

# HAWTHORN CHILDREN'S PSYCHIATRIC HOSPITAL

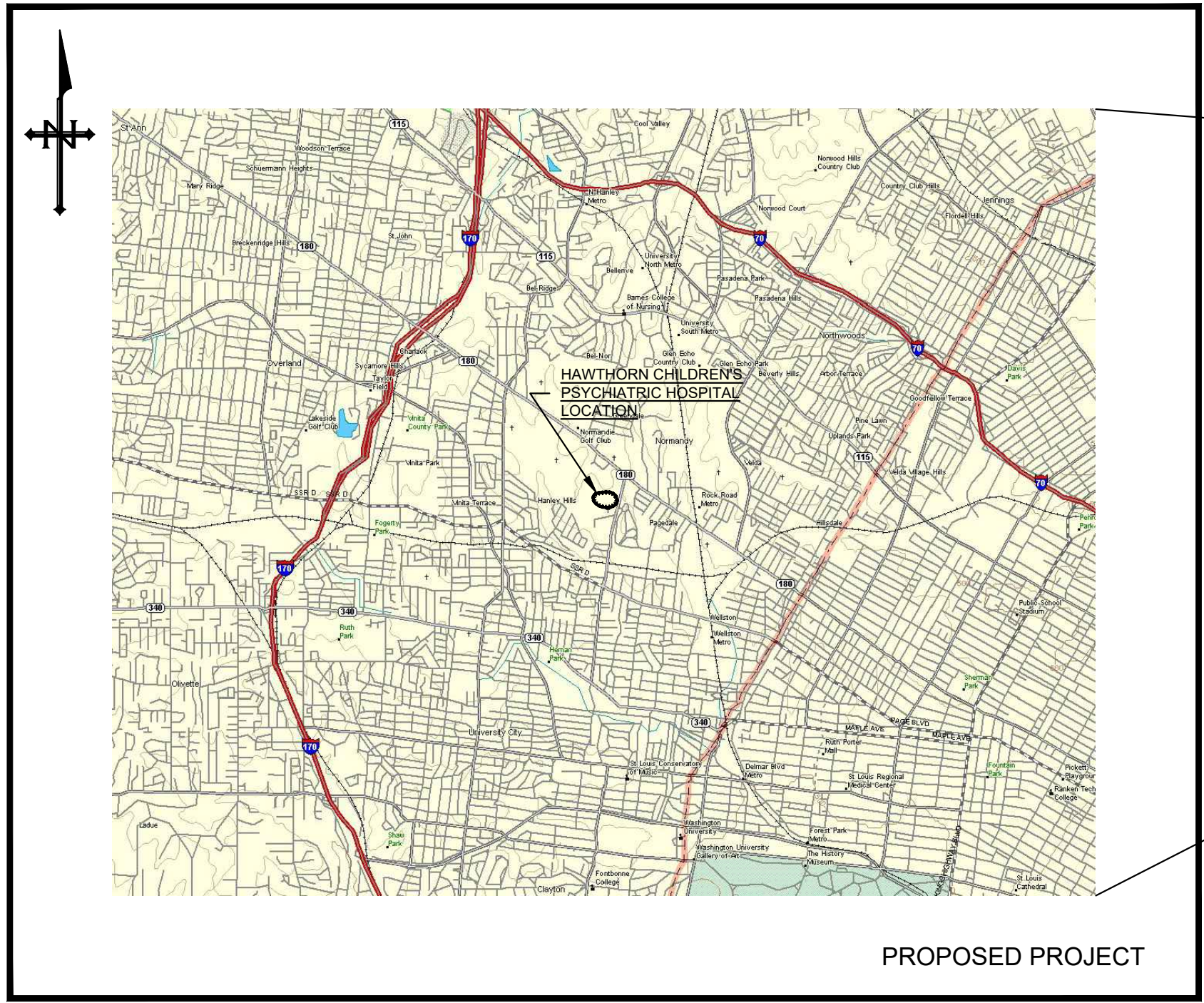
## REPLACE ROOF,

## ADMINISTRATION BUILDING

## ST. LOUIS, MISSOURI

### BID DOCUMENTS

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VICINITY MAP

OWNER: STATE OF MISSOURI  
MICHAEL L. KEHOE, GOVERNOR

DEPARTMENT OF  
MENTAL HEALTH

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

DESIGNER: HURST-ROSCHKE, INC.

PROJECT NUMBER: M2416-01

SITE NUMBER: 7390  
ASSET NUMBER: 6517390002

UNDERGROUND UTILITY NOTE

ANY UNDERGROUND FACILITIES, STRUCTURES, OR UTILITIES THAT HAVE BEEN SHOWN ARE FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN THE NEW WORK AND THE EXISTING FACILITIES, STRUCTURES, OR UTILITIES MUST BE CONSIDERED APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL THE LOCAL, AND/OR GOVERNING UTILITY COMPANIES PRIOR TO CONSTRUCTION TO DETERMINE THEIR EXACT LOCATIONS AND THE EXISTENCE OF ANY NOT SHOWN. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES AND THE OWNER AS TO THE RELOCATION OR REMOVAL OF ANY UTILITIES SHOWN OR NOT SHOWN.



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SHEET NUMBER:

G-001

01 OF 07 SHEETS  
March 14, 2025



ABBREVIATIONS		GENERAL NOTES:	
ADMIN	ADMINISTRATION	1.	CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER, ARCHITECT/ENGINEER, AND OTHER TRADES/CONTRACTORS THROUGHOUT THE COURSE OF THE PROJECT.
ARCH	ARCHITECT (URAL)	2.	CONTRACTOR SHALL COORDINATE W/ OWNER FOR ALL OWNER RELATED SCHEDULES, PROCEDURES, CLEARANCES & REQUIREMENTS TO ACCESS THE OWNER'S FACILITIES. SUCH PROCEDURES ARE INCIDENTAL TO THE CONTRACT AND SHALL NOT RESULT IN EXTRA COSTS TO THE OWNER.
CL	CENTER LINE	3.	THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER PRIOR TO STARTING WORK INCLUDING CONTRACTOR LAYDOWN/STAGING AREA IN THE PARKING LOT, AS WELL AS ACCESS TO BUILDING ROOF EDGE FROM THE GROUND DURING TEAR OFF & MATERIAL DELIVERY.
CONST	CONSTRUCTION	4.	THE CONTRACTOR SHALL TAKE NOTE OF ALL EXISTING SITE CONDITIONS AND BE PREPARED TO MOVE OR DISPOSE OF OBJECTS OR MATERIALS WITHIN THE LIMITS OF THE PROJECT. SUCH WORK SHALL NOT BE CAUSE FOR ADDITIONAL COMPENSATION FOR A CHANGE IN THE SCOPE.
CONT	CONTINUOUS	5.	CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND MAKE MINOR ADJUSTMENTS AS NECESSARY. NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES WHICH MAY AFFECT THE OUTCOME OF THE WORK. DIMENSIONS SHOWN ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS NOTED OTHERWISE.
DWG	DRAWING	6.	DIMENSIONS AND QUANTITIES NOTED ON DRAWINGS ARE FOR GENERAL INFORMATION ONLY. PRIOR TO SUBMITTING A BID PROPOSAL, THE CONTRACTOR SHALL THOROUGHLY SURVEY THE EXISTING SITE TO VERIFY EXISTING DIMENSIONS, CONDITIONS, AND DETERMINE ALL MATERIALS, LABOR, AND INCIDENTALS NEEDED FOR COMPLETION OF THE INTENDED CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND FIELD CONDITIONS PRIOR TO FABRICATION OR CONSTRUCTION; MAKE MINOR ADJUSTMENTS; AND NOTIFY THE ARCHITECT/ENGINEER OF ANY CONDITIONS THAT MAY AFFECT THE OUTCOME OF THE WORK.
EG	FOR EXAMPLE	7.	AFTER ALL WORK IS COMPLETED, CONTRACTOR SHALL CLEAN WORK AREAS SO THAT THEY ARE FREE OF ANY CONSTRUCTION MATERIALS, TOOL, DIRT AND DEBRIS. FINE GRADE, FERTILIZE, SEED AND STRAW ALL DISTURBED LAWN AREAS.
EQUIP	EQUIPMENT	8.	EXISTING SITE IMPROVEMENTS DISTURBED OUTSIDE THE DESIGNATED CONSTRUCTION AREAS ARE TO BE REPLACED WITH EQUAL OR BETTER CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MINIMIZE SUCH DISTURBANCES.
EXG	EXISTING	9.	INFORMATION NOTED ON DRAWINGS ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE LAYOUT OF THE SITES AND ALL LOCATION AND DEPTHS OF EXISTING UTILITIES/COMMUNICATION LINES AND REQUIRED CLEARANCES VERTICAL/HORIZONTAL. CONTRACTOR SHALL MAKE ADJUSTMENTS TO ENSURE PROPER INSTALLATION OF REQUIRED WORK AT NO EXTRA COST TO THE OWNER.
EXIST	EXISTING	10.	EXISTING SITE VEGETATION AND CONSTRUCTION, SUCH AS SIDEWALKS, STOOPS, ETC., THAT ARE DISTURBED AND/OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH EQUAL OR BETTER CONSTRUCTION AT THE EXPENSE OF THE CONTRACTOR. EVERY EFFORT SHALL BE MADE TO MINIMIZE SUCH DISTURBANCES AND DAMAGES.
HT	HEIGHT	11.	ALL ITEMS NOTED TO REMAIN SHALL NOT BE DISTURBED AND SHALL REMAIN IN PLACE. CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE ANY DISTURBANCES. IN THE EVENT EXISTING ITEMS ARE DISTURBED, CONTRACTOR SHALL REPAIR/REPLACE WITH EQUAL OR BETTER CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
MFR	MANUFACTURE (ER)	12.	PRIME CONTRACTOR FOR EACH BID SHALL COORDINATE REMOVAL, HAULING, AND LEGAL DISPOSAL OF ALL MATERIALS WITH SUBCONTRACTORS.
MGR	MANAGER	13.	CONTRACTOR SHALL MAINTAIN PROJECT SITE FREE FROM CONSTRUCTION DEBRIS AS REQUIRED BY THE OWNER. COORDINATE WITH THE OWNER.
MIN	MINIMUM	14.	ALL REFUSE AND DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF BY THE CONTRACTOR. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL, HAULING, AND LEGAL DISPOSAL OF ALL MATERIALS WITH SUBCONTRACTORS. CLEAN ALL WORK AREAS DAILY.
NTS	NOT TO SCALE	15.	AFTER ALL WORK IS COMPLETED, CONTRACTOR SHALL CLEAN ALL AREAS AFFECTED BY CONSTRUCTION SO THAT THEY ARE FREE OF ANY CONSTRUCTION DIRT AND DEBRIS.
OC	ON CENTER	16.	GRADE, SEED AND STRAW ANY SITE AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT IN ANY WAY.
SIM	SIMILAR	17.	NEW WORK SHALL MATCH EXISTING ADJOINING CONSTRUCTION FOR A SMOOTH TRANSITION, EXCEPT WHERE NOTED.
THRU	THROUGH	18.	PROTECT EXISTING UTILITIES DURING CONSTRUCTION.
TYP	TYPICAL	19.	CONTRACTOR SHALL NOTIFY OWNER AND ARCHITECT/ENGINEER PRIOR TO USE OF ANY SCAFFOLDING, LIFTS, SWING STAGES, ETC. USE OF SUCH MATERIALS AND EQUIPMENT SHALL MEET ALL FEDERAL, STATE, AND LOCAL SAFETY REGULATIONS AND ORDINANCES.
UNO	UNLESS NOTED OTHERWISE	20.	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BUILDING/WORK PERMITS AND CERTIFICATION REQUIREMENTS. SUBMIT COPIES OF ALL PERMITS/CERTIFICATIONS TO A/E AND OWNER.
W/	WITH	21.	RECONNECT ALL ITEMS THAT WERE DISCONNECTED DURING CONSTRUCTION. ENSURE ALL CONNECTIONS ARE SAFE AND WEATHER-TIGHT.
		22.	ALL WORK PERFORMED & MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE W/ ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL OR STATED JURISDICTIONAL CODES, ORDINANCES AND REGULATIONS.
		23.	THE TERM ARCHITECT, ENGINEER OR CONSULTANT ARE ALL SYNONYMOUS WITH THE TERM DESIGNER.
		24.	IF DISCREPANCY ARISES BETWEEN INFORMATION IN THE SPECIFICATIONS AND THE INFORMATION ON THE DRAWINGS, THE MORE STRINGENT CONDITION SHALL APPLY.

NO ROOFING OR RE-ROOFING PROJECT IS TO BEGIN FROM NOVEMBER 1 THROUGH MARCH 1, WITHOUT SPECIFIC APPROVAL FROM DEPUTY DIRECTOR.

CODES ADOPTED BY ST. LOUIS COUNTY:

- (1) INTERNATIONAL BUILDING CODE (IBC), 2015 EDITION, AS PUBLISHED BY THE ICC;
- (2) NATIONAL ELECTRIC CODE (NEC), 2014 EDITION;
- (3) INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2015 EDITION, AS PUBLISHED BY THE ICC;
- (4) INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, 2015 EDITION, AS PUBLISHED BY THE ICC;
- (5) INTERNATIONAL MECHANICAL CODE (IMC), 2015 EDITION, AS PUBLISHED BY THE ICC;
- (6) INTERNATIONAL FUEL GAS CODE, 2015 EDITION (IMFGC), AS PUBLISHED BY THE ICC;
- (7) INTERNATIONAL ENERGY CONSERVATION CODE (IECC/IMC), 2015 EDITION, AS PUBLISHED BY THE ICC;
- (8) INTERNATIONAL PIPELINE MAINTENANCE CODE (IPMC), 2015 EDITION, AS PUBLISHED BY THE ICC;
- (9) INTERNATIONAL FIRE CODE (IFC), 2015 EDITION, AS PUBLISHED BY THE ICC;
- (10) UPC PLUMBING CODE (UPC), 2015 EDITION, AS PUBLISHED BY THE IAPMO;

**STATE OF MISSOURI**  
**MICHAEL L. KEHOE,**  
**GOVERNOR**



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**OFFICE OF ADMINISTRATION  
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PROJECT # M2416-01

SITE # 7390

ASSET #	6517390002
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DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_  
DATE: \_\_\_\_\_

ISSUE DATE: 03/14/2025

CAD DWG FILE: G-002.DWG  
 DRAWN BY: AJD/JSM  
 CHECKED BY: JSM/BGE  
 DESIGNED BY: JSM/BGE

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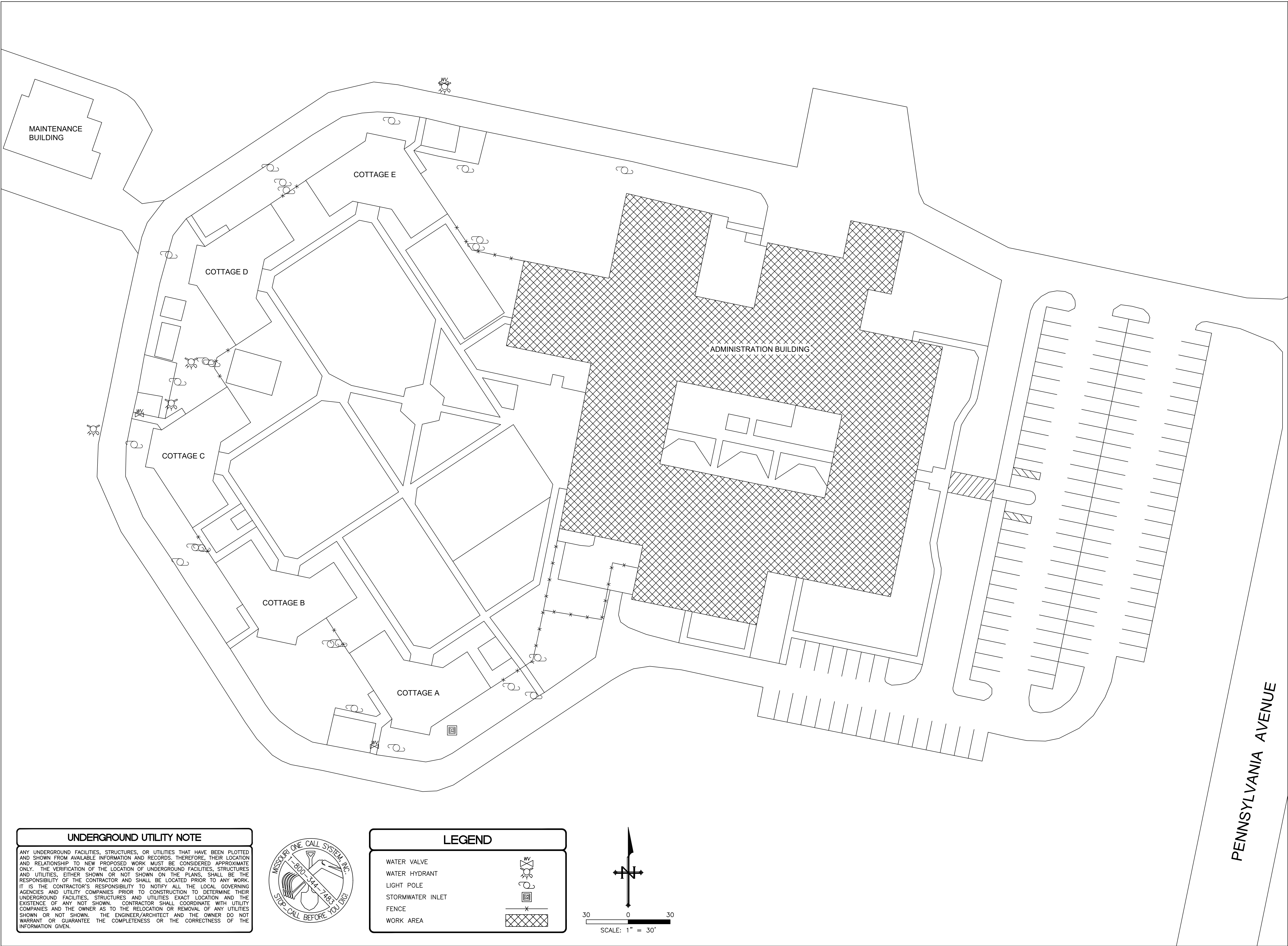
GENERAL NOTES  
ABBREVIATIONS

SHEET NUMBER:

G-002

02 OF 07 SHEETS  
03/14/2025





STATE OF MISSOURI  
MICHAEL L. KEHOE,  
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ISSUE DATE: 03/14/2025

CAD DWG FILE: C-101.DWG  
DRAWN BY: AJD/JSM  
CHECKED BY: JSM/BGE  
DESIGNED BY: JSM/BGE

SHEET TITLE:  
ADMIN BUILDING  
SITE PLAN

SHEET NUMBER:

C-101

03 OF 07 SHEETS  
03/14/2025





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CAD DWG FILE: A-101.DWG  
DRAWN BY: AJD/JSM  
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DESIGNED BY: JSM/BGE

SHEET TITLE:  
ADMIN BUILDING  
ROOF PLAN

SHEET NUMBER:

A-101

04 OF 07 SHEETS  
03/14/2025

KEYED NOTES:

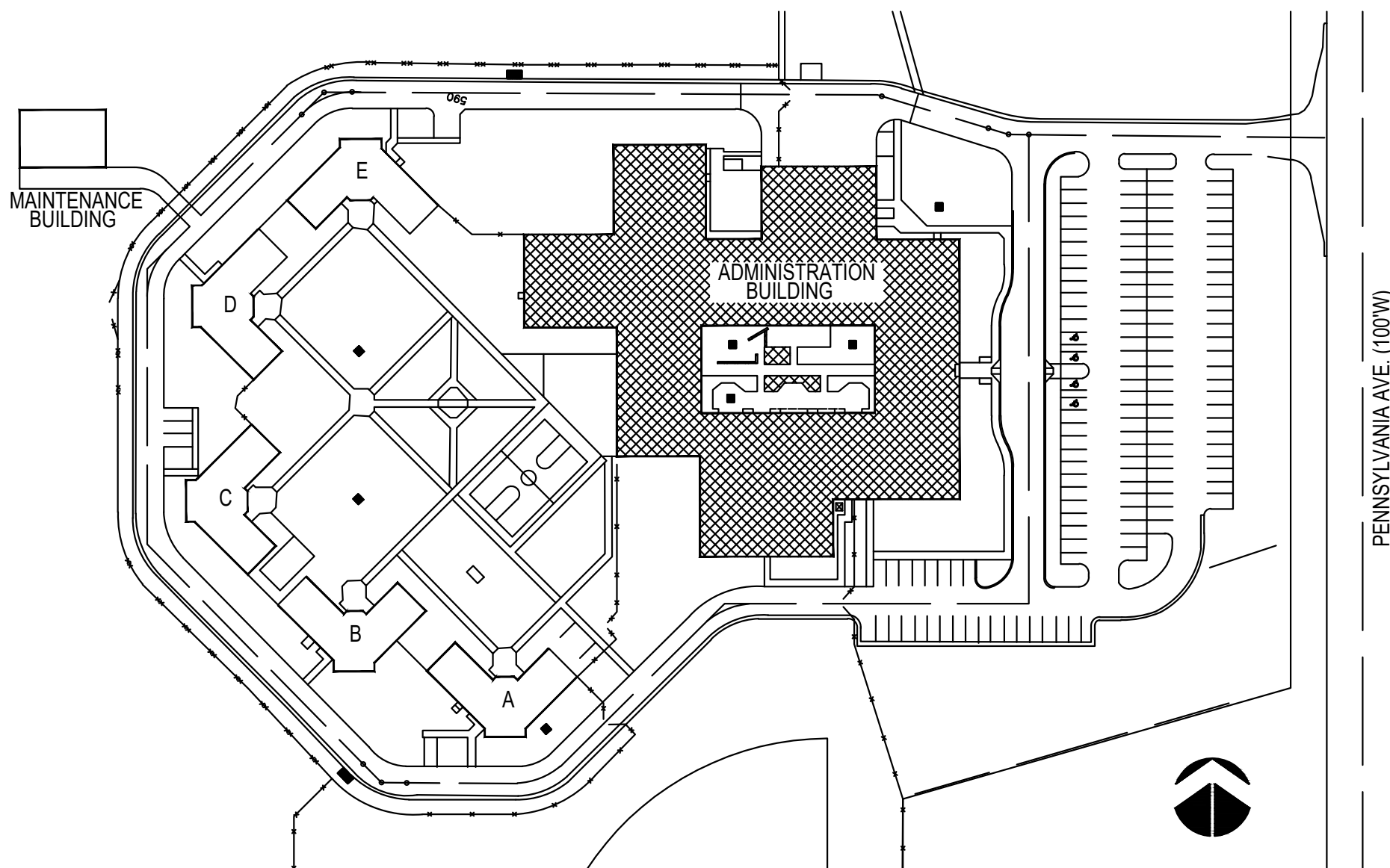
- 0#
- 01 REMOVE AND DISPOSE OF EXISTING SHINGLE ROOFING, FELT UNDERLAYMENT, AND FLASHINGS. APPLY NEW ASPHALT SHINGLES, ASPHALT FELT UNDERLAYMENT AND NEW METAL FLASHINGS AS SPECIFIED- TYPICAL
  - 02 REMOVE AND REPLACE CONTINUOUS RIDGE VENT W/ ASPHALT CAP SHINGLES NAILED OVER TOP AS SPECIFIED
  - 03 EXISTING 5/8" PLYWOOD ROOF SHEATHING TO REMAIN EXCEPT WHERE DAMAGED, REMOVE & REPLACE IN ACCORDANCE WITH SPECIFICATIONS
  - 04 REMOVE AND REPLACE EXISTING DRIP EDGE, GUTTER AS SPECIFIED
  - 05 REMOVE AND REPLACE EXISTING METAL WALL CAP AS SPECIFIED & PER ROOFING MFR. INSTALLATION INSTRUCTIONS
  - 06 PROVIDE NEW FLASHING AT EXISTING METAL ATTIC VENT AS SPECIFIED & PER ROOFING MFR. INSTALLATION INSTRUCTIONS
  - 07 REPLACE EXISTING VENT/PIPE FLASHING AS SPECIFIED & PER ROOFING MFR. INSTALLATION INSTRUCTIONS
  - 08 REMOVE AND REPLACE ALL EXISTING FIREWALL CAP FLASHING AS SPECIFIED & PER ROOFING MFR. INSTALLATION INSTRUCTIONS
  - 09 NO WORK ON THIS ROOF
  - 10 FULL DEPTH ROOF REPLACEMENT AT AREAS OF WET INSULATION.
  - 11 APPLY NEW FLUID ROOFING OVER EXISTING ROOFING, AS SPECIFIED, PER MANUFACTURER'S INSTRUCTIONS
  - 12 REMOVE & REPLACE EXISTING THRU - WALL SCUPPER PER ROOFING MFR. INSTALLATION INSTRUCTIONS
  - 13 EXISTING EQUIPMENT ROOF SCREEN TO BE REMOVED BY OWNER PRIOR TO START OF WORK, ROOFING CONTRACTOR TO REMOVE PITCH POCKETS AT SUPPORT POSTS AND PATCH ROOFING ASSEMBLY FULL DEPTH, TYPICAL
  - 14 EXISTING CRICKET

ROOF PLAN NOTES:

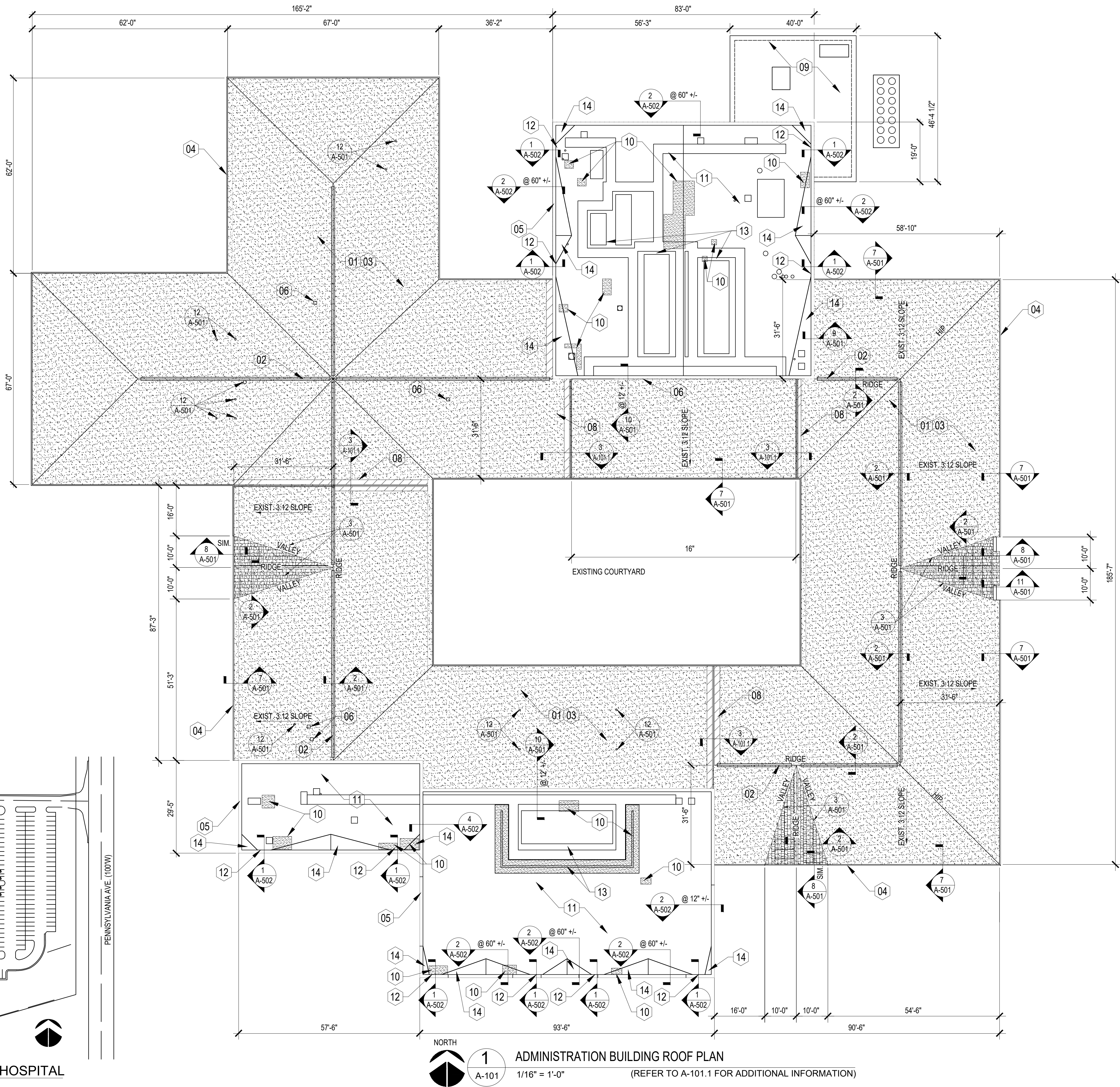
1. DIMENSIONS SHOWN ARE HORIZONTAL PROJECTIONS FROM ROOF EDGE TO ROOF EDGE EXCLUDING GUTTERS. THEY DO NOT ACCOUNT FOR ROOF SLOPES WHICH ARE INDICATED ON PLANS.
2. FOR BIDDING PURPOSES, ALLOW FOR 600 TOTAL SQUARE FEET OF FULL DEPTH ROOF REPLACEMENT AT ROOF SCUPPER REPLACEMENT LOCATIONS. REFER TO DETAIL 1/ A-502 AND LOCATIONS KEYED ON ROOF PLAN.
3. FOR BIDDING PURPOSES, ALLOW FOR 1,400 TOTAL SQUARE FEET OF FULL DEPTH ROOF REPLACEMENT AT LOCATIONS KEYED ON ROOF PLAN, WITH KEYED NOTE 10.
4. FOR BIDDING PURPOSES, ALLOW FOR 500 TOTAL SQUARE FEET OF REMOVAL OF DAMAGED ROOF SHEATHING, DISCOVERED DURING TEAR OFF OF EXISTING SHINGLE ROOFING SYSTEM. AT LOCATIONS KEYED ON ROOF PLAN WITH KEYED NOTE 3.
5. INSTALL WALKWAYS WITH FLUID APPLIED TOP-COAT. (ENSURE WALKWAYS ARE MASKED OFF TO ENSURE UNIFORM APPEARANCE), WALKWAYS TO BE INSTALLED TO AND AROUND ALL SERVICEABLE EQUIPMENT. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS & INFORMATION.

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INDICATES SHINGLED ROOFING AREA



SITE PLAN - HAWTHORN CHILDRENS PSYCHIATRIC HOSPITAL  
SCALE: N.T.S.







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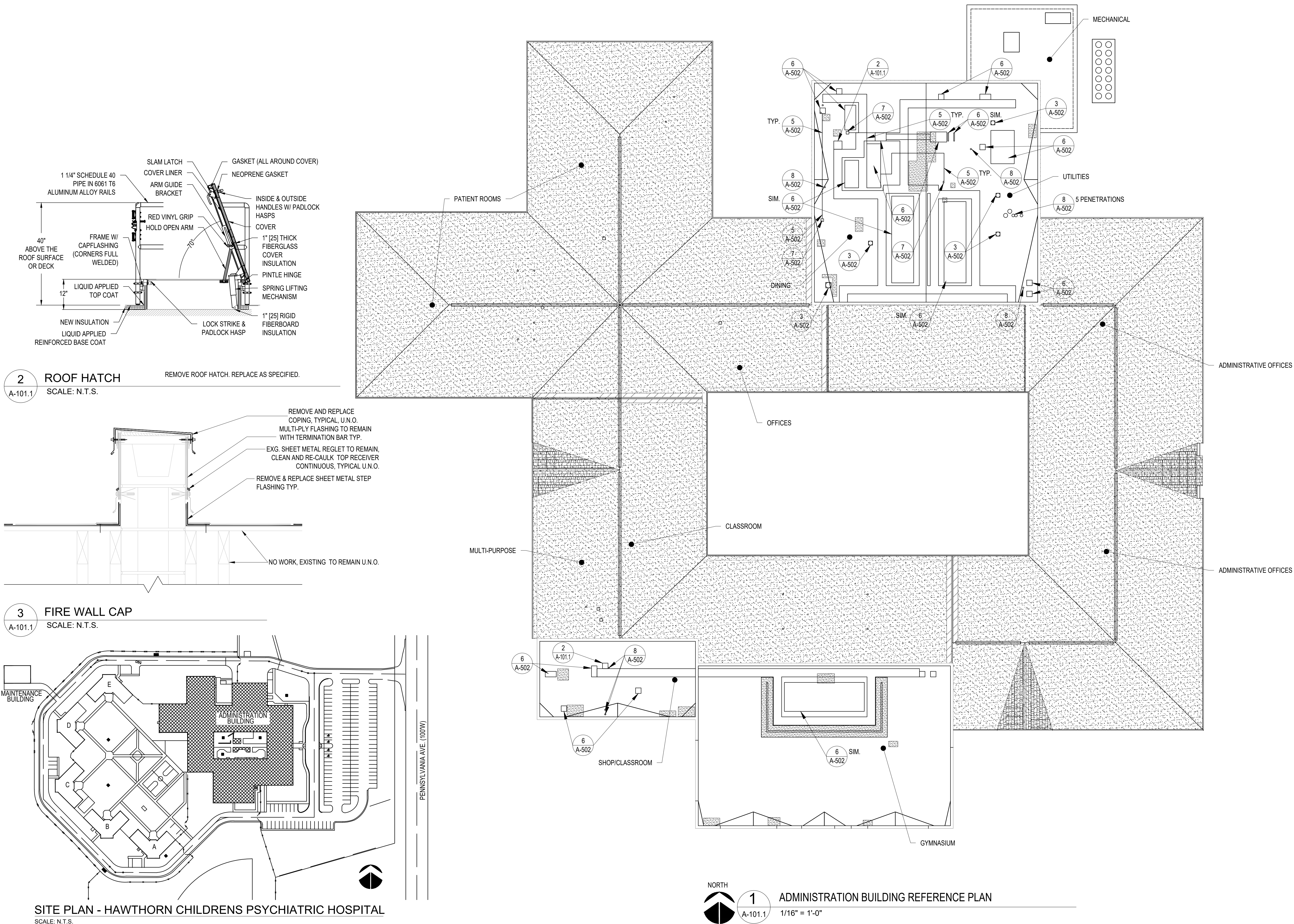
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DESIGNED BY: JSM/BGE

SHEET TITLE:  
ADMIN BUILDING  
REFERENCE PLAN

SHEET NUMBER:

A-101.1

05 OF 07 SHEETS  
03/14/2025



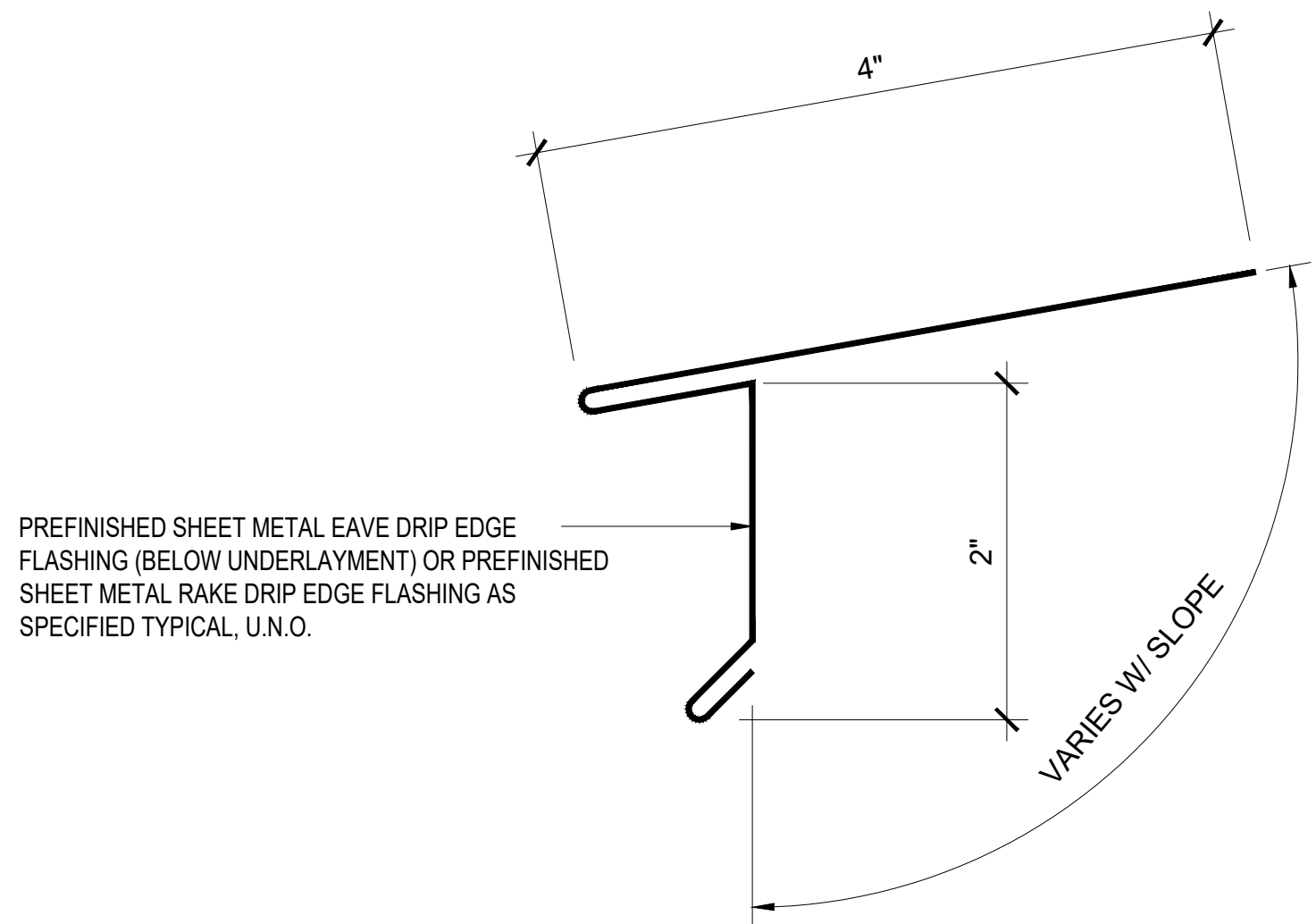
2 ROOF HATCH  
SCALE: N.T.S.

3 FIRE WALL CAP  
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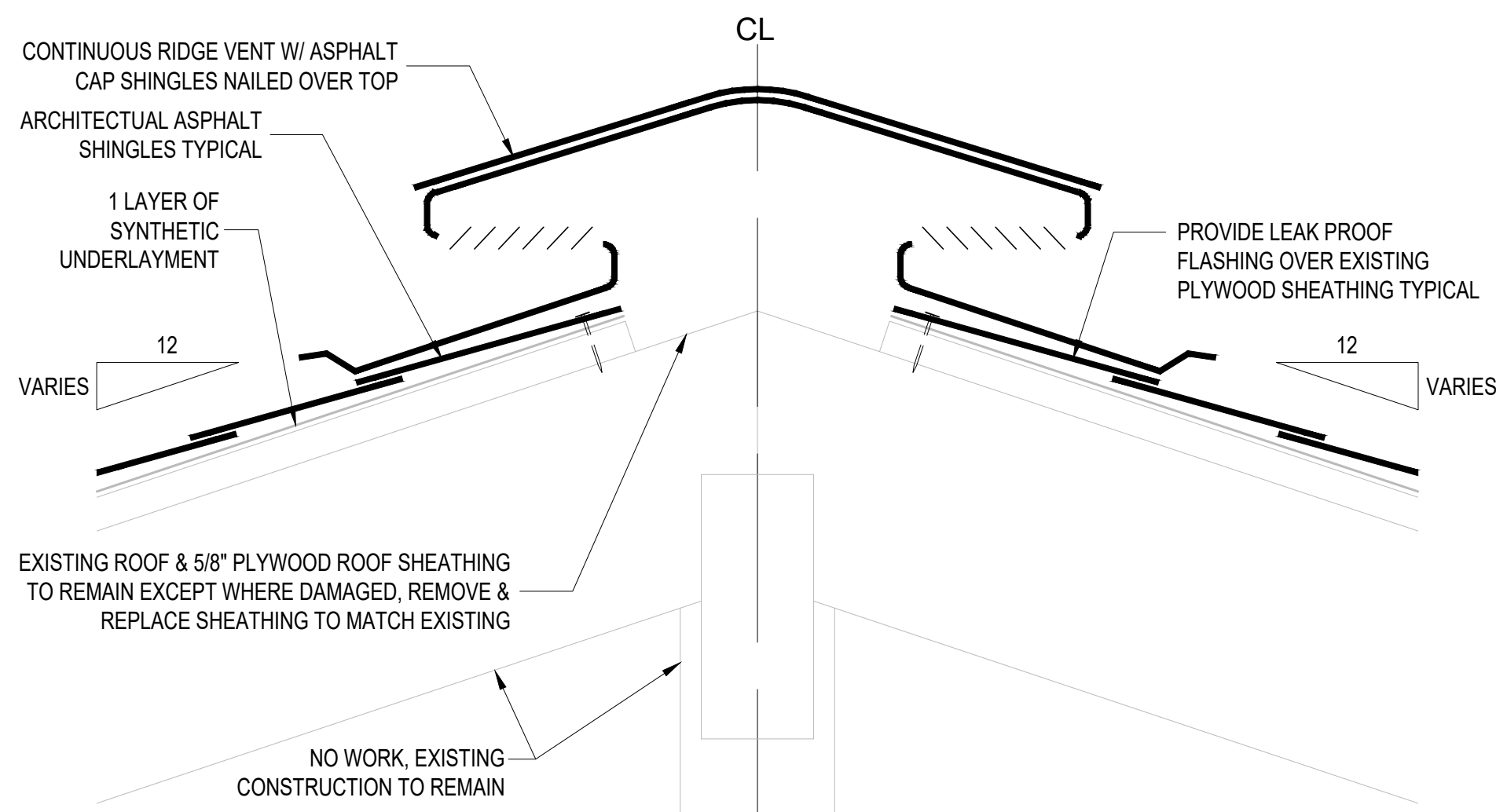
SITE PLAN - HAWTHORN CHILDRENS PSYCHIATRIC HOSPITAL  
SCALE: N.T.S.

1 ADMINISTRATION BUILDING REFERENCE PLAN  
1/16" = 1'-0"

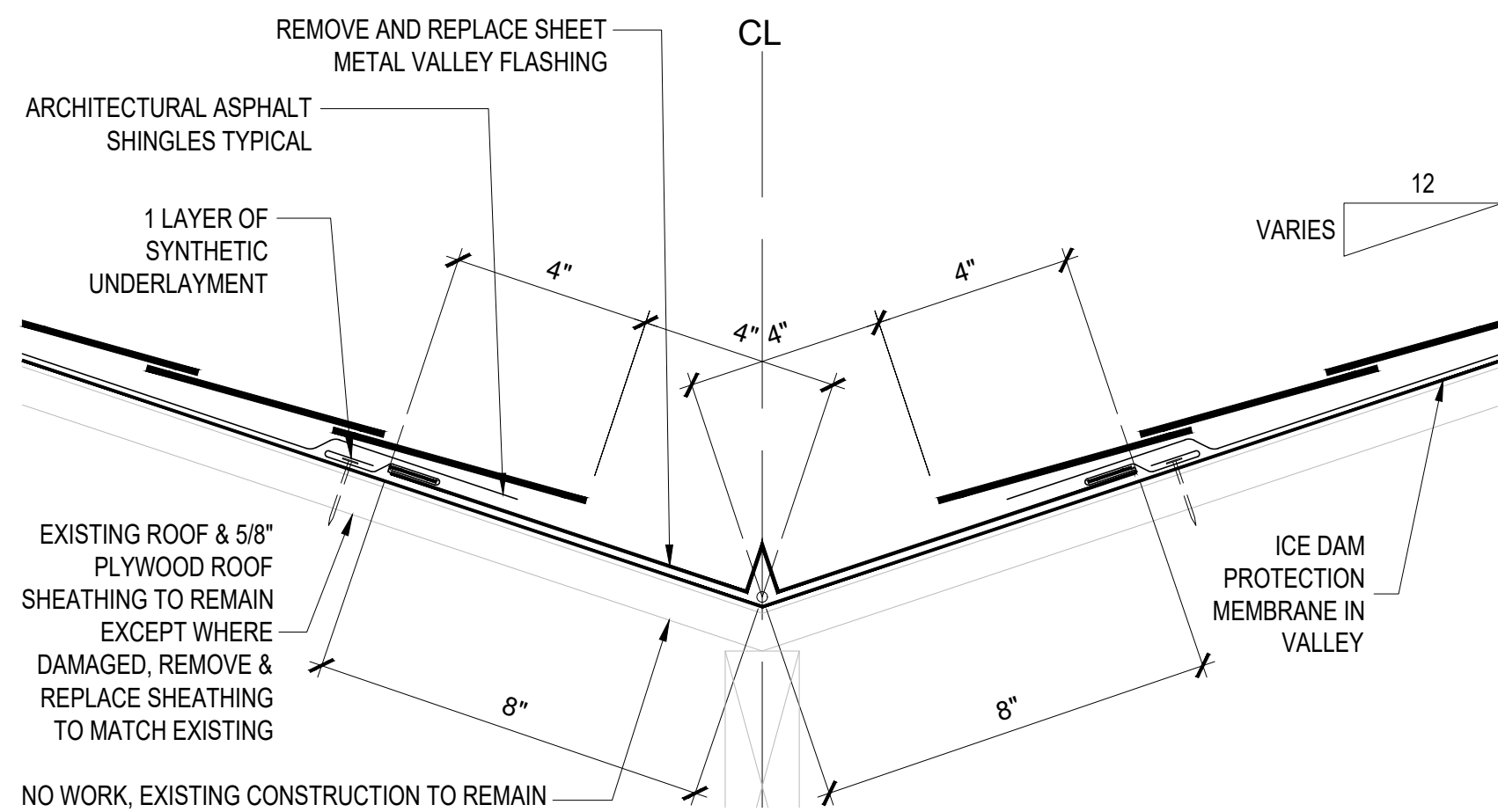




13 TYPICAL DRIP EDGE  
A-501 SCALE: N.T.S.

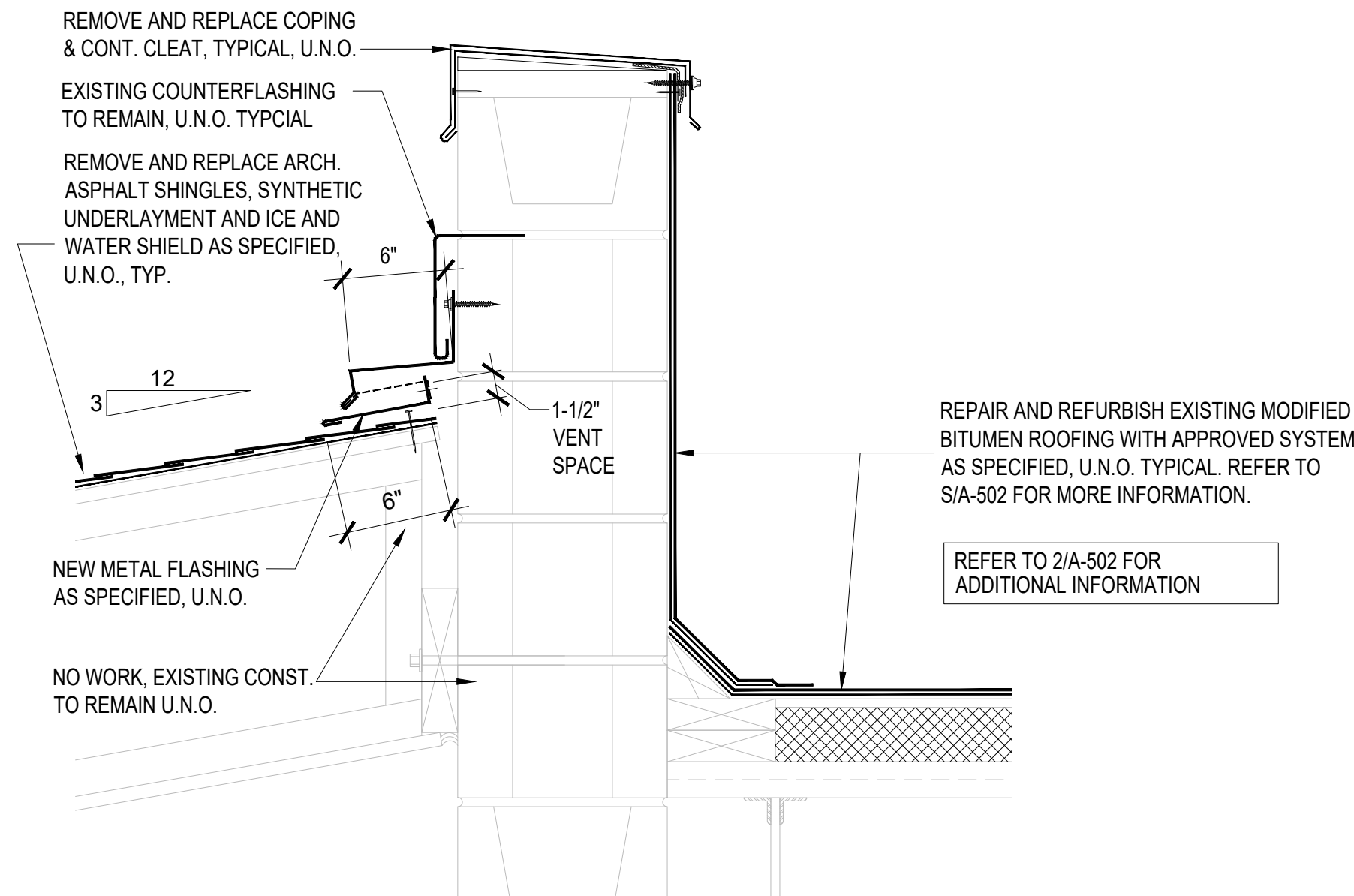


2 TYPICAL RIDGE DETAIL  
A-501 SCALE: N.T.S.

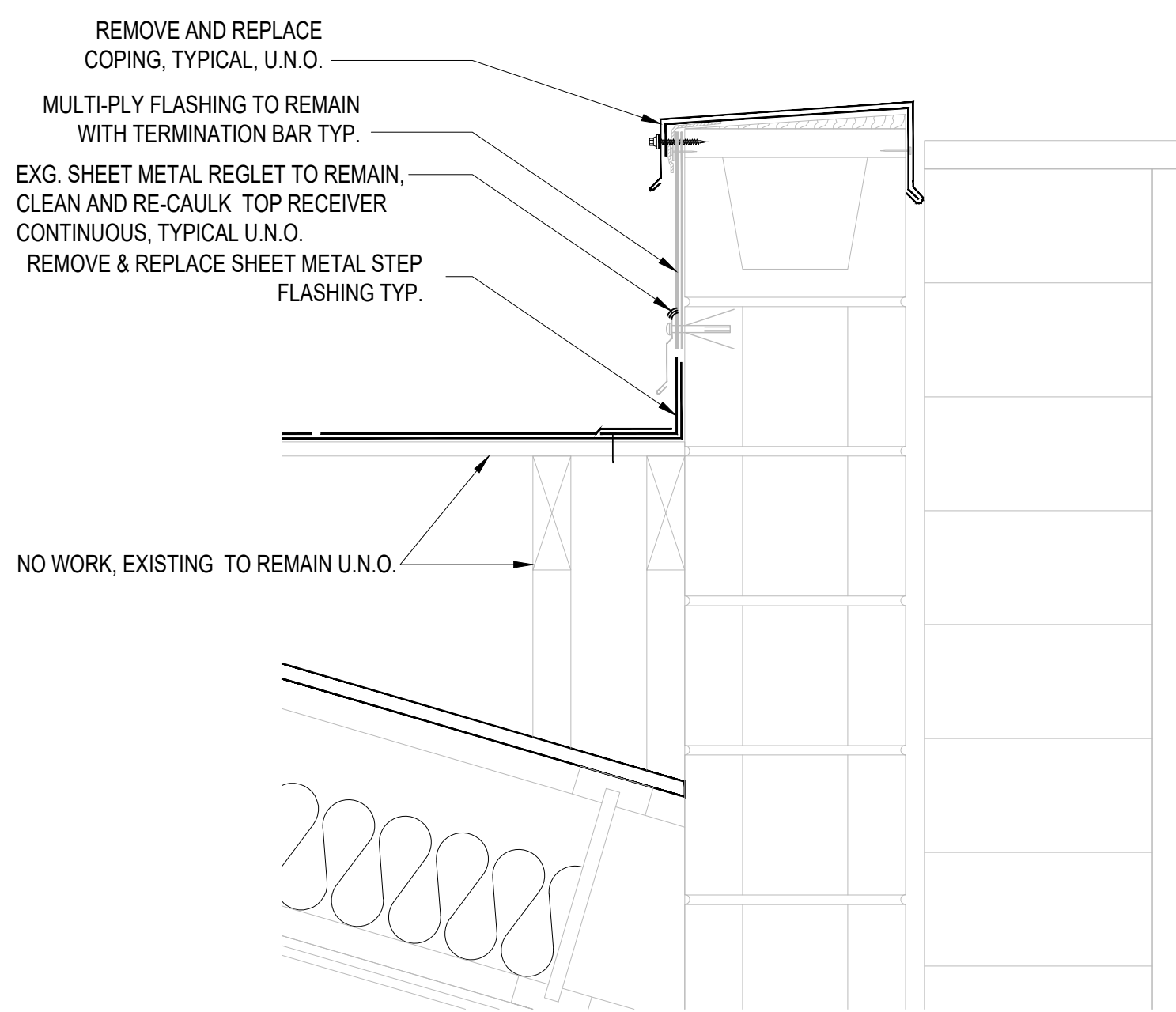


3 TYPICAL VALLEY DETAIL  
A-501 SCALE: N.T.S.

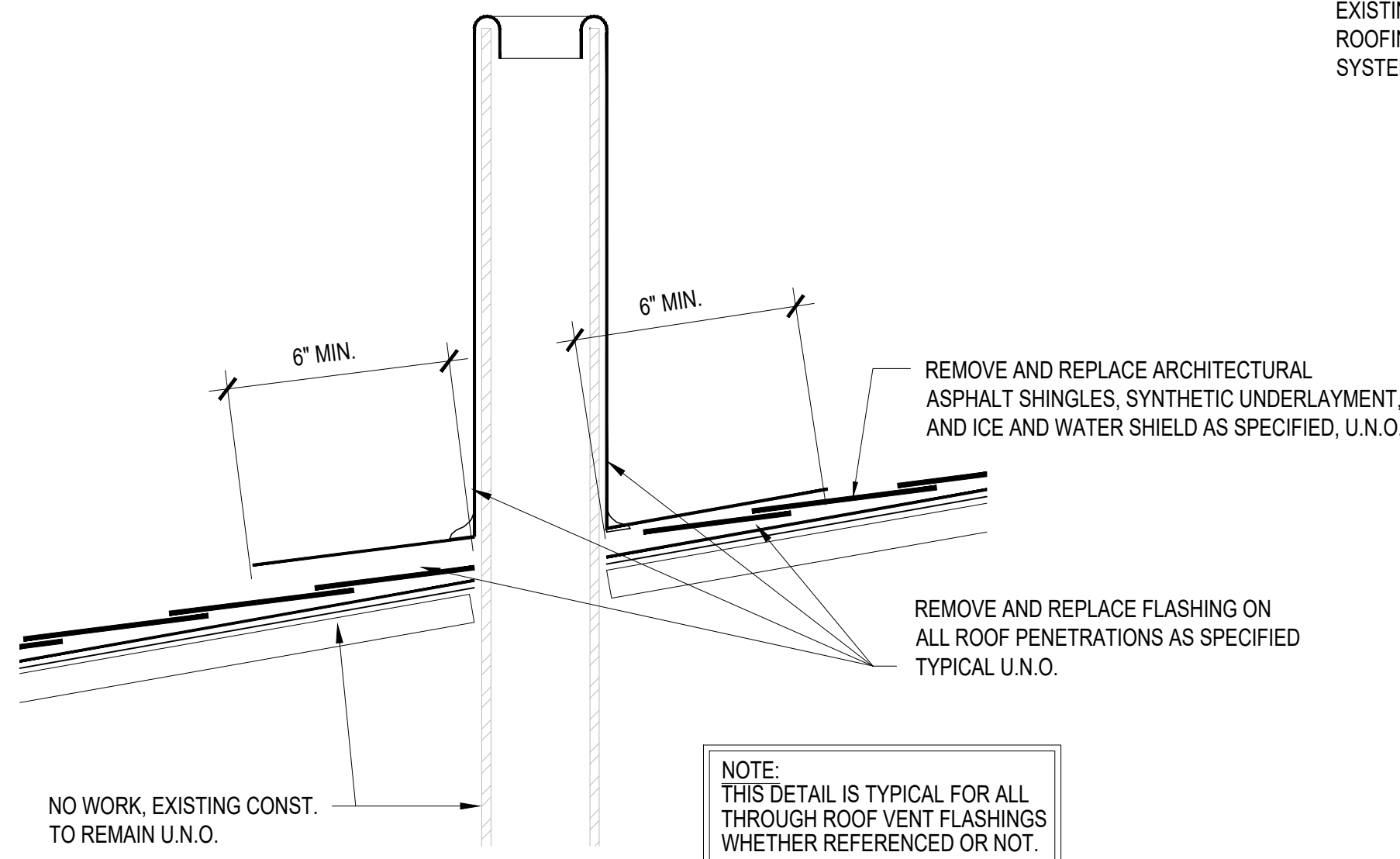
1 4 5 6 NOT USED  
A-501 A-501 A-501 A-501



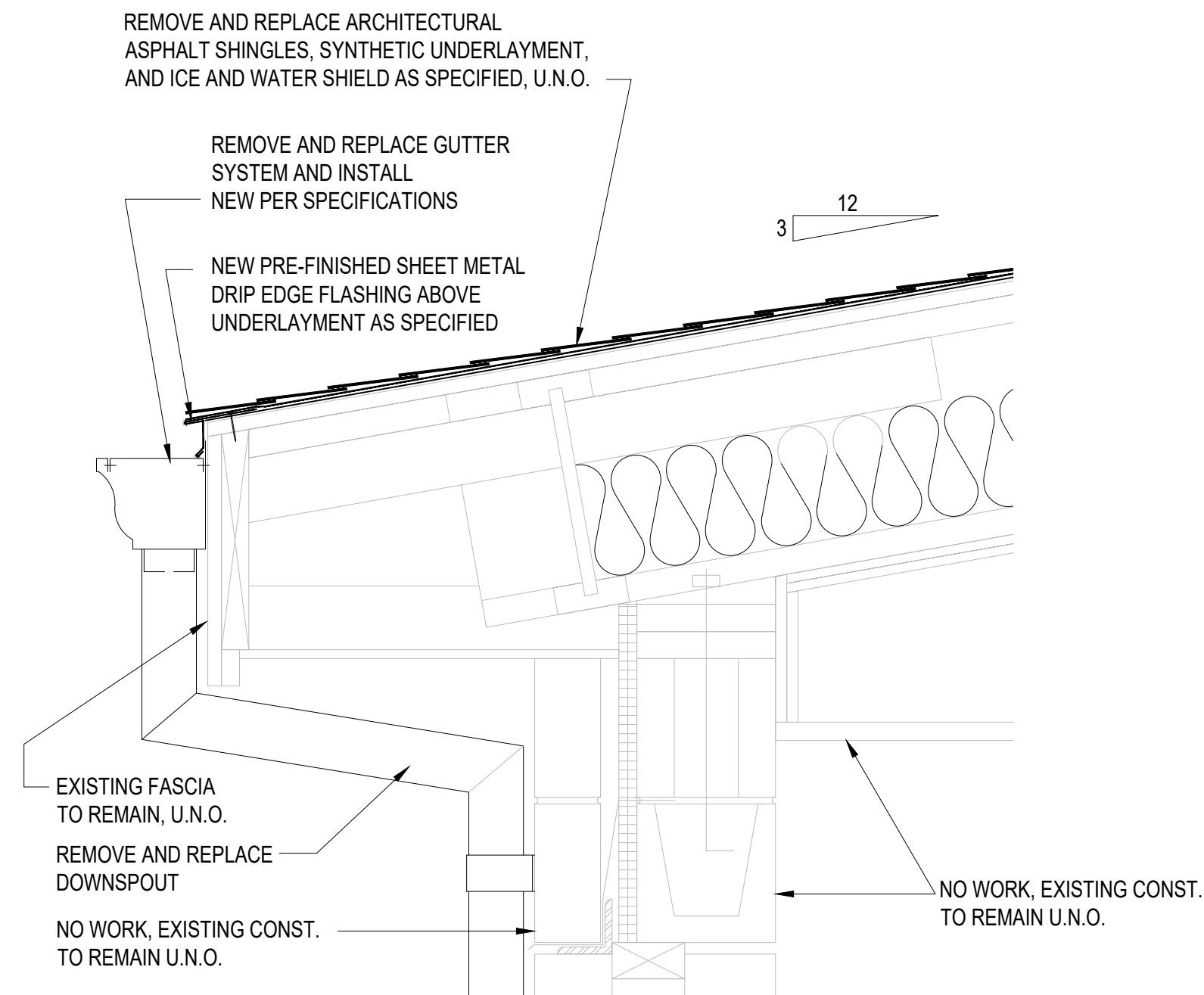
10 SLOPE ROOF @ VENT FLASHING  
A-501 SCALE: N.T.S.



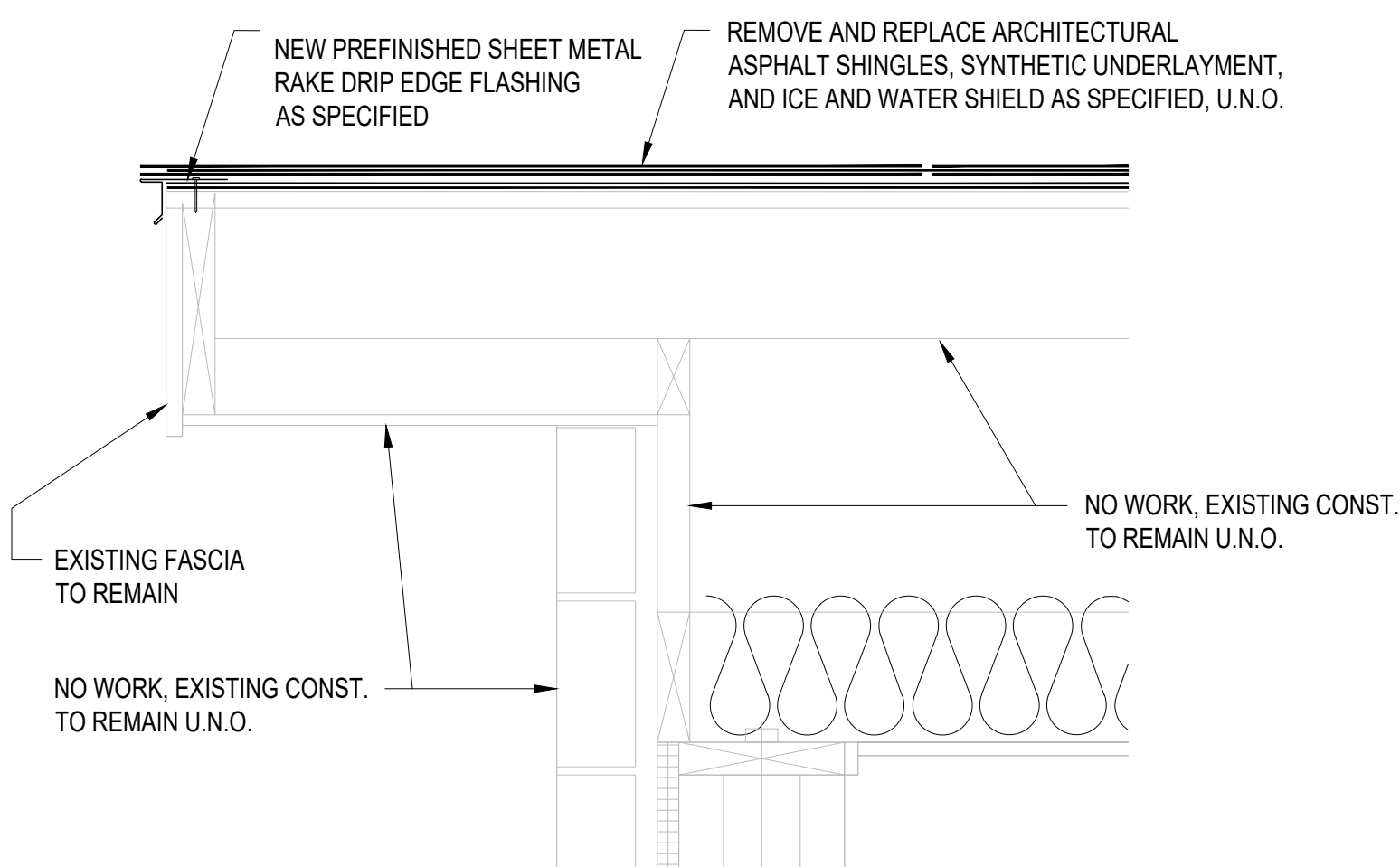
11 RAKE DETAIL @ PARAPET  
A-501 SCALE: N.T.S.



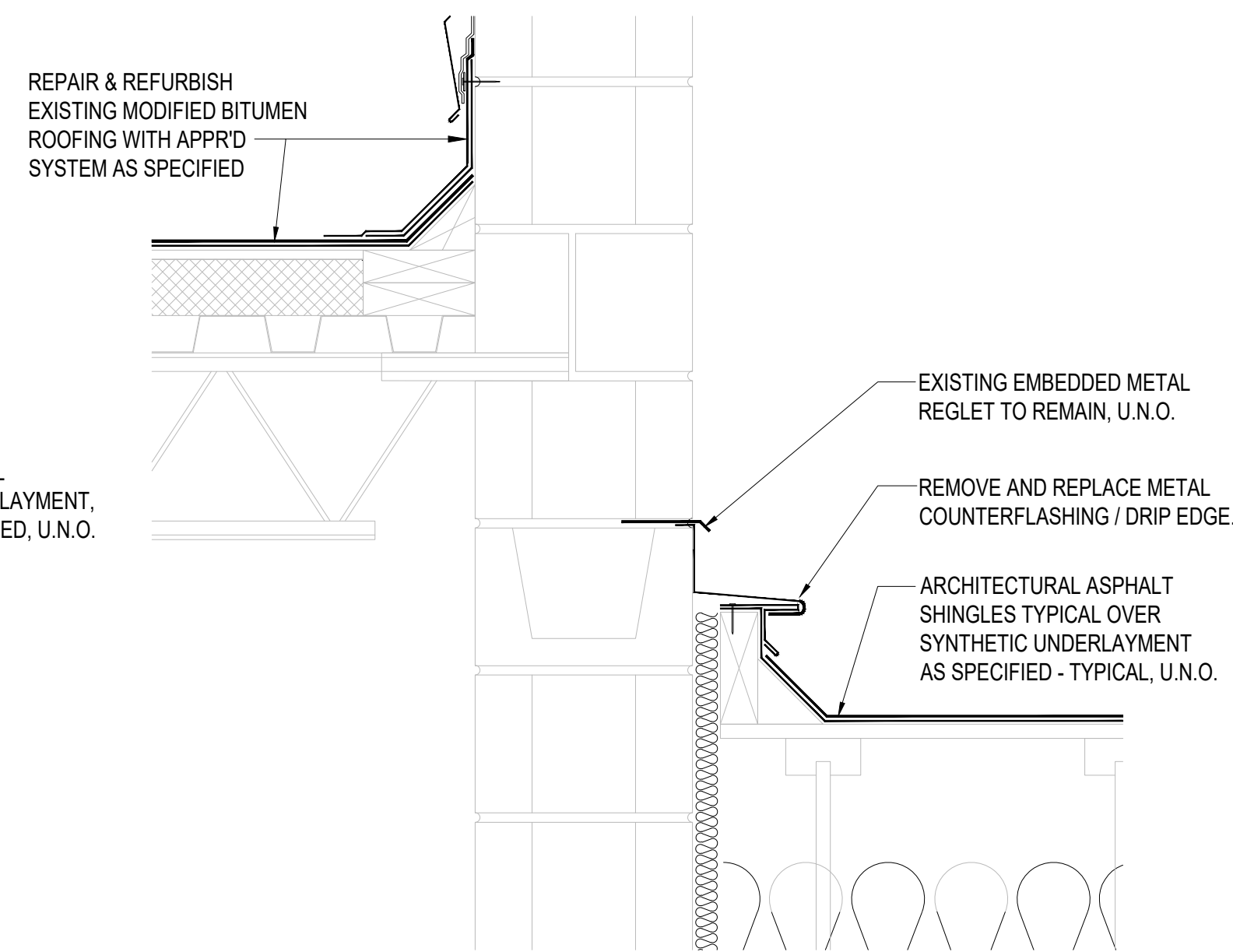
12 TYPICAL VENT PIPE DETAIL  
A-501 SCALE: N.T.S.



7 TYPICAL EAVE DETAIL  
A-501 SCALE: N.T.S.



8 GABLE OR RAKE EDGE DETAIL  
A-501 SCALE: N.T.S.



9 RAKE DETAIL @ HIGH WALL  
A-501 SCALE: N.T.S.



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DESIGNED BY: JSM/BGE

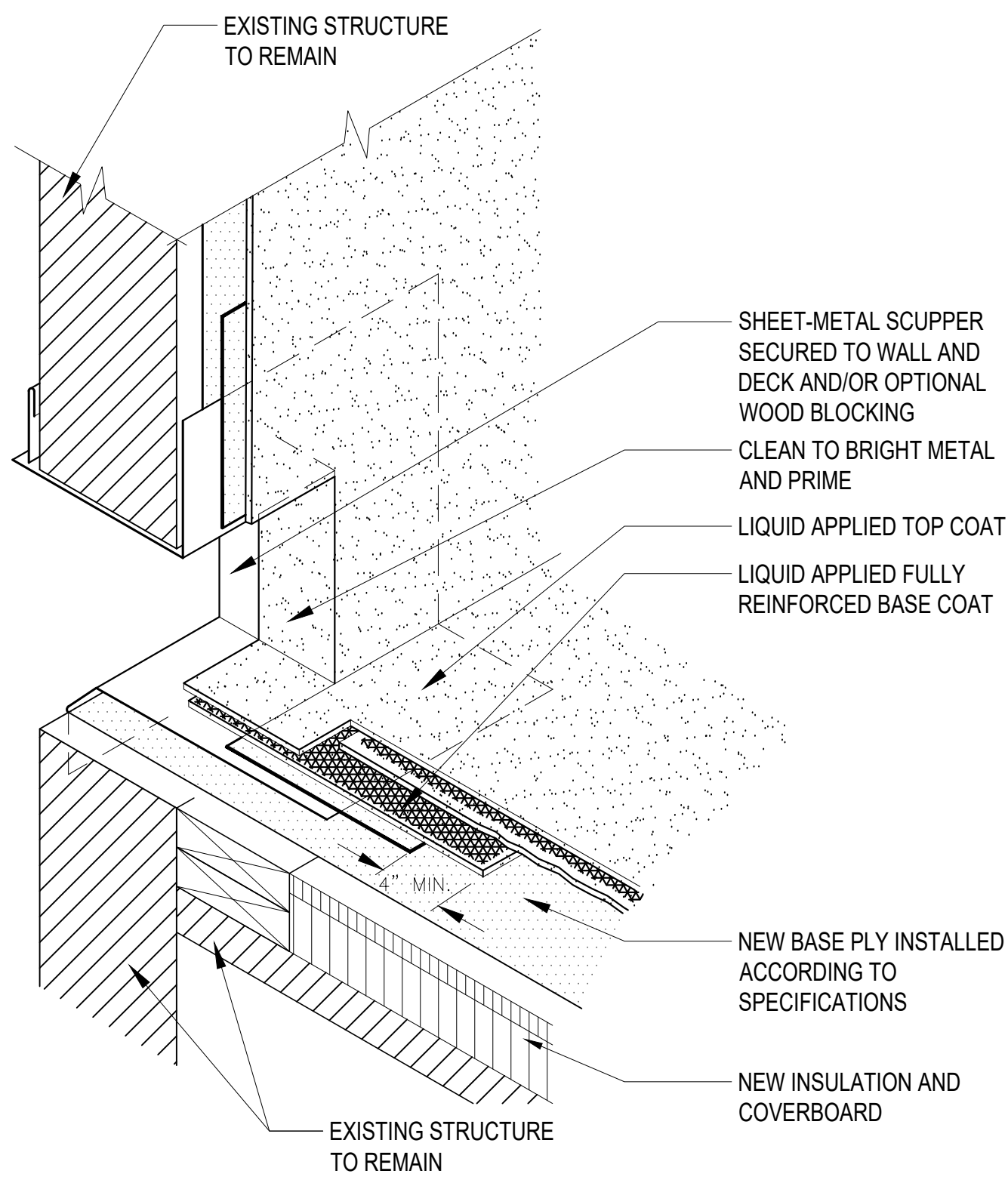
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ROOF DETAILS

SHEET NUMBER:

A-501

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03/14/2025

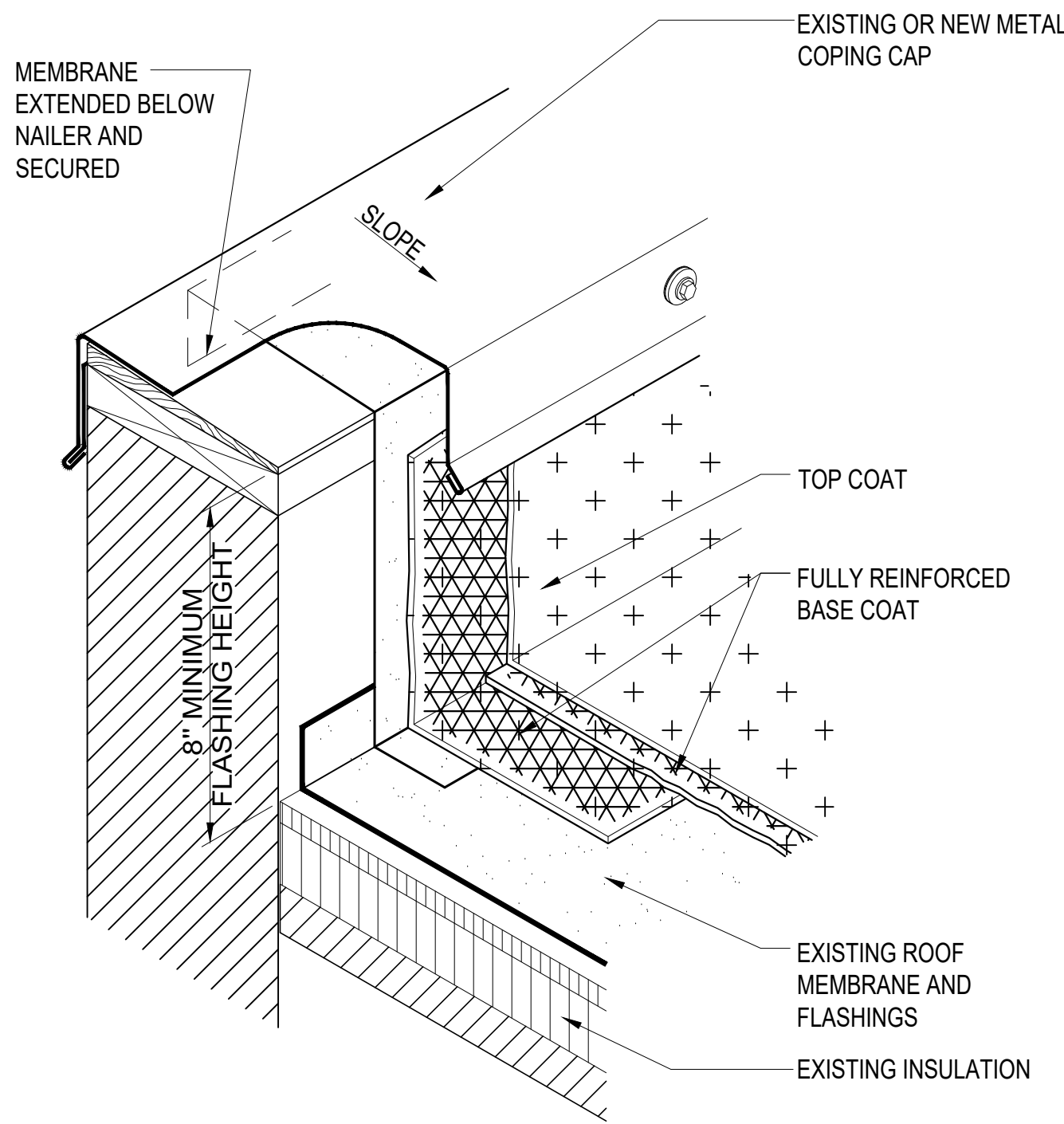




- NOTES
1. CONDUCTOR HEAD TO BE 1 INCH MINIMUM BELOW BOTTOM OF THROUGH-WALL SCUPPER.
  2. PRIMING OF THE SUBSTRATE MAY BE REQUIRED, FOLLOW SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.
  3. REINFORCEMENT MUST BE FULLY SATURATED OR ENCAPSULATED IN BASE COAT AS DESCRIBED IN SPECIFICATIONS.

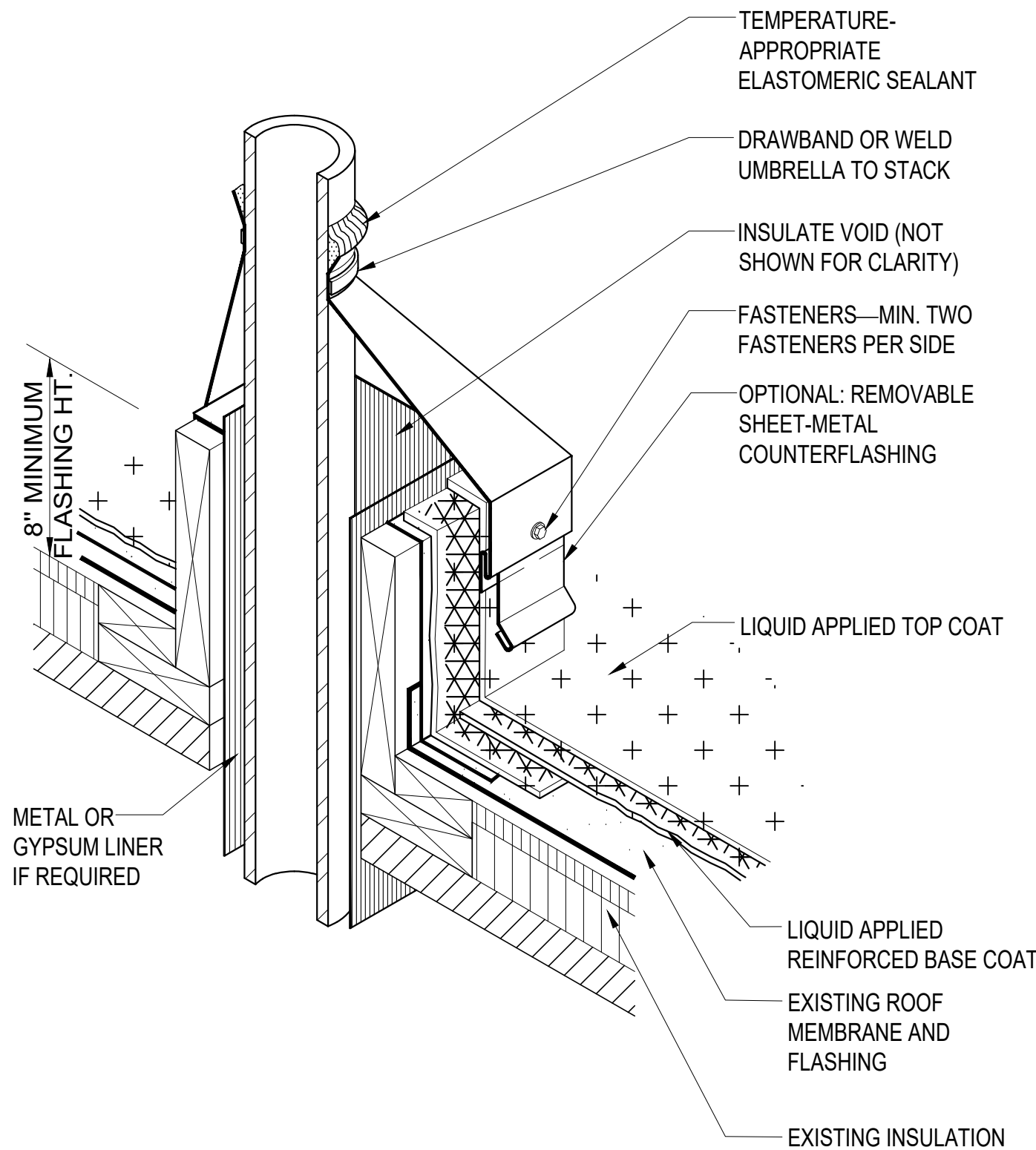
**1 THRU-WALL SCUPPER**

A-502 SCALE: N.T.S.



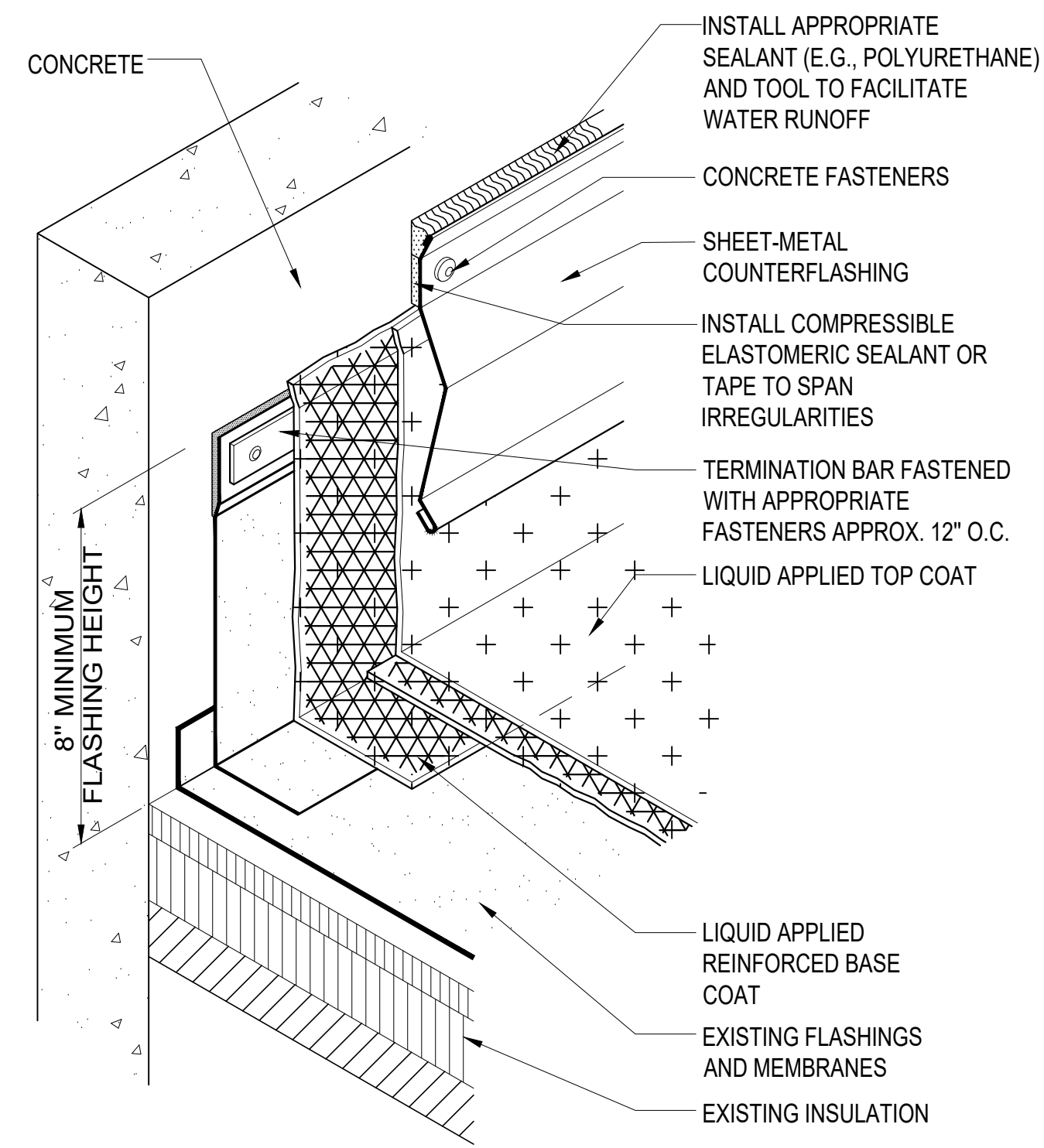
**2 TYP. PARAPET W/ METAL COPING**

A-502 SCALE: N.T.S.



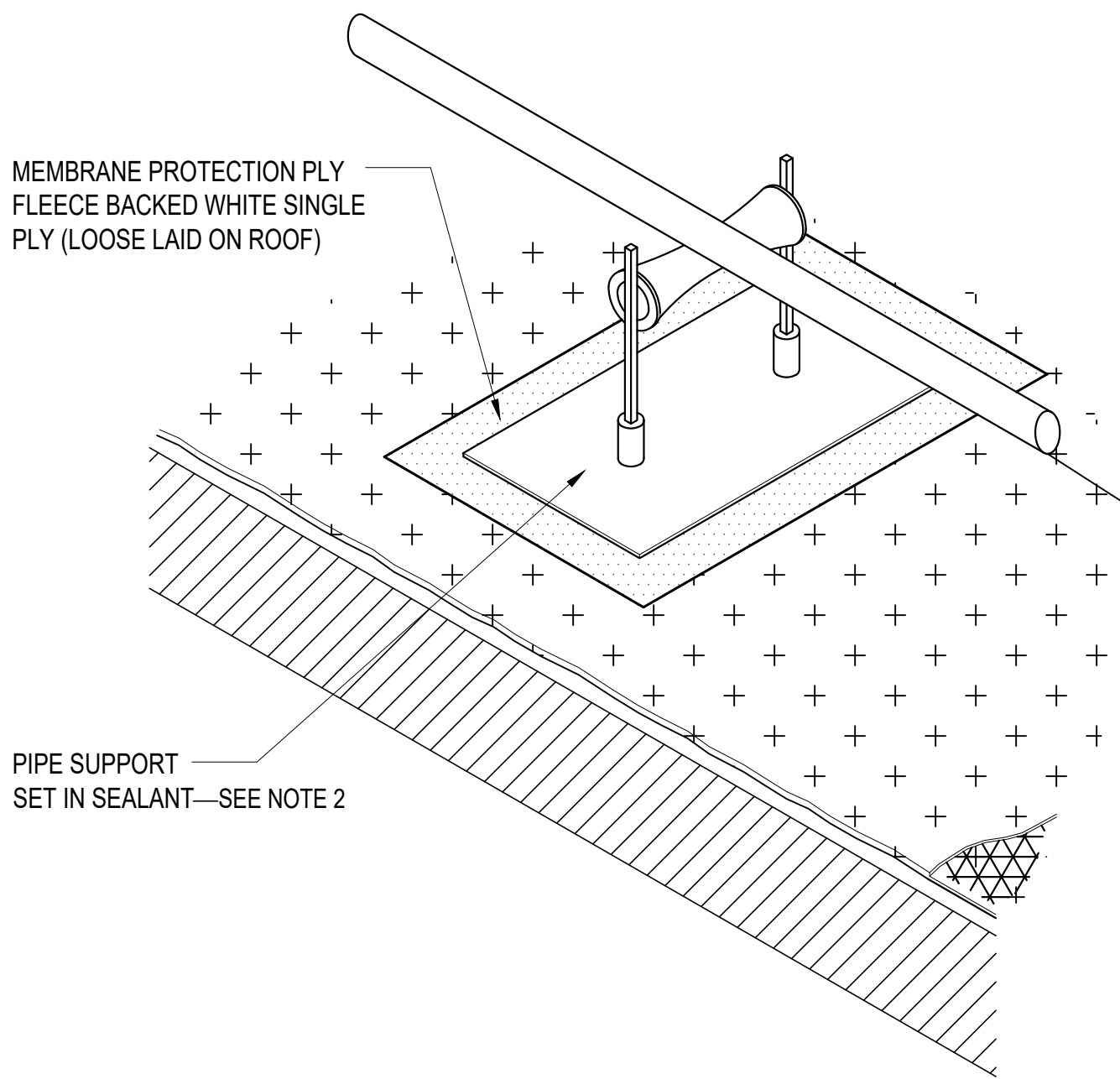
**3 TYP. VENT STACK W/ CURB**

A-502 SCALE: N.T.S.



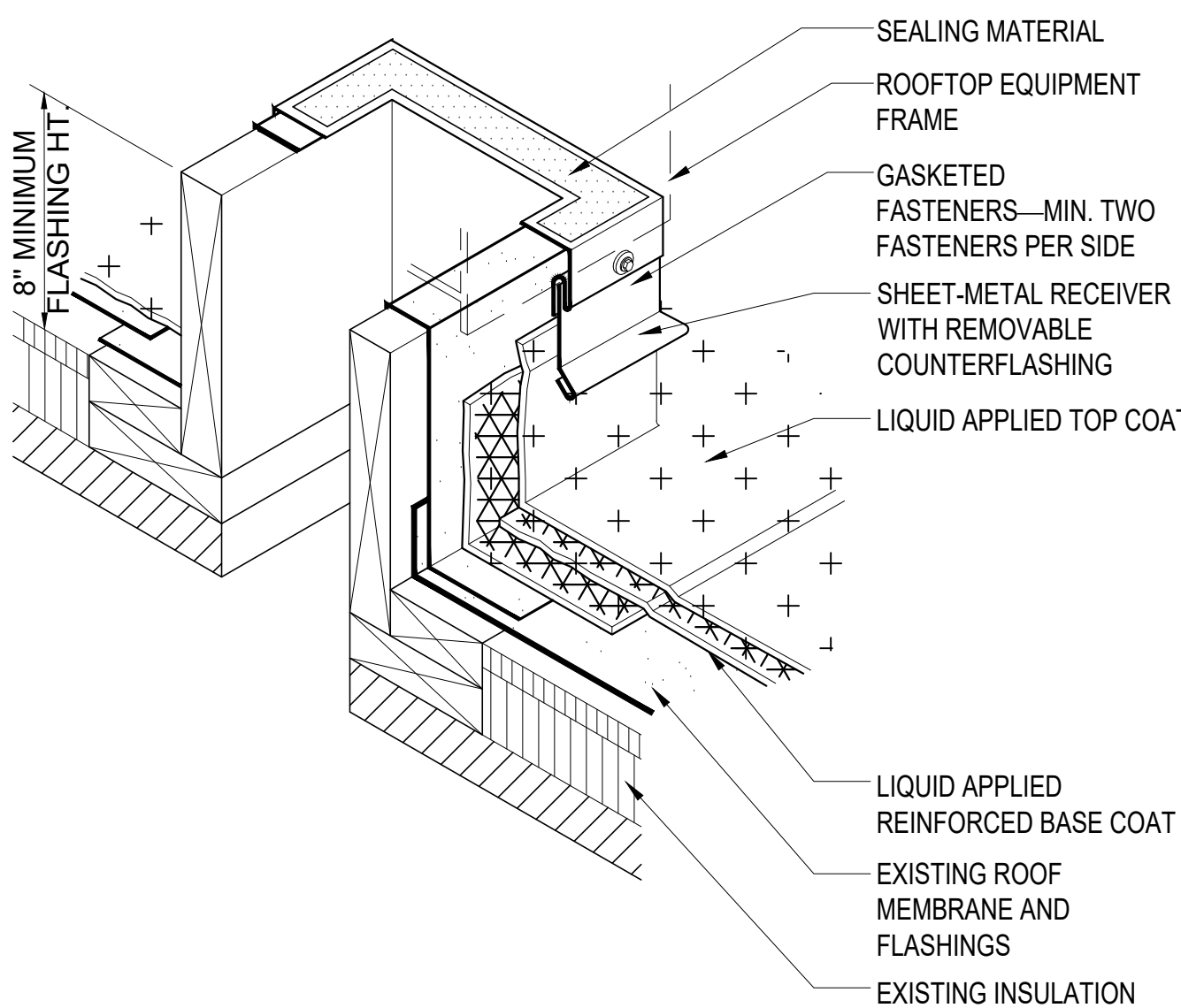
**4 TYP. PARAPET W/ COUNTERFLASHING**

A-502 SCALE: N.T.S.



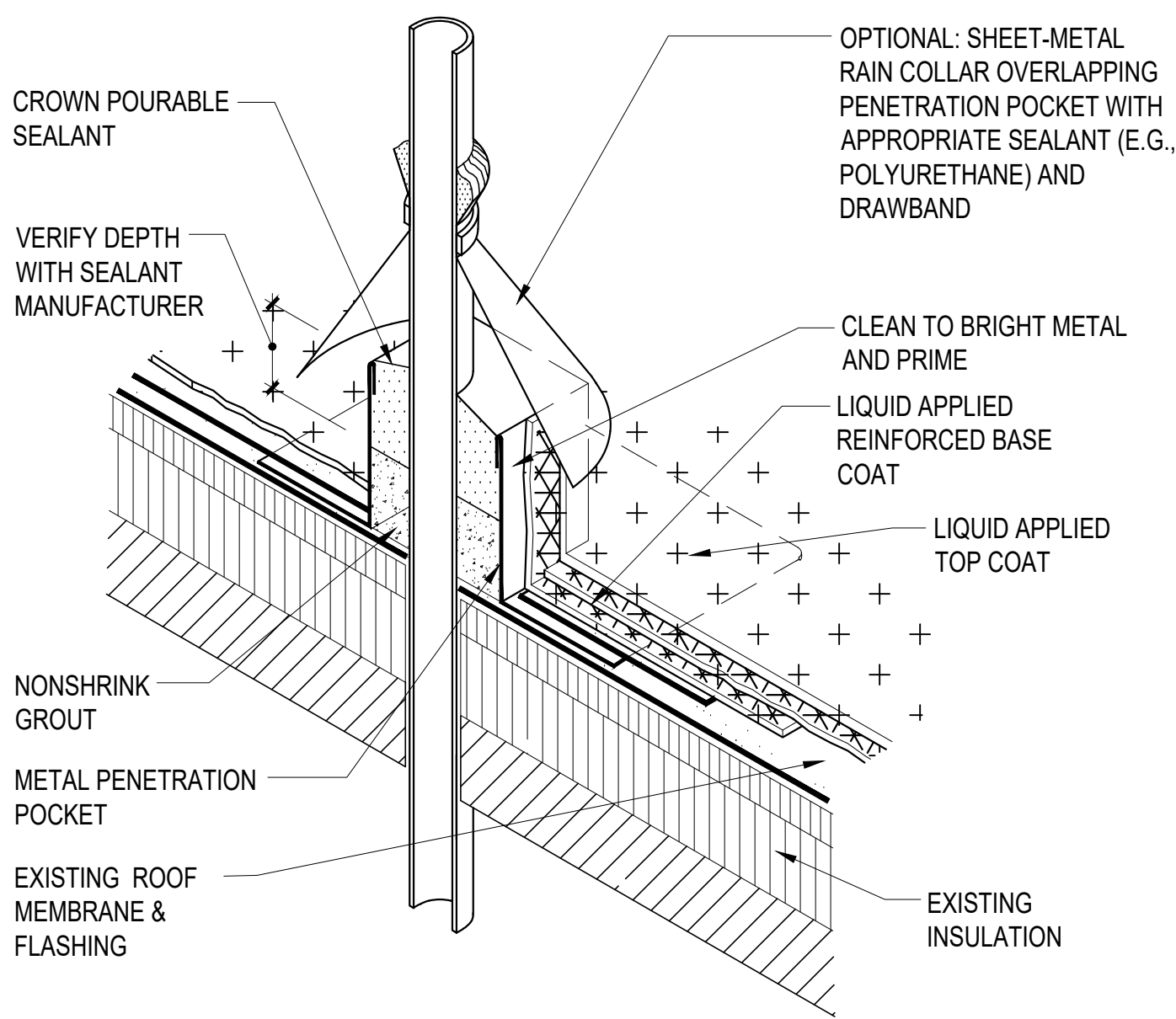
**5 TYP. PIPE SUPPORT**

A-502 SCALE: N.T.S.



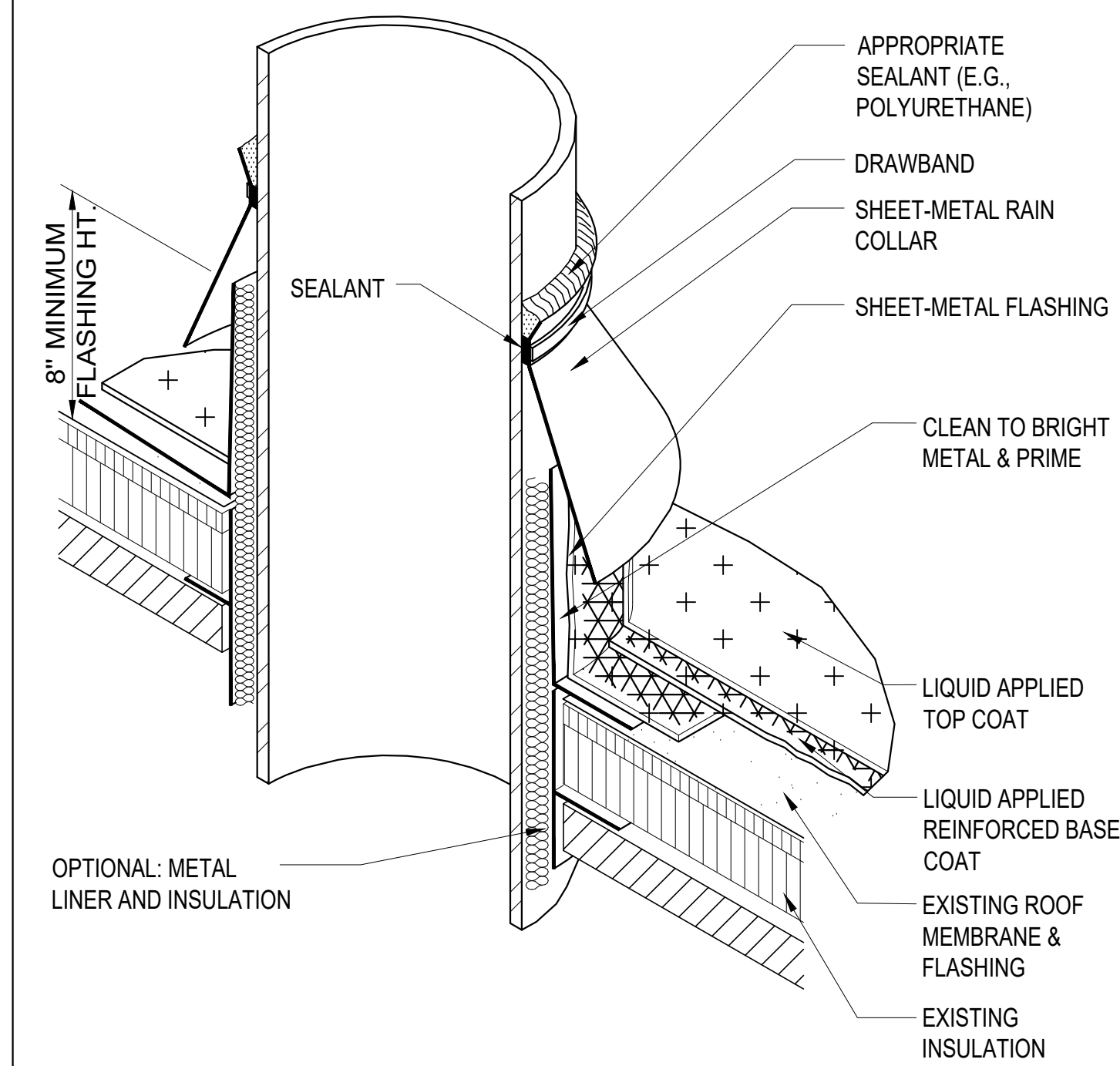
**6 TYP. EQUIPMENT CURB**

A-502 SCALE: N.T.S.



**7 TYP. PENETRATION**

A-502 SCALE: N.T.S.



**8 TYP. VENT STACK**

A-502 SCALE: N.T.S.

STATE OF MISSOURI  
MICHAEL L. KEHOE,  
GOVERNOR



SIGNATURE  
03-14-2025  
DATE  
12-31-2026  
LICENSE EXPIRES

PROFESSIONAL SEAL



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DIVISION OF FACILITIES  
MANAGEMENT,  
DESIGN AND CONSTRUCTION  
DEPARTMENT OF  
MENTAL HEALTH

HAWTHORN CHILDREN'S  
PSYCHIATRIC HOSPITAL  
REPLACE ROOF,  
ADMINISTRATION BUILDING  
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ST. LOUIS, MISSOURI 63133

PROJECT # M2416-01  
SITE # 7390  
ASSET # 6517390002

REVISION:  
DATE:  
REVISION:  
DATE:  
REVISION:  
DATE:  
ISSUE DATE: 03/14/2025

CAD DWG FILE: A-502.DWG  
DRAWN BY: AJD/JSM  
CHECKED BY: JSM/BGE  
DESIGNED BY: JSM/BGE

SHEET TITLE:  
**ADMIN BUILDING  
ROOF DETAILS**

SHEET NUMBER:

**A-502**

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03/14/2025