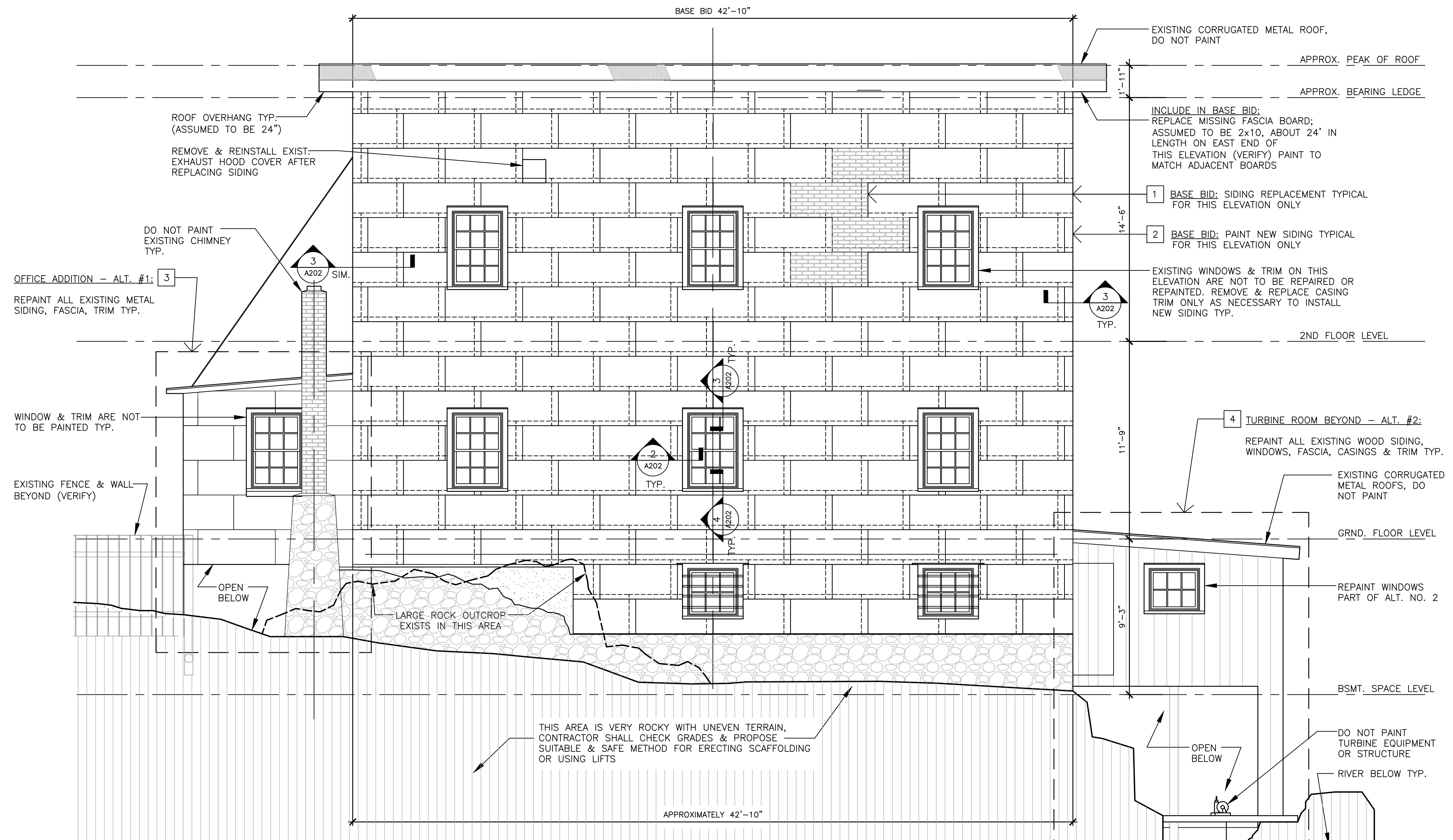


ELEVATION OF FULL PANEL

ELEVATION OF OVERLAPPING PANELS

1 TYPICAL PRESSED BRICK SIDING PANEL
SCALE: 1" = 1'-0"

2 TYPICAL PANEL OVERLAPS
SCALE: 1" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:

- BASE BID:** WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE THREE-STORY PORTION OF THE SOUTH ELEVATION OF THE DILLARD MILL FOR THE PURPOSE OF REMOVING, REPLACING & PAINTING THE METAL SIDING AS INDICATED ON THESE DRAWINGS. (SIDING REPLACEMENT IS LIMITED TO THREE-STORY PORTION OF SOUTH ELEVATION)
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- ALTERNATE NO. 2:** WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE TURBINE ROOM THAT EXTENDS OUT & OVER THE CREEK ON THE EAST SIDE OF THE DILLARD MILL FOR THE PURPOSE OF PREPARING & REPAIRING ALL PREVIOUSLY PAINTED PORTIONS OF THE EXISTING WOOD SIDINGS, FASCIA, TRIM AND WINDOWS AS INDICATED ON THESE DRAWINGS. (THIS WORK IS LIMITED TO SOUTH, EAST & NORTH ELEVATIONS OF THE TURBINE ROOM.)

LEAD-BASED PAINT NOTE:

- 1 THE EXISTING EXTERIOR PAINT SURFACES ON THE MILL HAVE BEEN TESTED FOR LEAD-BASED PAINT BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF STATE PARKS AND ARE REPORTED AS BEING BELOW THE DEFINED LIMIT OF LEAD, EQUAL TO OR EXCEEDING 1.0 MILLIGRAM PER SQUARE CENTIMETER OR 0.5 % BY WEIGHT FOR BEING CONSIDERED LEAD-BASED PAINT. THEREFORE, THIS PROJECT IS NOT AN ABATEMENT, NOR DOES IT REQUIRE CONTRACTORS TO BE LICENSED OR CERTIFIED TO DO RENOVATIONS OR REPAIRING. AS PER SPECIFICATIONS, CONTRACTORS SHALL TAKE GENERAL PRECAUTIONS TO PROTECT & MINIMIZE WORKERS AND BUILDING OCCUPANTS EXPOSURE DURING ALL WORK THAT WILL DISTURB THE EXISTING PAINTED SURFACES AND CREATE DUST. WHEN REMOVING SIDING OR REMOVAL OF LOOSE FLAKING PAINT, ATTEMPT TO COLLECT THE FALLING PAINT CHIPS & DEBRIS ON PLASTIC BELOW THE VERTICAL WALL SURFACES AND PROPERLY DISPOSE OF THIS WASTE.

GENERAL PROJECT NOTES:

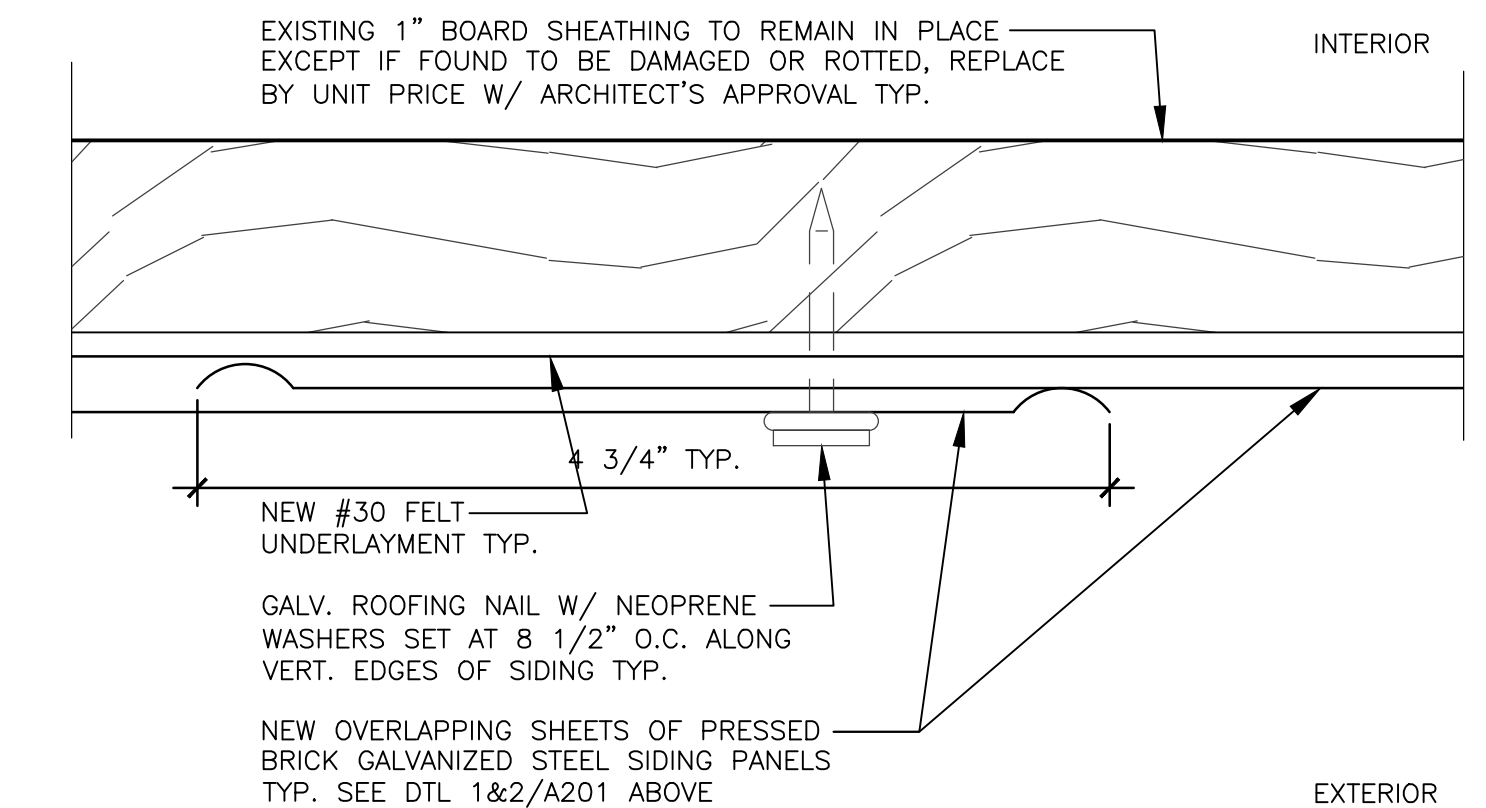
- THE DILLARD MILL HISTORIC DISTRICT AND THE DILLARD MILL BUILDING ITSELF ARE ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE STATE OF MISSOURI DOES NOT SPECIFY OR ENDORSE ANY PARTICULAR MEANS OR METHODS FOR SCAFFOLDING OR POSITIONING WORKERS TO ACCESS THE ELEVATIONS FOR THIS PROJECT, HOWEVER THE CONTRACTOR'S PROPOSAL SHALL SPECIFICALLY DEFINE OR INDICATE HOW THEY INTEND TO SAFELY ACCESS ALL PORTIONS OF THE VERTICAL SURFACES OF THIS BUILDING TO ACCOMPLISH ALL THE PROPOSED WORK. THE USE OF SCAFFOLDING, PLATFORMS, LADDERS, STAIRS, LIFTS, HOIST, CRANE AND OTHER CONVEYING EQUIPMENT SHALL BE ACCOMPLISHED AND MAINTAINED IN STRICT ACCORDANCE WITH OSHA AND OTHER APPLICABLE JURISDICTIONS WITHOUT DETRIMENT TO THE SITE AND ENVIRONMENT.
- EXISTING CONDITIONS AND DIMENSIONS AS SHOWN ON THESE DRAWINGS ARE APPROXIMATIONS. ACTUAL CONDITIONS AND DIMENSIONS MAY VARY. CONTRACTORS SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS TO THE EXTENT THAT IT WOULD MAKE A DIFFERENCE TO THEIR BID. NO EXTRA OR CREDIT WILL BE CONSIDERED BASED UPON ANY MINOR VARIATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ANY INCIDENTAL DAMAGE DONE TO BUILDING AND GROUNDS DURING COURSE OF THE PROJECT AND SHALL RESTORE BUILDING AND GROUNDS TO EXISTING CONDITIONS UPON COMPLETION OF THIS PROJECT.
- CONTRACTOR SHALL THOROUGHLY CLEAN EXTERIOR OF BUILDING AND SITE UPON COMPLETION OF PROJECT. PICK-UP, REMOVE AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS AND SCRAP MATERIALS.
- THE EXISTING SIDING PATTERNS ARE REPRESENTATIVE ONLY & ARE NOT INTENDED TO BE AN EXACT DEPICTION OF THE ACTUAL SIZES, CUTS & LAYOUT OF THE EXISTING METAL OR WOOD SIDING PANELS.

SELECTIVE DEMOLITION NOTES

- SELECTIVE DEMOLITION ON THE SOUTH ELEVATION ONLY INCLUDES THE REMOVAL OF THE EXISTING METAL SIDING, MISCELLANEOUS FASTENERS AND ANY UNDERLAYMENTS DOWN TO THE EXISTING WOOD BOARD SHEATHING. AVOID SAW CUTTING EXISTING METAL SIDING, USE POWER SHEARS OR REMOVE WHOLE PANELS TO AVOID CREATING DUST. PROPERLY DISPOSE OF ALL EXISTING METAL SIDING, INCIDENTAL FASTENERS & MISC. WASTE. (INCLUDE THIS WORK IN THE BASE BID)
- ANY ROTTEN, DAMAGED OR MISSING SHEATHING ENCOUNTERED UNDER THE SIDING SHALL BE REMOVED AND REPLACED AS APPROVED BY THE ARCHITECT ON A UNIT PRICE BASIS. ALL REMOVED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY. (SEE UNIT PRICES)

SOUTH ELEVATION KEYED NOTES:

- BASE BID SIDING WORK:** INCLUDES THE REPLACEMENT OF EXISTING SIDING ONLY ON THE 3-STORY PORTION OF THE SOUTH ELEVATION AS INDICATED HERE. NEW SIDING PANELS SHALL BE OF THE SAME TYPE, SIZES & USING SIMILAR METHODS OF OVERLAP & ATTACHMENT AS PER THE HISTORIC CONSTRUCTION. HOWEVER, SINCE MUCH OF THE EXISTING PANELS WERE APPLIED HAPHAZARDLY OR RANDOMLY, CONTRACTOR SHALL INSTALL NEW PANELS AS PER LAYOUTS, OVERLAPS & OTHER DETAILS SHOWN ON THESE DRAWINGS (SEE 1&2/A-201) VERIFY EXISTING CONDITIONS & INFORM ARCHITECT OF ANY MAJOR DISCREPANCIES BETWEEN WHAT IS PROPOSED & THE ORIGINAL CONSTRUCTION.
- BASE BID PAINTING WORK:** INCLUDES THE PREPARATION & PAINTING OF NEW SIDING & MISC. TRIM AS PART OF BASE BID. SEE PAINT SPECIFICATIONS; 1 - PRIME COAT & 1 - TOPCOAT TYPICAL.
- ALTERNATE NO. 1 WORK:** INCLUDES THE PREPARATION & REPAIR OF ALL PREVIOUSLY PAINTED SURFACES CONSISTING OF EXISTING METAL OR WOOD SIDINGS, FASCIAS, TRIMS & DOORS ON THE MILL ENVELOPE AS INDICATED ON THIS ELEVATION.
- ALTERNATE NO. 2 WORK:** INCLUDES THE PREPARATION & REPAIR OF ALL PREVIOUSLY PAINTED SURFACES OF THE TURBINE ROOM CONSISTING OF EXISTING WOOD SIDINGS, FASCIAS, TRIMS & WINDOWS AS INDICATED ON THIS ELEVATION. (DO NOT PAINT TURBINE EQUIPMENT)



4 TYP. DETAIL OF SIDING LAP
SCALE: FULL SIZE



Brad M. Schaefer - Architect
MO# A-2009027294



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BID DOCUMENTS

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DEPARTMENT OF
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REPLACE SIDING - MILL

DILLARD MILL STATE
HISTORIC SITE
142 DILLARD MILL DRIVE
DAVISVILLE, MO 65456

PROJECT # X23MP-01
SITE # 5606
ASSET # 7815606010 - MILL

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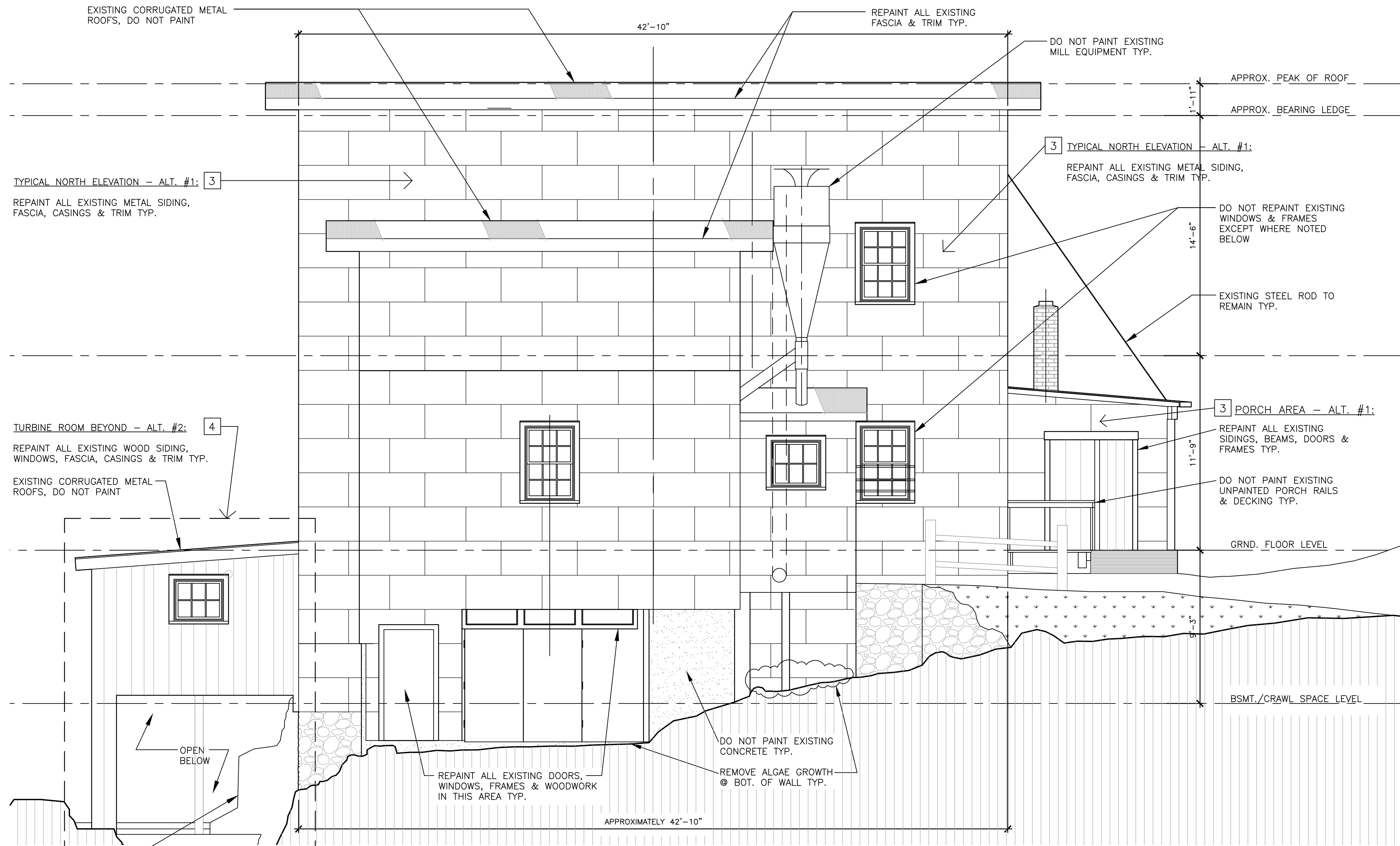
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CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
NORTH
ELEVATION

SHEET NUMBER:

A-202

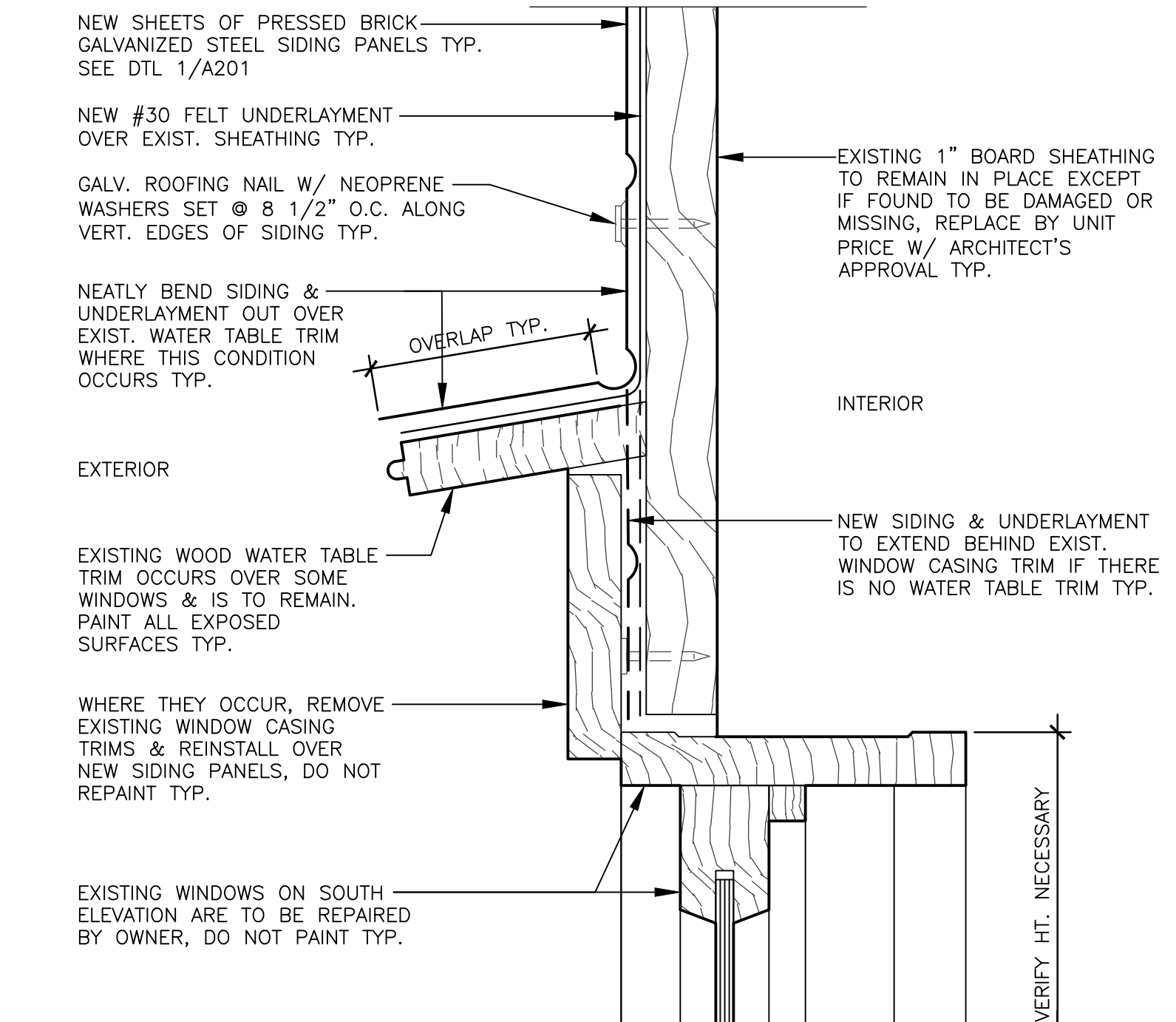
5 OF 6 SHEETS
11/15/2023



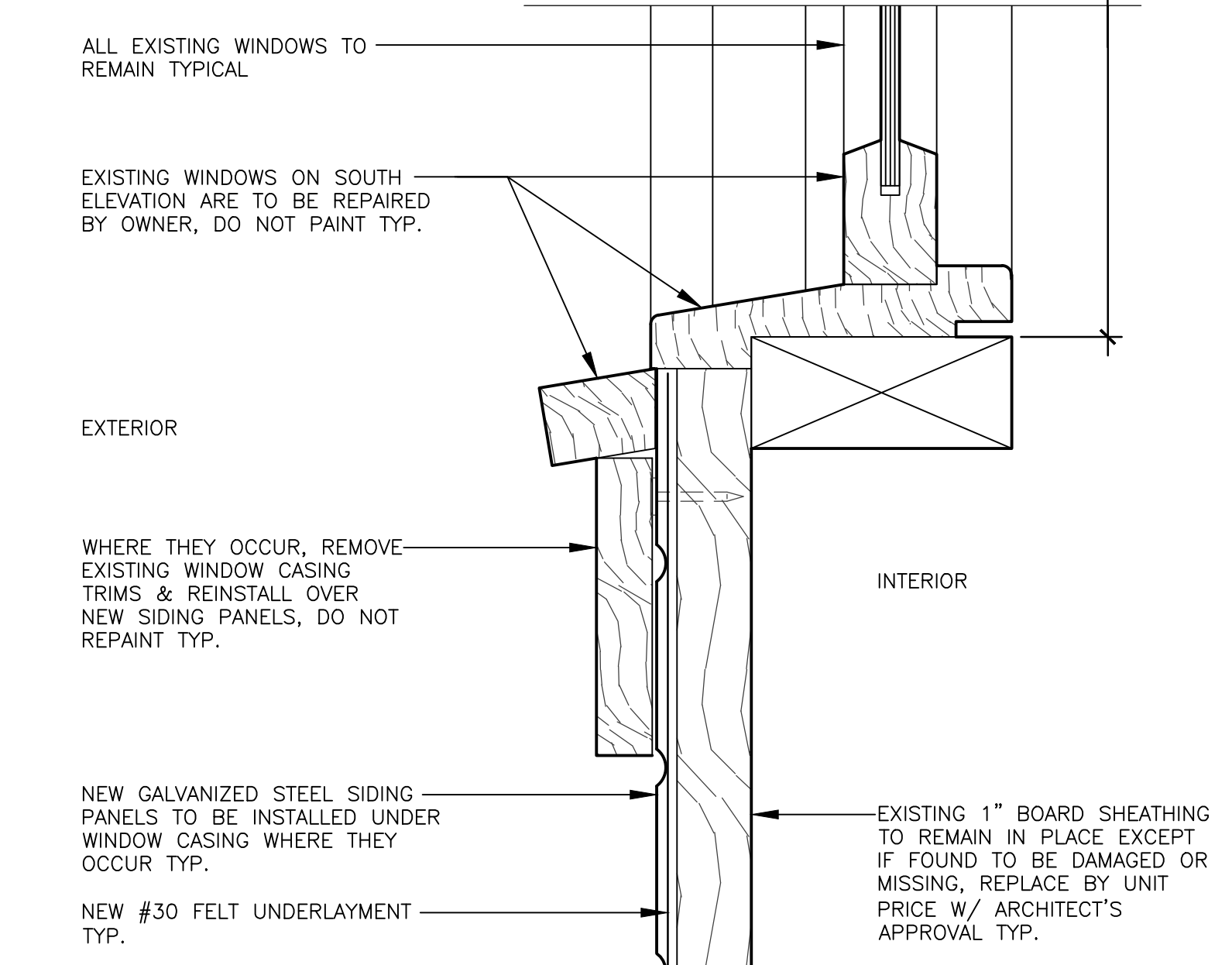
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

SCOPE OF WORK:
BASE BID: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE THREE-STORY PORTION OF THE SOUTH ELEVATION OF THE DILLARD MILL FOR THE PURPOSE OF REMOVING, REPLACING & PAINTING THE METAL SIDING AS INDICATED ON THESE DRAWINGS. (SIDING REPLACEMENT IS LIMITED TO THREE-STORY PORTION OF SOUTH ELEVATION)
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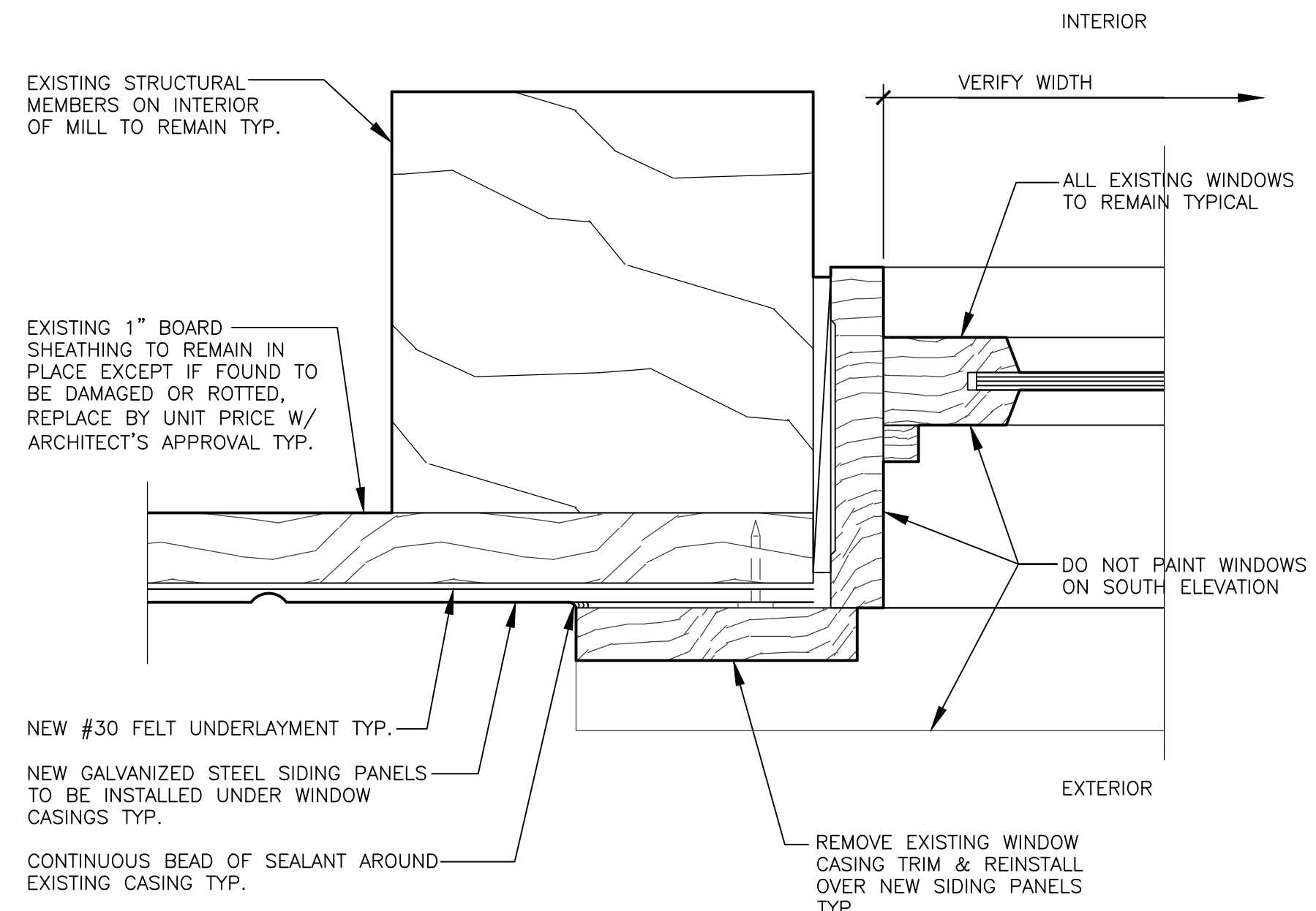


3 TYP. SOUTH WINDOW HEAD
SCALE: 6" = 1'-0"



4 TYP. SOUTH WINDOW SILL
SCALE: FULL SIZE

NOTE:
THESE WINDOW DETAILS PERTAIN ONLY TO WINDOWS ON THE THREE-STORY PORTION OF THE SOUTH ELEVATION



2 TYP. SOUTH WINDOW JAMB
SCALE: FULL SIZE

SURFACE DEGRADATION NOTE:
THE DEGREE OR AMOUNT OF THE EXISTING PAINTED SURFACE DEGRADATION VARIES SIGNIFICANTLY FROM AREA TO AREA ON THE EXTERIOR MILL ELEVATIONS. CONTRACTOR SHALL VERIFY & SATISFY THEMSELVES AS TO THE AMOUNT OF SURFACE PREPARATION NECESSARY OR REQUIRED BY THE SPECIFICATIONS FOR THESE SURFACES.

NORTH ELEVATION KEYED NOTES:
3 ALTERNATE NO. 1 WORK: INCLUDES THE PREPARATION & REPAINT OF ALL PREVIOUSLY PAINTED SURFACES CONSISTING OF EXISTING METAL OR WOOD SIDINGS, FASCIAS, TRIMS & DOORS ON THE MILL ENVELOPE AS INDICATED ON THIS ELEVATION.
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CAD DWG FILE: X23MP-01
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DESIGNED BY: TEH

SHEET TITLE:
EAST & WEST
ELEVATIONS

SHEET NUMBER:

A-203

6 OF 6 SHEETS
11/15/2023

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BASE BID: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE THREE-STORY PORTION OF THE SOUTH ELEVATION OF THE DILLARD MILL FOR THE PURPOSE OF REMOVING, REPLACING & PAINTING THE METAL SIDING AS INDICATED ON THESE DRAWINGS. (SIDING REPLACEMENT IS LIMITED TO THREE-STORY PORTION OF SOUTH ELEVATION)

ALTERNATE NO. 1: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS ALL PORTIONS OF THE DILLARD MILL FOR THE PURPOSE OF PREPARING & REPAIRING ALL PREVIOUSLY PAINTED SURFACES OF THE EXISTING METAL OR WOOD SIDINGS, FASCIA, TRIM & DOORS ON THE ENTIRE MILL ENVELOPE AS INDICATED ON THESE DRAWINGS. (THIS WORK EXCLUDES REPAIRS, PREPARATION & PAINTING OF ROOFS, FOUNDATIONS, WINDOWS, REPLACEMENT SIDING & THE ENTIRE TURBINE ROOM AS INDICATED IN ALTERNATE NO. 2.)

ALTERNATE NO. 2: WORK FOR THIS PROJECT SHALL CONSIST OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO SCAFFOLD OR OTHERWISE ACCESS THE TURBINE ROOM THAT EXTENDS OUT & OVER THE CREEK ON THE EAST SIDE OF THE DILLARD MILL FOR THE PURPOSE OF PREPARING & REPAIRING ALL PREVIOUSLY PAINTED PORTIONS OF THE EXISTING WOOD SIDINGS, FASCIA, TRIM AND WINDOWS AS INDICATED ON THESE DRAWINGS. (THIS WORK IS LIMITED TO SOUTH, EAST & NORTH ELEVATIONS OF THE TURBINE ROOM.)

LEAD-BASED PAINT NOTE:

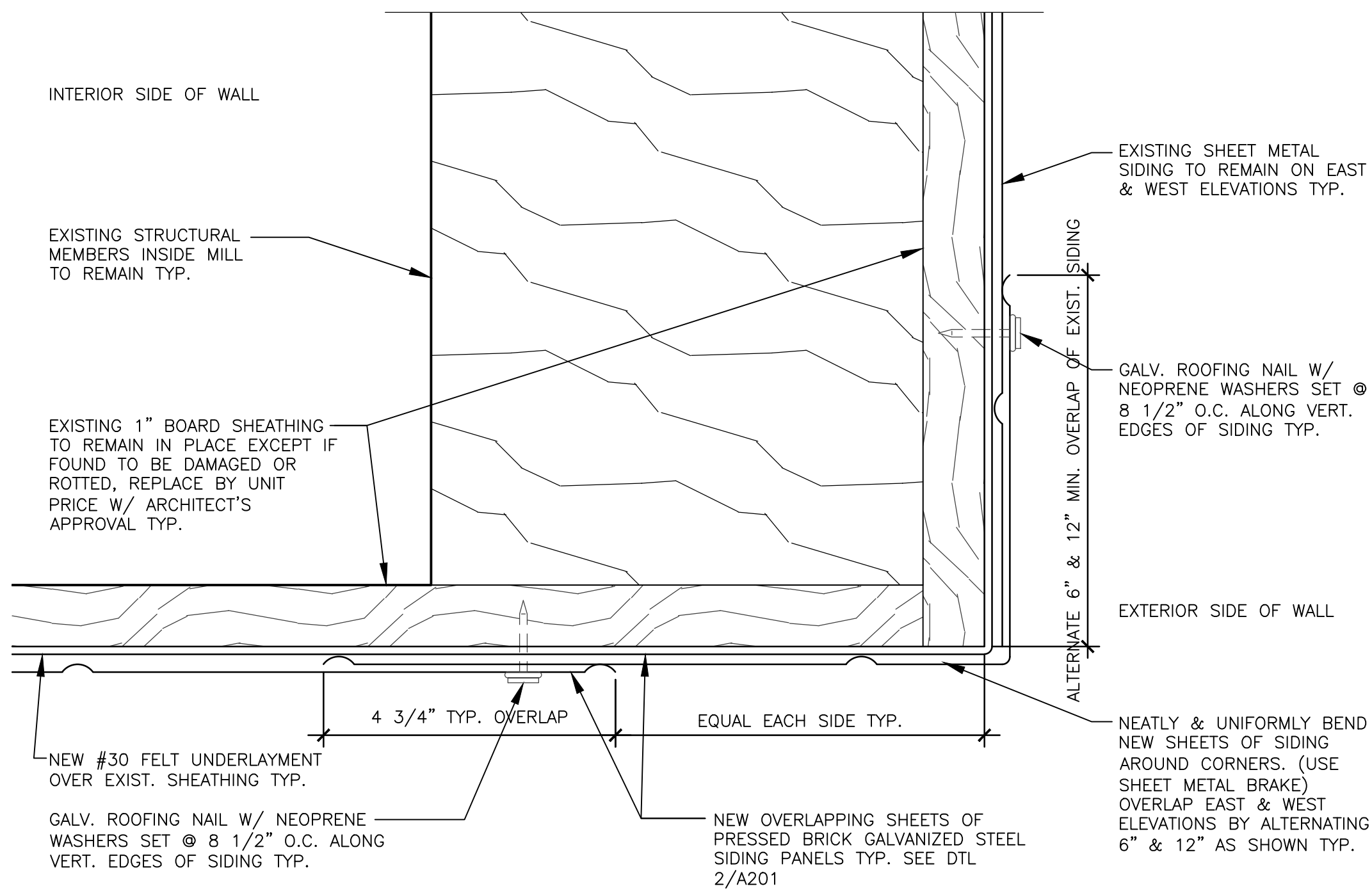
1 THE EXISTING EXTERIOR PAINT SURFACES ON THE MILL HAVE BEEN TESTED FOR LEAD-BASED PAINT BY THE DEPARTMENT OF NATURAL RESOURCES, DIVISION OF STATE PARKS AND ARE REPORTED AS BEING BELOW THE DEFINED LIMIT OF LEAD, EQUAL TO OR EXCEEDING 1.0 MILLIGRAM PER SQUARE CENTIMETER OR 0.5 % BY WEIGHT FOR BEING CONSIDERED LEAD-BASED PAINT. THEREFORE, THIS PROJECT IS NOT AN ABATEMENT, NOR DOES IT REQUIRE CONTRACTORS TO BE LICENSED OR CERTIFIED TO DO RENOVATIONS OR REPAIRING. AS PER SPECIFICATIONS, CONTRACTORS SHALL TAKE GENERAL PRECAUTIONS TO PROTECT & MINIMIZE WORKERS AND BUILDING OCCUPANTS EXPOSURE DURING ALL WORK THAT WILL DISTURB THE EXISTING PAINTED SURFACES AND CREATE DUST. WHEN REMOVING SIDING OR REMOVAL OF LOOSE FLAKING PAINT, ATTEMPT TO COLLECT THE FALLING PAINT CHIPS & DEBRIS ON PLASTIC BELOW THE VERTICAL WALL SURFACES AND PROPERLY DISPOSE OF THIS WASTE.

SURFACE DEGRADATION NOTE:

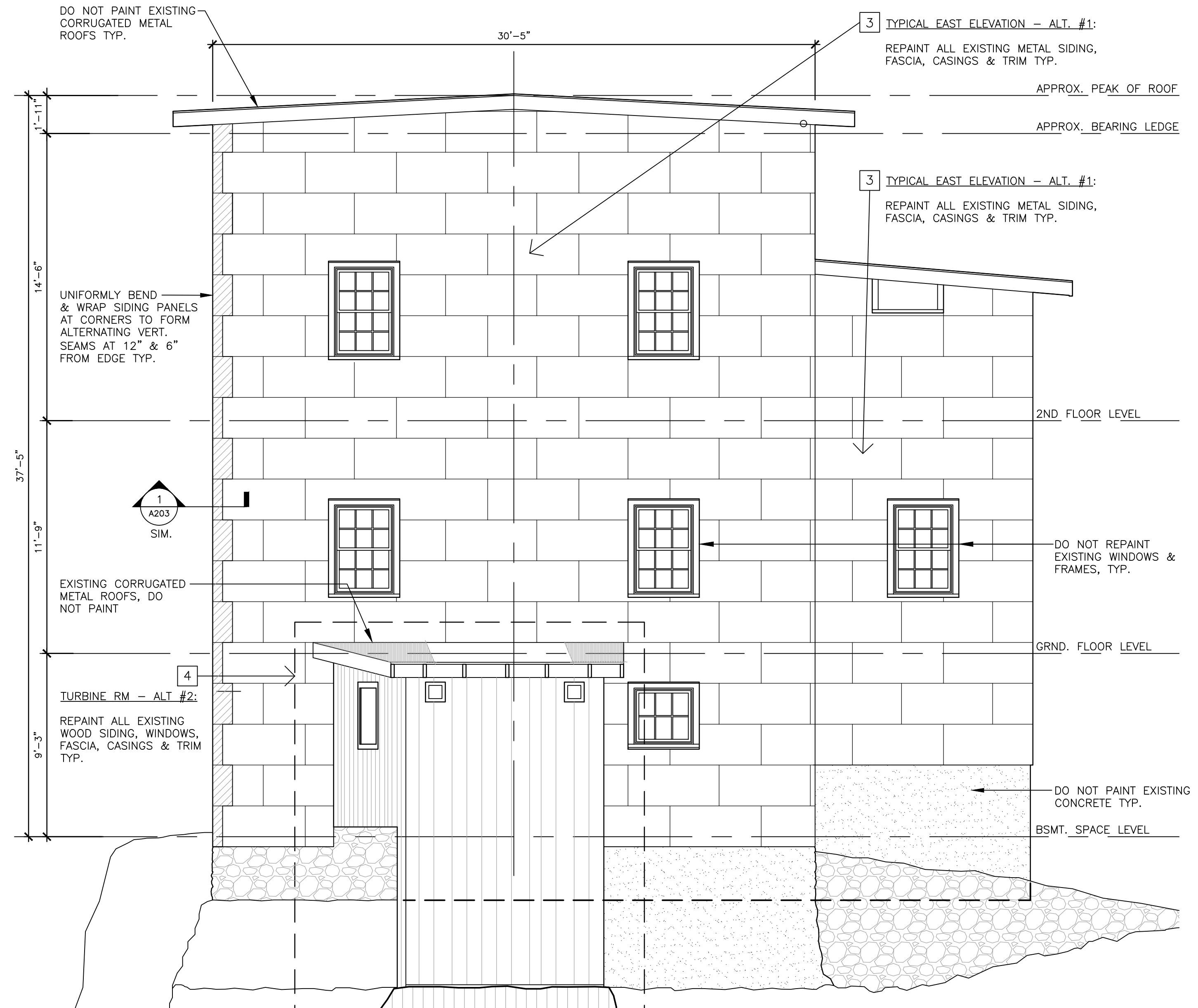
THE DEGREE OR AMOUNT OF THE EXISTING PAINTED SURFACE DEGRADATION VARIES SIGNIFICANTLY FROM AREA TO AREA ON THE EXTERIOR MILL ELEVATIONS. CONTRACTOR SHALL VERIFY & SATISFY THEMSELVES AS TO THE AMOUNT OF SURFACE PREPARATION NECESSARY OR REQUIRED BY THE SPECIFICATIONS FOR THESE SURFACES.

EAST & WEST ELEVATION KEYED NOTES:

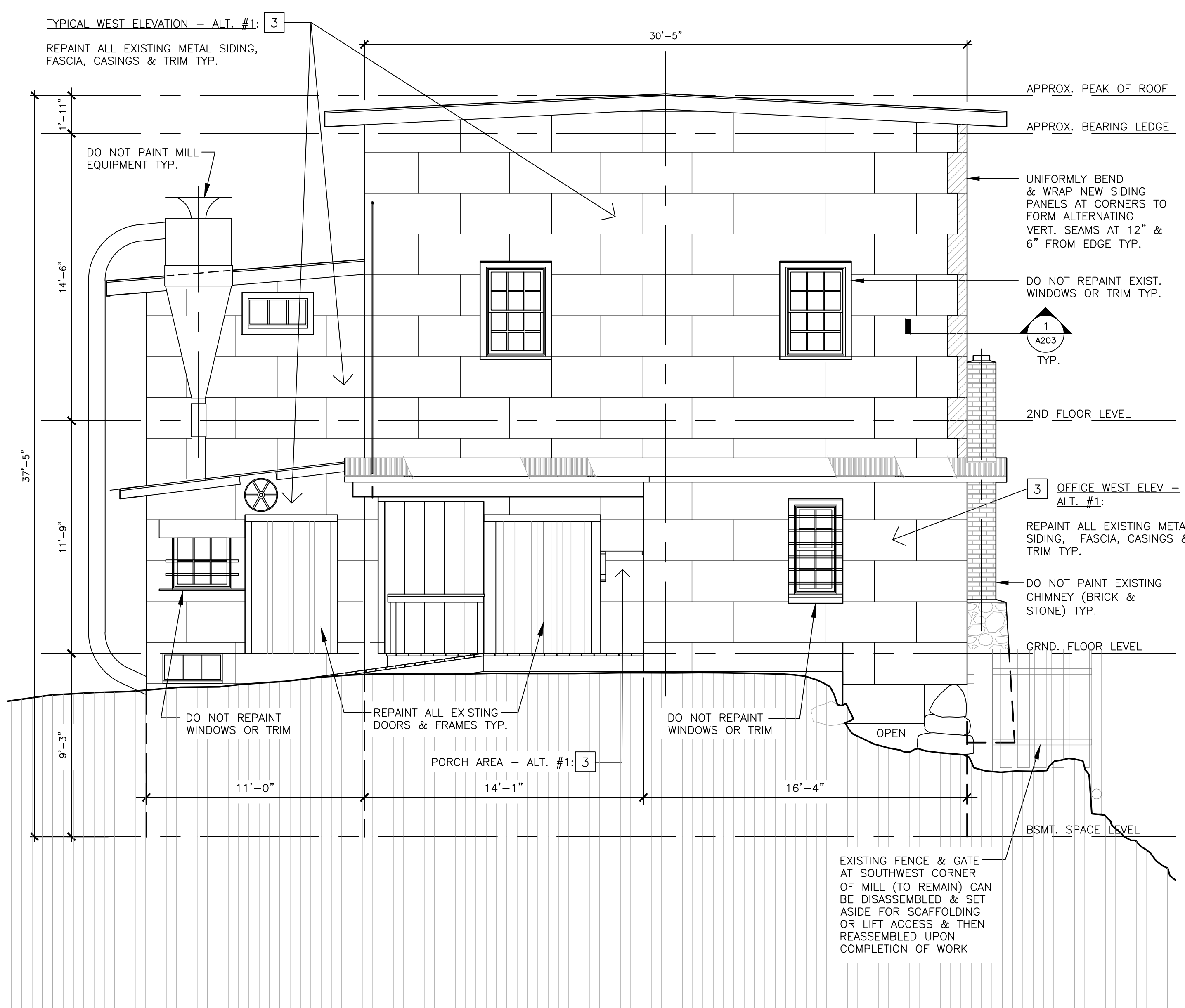
- 3 ALTERNATE NO. 1 WORK: INCLUDES THE PREPARATION & REPAIR OF ALL PREVIOUSLY PAINTED SURFACES CONSISTING OF EXISTING METAL OR WOOD SIDINGS, FASCIAS, TRIMS & DOORS ON THE MILL ENVELOPE AS INDICATED ON THIS ELEVATION.
- 4 ALTERNATE NO. 2 WORK: INCLUDES THE PREPARATION & REPAIR OF ALL PREVIOUSLY PAINTED SURFACES OF THE TURBINE ROOM CONSISTING OF EXISTING WOOD SIDINGS, FASCIAS, TRIMS & WINDOWS AS INDICATED ON THIS ELEVATION. (DO NOT PAINT TURBINE EQUIPMENT)



1 DETAIL OF SIDING @ SOUTHEAST CORNER
SCALE: 6" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"