

REPLACE ROOF - LODGE
BOTHWELL LODGE STATE HISTORIC SITE
SEDALIA, MISSOURI
BID DOCUMENTS

OWNER: STATE OF MISSOURI
MICHAEL L. PARSON,
GOVERNOR

DEPARTMENT OF
STATE PARKS

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

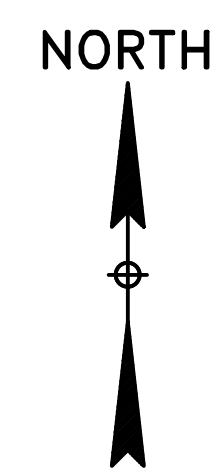
DESIGNER: STATE OF MISSOURI - OFFICE OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT DESIGN
AND CONSTRUCTION: 301 W. HIGH STREET,
JEFFERSON CITY, MO. 65102

PROJECT NUMBER: X2214-01

ASSET NUMBER: 7815303002

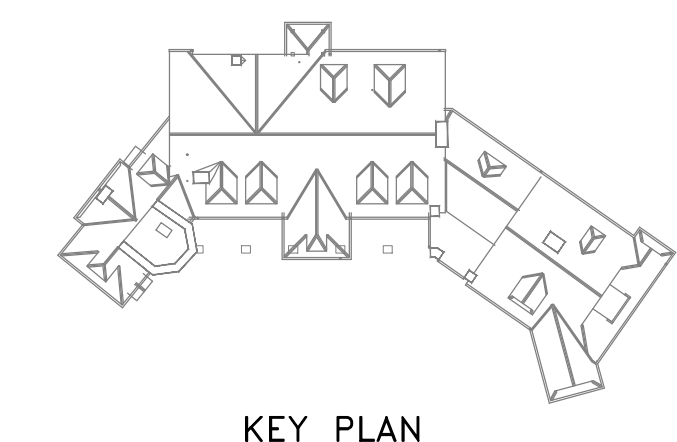


LOCATION MAP



LOCATION MAP

<u>DRAWING INDEX</u>
<p>G-001 COVER SHEET G-002 DRAWING INDEX AND LOCATION MAP</p> <p><u>ARCHITECTURAL</u> A-101 ROOF PLAN - DEMOLITION AND NEW WORK A-201 BUILDING ELEVATIONS A-202 BUILDING ELEVATIONS A-301 EXISTING CONDITION IMAGES A-501 ROOFING DETAILS</p>



KEY PLAN



BID DOCUMENTS

OFFICE OF ADMINISTRATION
 DIVISION OF FACILITIES
 MANAGEMENT,
 DESIGN AND CONSTRUCTION

REPLACE ROOF - LODGE

BOTHWELL LODGE
 STATE HISTORIC SITE
 19349 BOTHWELL STATE PARK
 SEDALIA, MISSOURI 65301

PROJECT # X2214-01
 SITE # 5303
 ASSET # 7815303002

REVISION: _____
 DATE: _____
 REVISION: _____
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 DATE: _____
 ISSUE DATE: 03/14/2024

CAD DWG FILE: _____
 DRAWN BY: FML
 CHECKED BY: BMS
 DESIGNED BY: TEH

SHEET TITLE:
**DRAWING INDEX
 & LOCATION MAP**

SHEET NUMBER:
G-002



Brad M. Schaefer - Architect
MO# A-2009027294

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DESIGNED BY: TEH

SHEET TITLE:
**ROOF PLAN
DEMOLITION AND
NEW WORK**

SHEET NUMBER:

A-101

3 OF 7 SHEETS
03/14/2024

GENERAL ROOFING NOTES:

- ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) STEEP-SLOPE ROOFING MANUAL AS IT SIMILARLY RELATES TO SLATE SHINGLE ROOFING.
- 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.
- ALL ROOF SLOPES ARE APPROXIMATELY 12:12 UNLESS OTHERWISE INDICATED.
- DEMOLITION SHALL INCLUDE THE COMPLETE REMOVAL OF EXISTING J-M ASBESTOS SHINGLES, J-M ASBESTOS RIDGE & HIP ROLLS, UNDERLAYMENTS, FASTENERS, & FLASHINGS AS INDICATED DOWN TO THE EXISTING WOOD DECK. ALL EXISTING COPPER FLASHINGS ARE INTENDED TO BE REMOVED AND RESET UNLESS THEY ARE DAMAGED AND NOT SALVAGEABLE. PROPERLY DISPOSED OF ALL HAZARDOUS MATERIALS & ALL MATERIALS WHICH ARE NOT MEANT TO BE REUSED.
- DO NOT REMOVE EXISTING CAP OR COUNTERFLASHINGS EMBEDDED IN STONE MASONRY SUCH AS CHIMNEYS AND WALLS, UNLESS NECESSARY TO ACCESS BASE FLASHINGS. CAREFULLY BEND BACK OUT OF THE WAY DURING DEMOLITION AND RETURN TO ORIGINAL POSITION WITH INSTALLATION OF NEW BASE FLASHINGS AND ROOFING. REPAIR OR REPLACE DAMAGED FLASHINGS WITH MATCHING MATERIALS UPON ADVICE & APPROVAL FROM ARCHITECT.
- CONTRACTOR IS RESPONSIBLE FOR ANY INCIDENTAL DAMAGE DONE TO BUILDING AND GROUNDS DURING COURSE OF DEMOLITION AND CONSTRUCTION AND SHALL RESTORE BUILDING AND GROUNDS TO EXISTING CONDITIONS UPON COMPLETION OF ROOFING PROJECT.
- CONTRACTOR SHALL THOROUGHLY CLEAN ROOF AND SITE UPON COMPLETION OF PROJECT. PICK-UP, REMOVE AND PROPERLY DISPOSE OF ALL FASTENERS, DEBRIS AND SCRAP MATERIALS.
- SHINGLE HATCH PATTERN IS REPRESENTATION ONLY AND IS NOT INTENDED TO BE AN EXACT INDICATION OF THE SIZE OR COURSING OF THE NEW SHINGLES.

DEMOLITION KEY NOTES:

- REMOVE AND PROPERLY DISPOSE OF ALL EXISTING JOHNS-MANVILLE ASBESTOS SHINGLES, EXISTING UNDERLAYMENTS, EXISTING NON-COPPER FLASHINGS & FASTENERS DOWN TO THE EXISTING WOOD DECK, UNLESS NOTED OTHERWISE.
- REMOVE AND PROPERLY DISPOSE OF ALL EXISTING JOHNS-MANVILLE ASBESTOS RIDGE AND HIP ROLLS CAPS INCLUDING ANY ASSOCIATED SEALANTS AND FASTENERS DOWN TO EXISTING SUBSTRATE. ANY EXISTING WOOD NAILING STRIPS ENCOUNTERED SHALL REMAIN UPON APPROVAL OF ARCHITECT.
- REMOVE AND PROPERLY DISPOSE OF ALL EXISTING LOW SLOPE ROOFING MATERIALS INCLUDING BUILT-UP ROOFING PLYS, EPDM ROOFING, ANY ASSOCIATED BASE OR RECOVERY BOARDS AND FASTENERS DOWN TO THE EXISTING WOOD OR CONCRETE SUBSTRATES.
- ONCE EXISTING ROOFING IS REMOVED, CAREFULLY INSPECT ALL EXISTING WOOD DECK OR ROOFING SUBSTRATES FOR DAMAGE OR ROT. ADVISE ARCHITECT OF DAMAGE AND REPAIR OR REPLACE ONLY UPON APPROVAL BY ARCHITECT. INCLUDE UNIT PRICE FOR REPLACEMENT OF WOOD SHEATHING AS PER SPECIFICATIONS.
- ONCE EXISTING ROOFING IS REMOVED, CAREFULLY INSPECT ALL EXISTING COPPER SHEET FLASHINGS FOR DAMAGE OR CONDITIONS THAT WOULD ALLOW THE ENTRANCE OF MOISTURE. ADVISE ARCHITECT OF DAMAGE AND REPAIR OR REPLACE ONLY UPON APPROVAL BY ARCHITECT. INCLUDE UNIT PRICE FOR REPLACEMENT OF SHEET METAL FLASHINGS AS PER SPECIFICATIONS.
- EXISTING GUTTERS AND DOWNSPOUTS TO BE INSPECTED. REMOVE AND REINSTALL WHERE NECESSARY TO INSTALL NEW ROOFING. REPLACE PORTIONS OF GUTTERS & DOWNSPOUTS WHERE NOTED OR WHERE DAMAGED ONLY WITH APPROVAL OF ARCHITECT.
- REMOVE AND DISCARD EXISTING VENT PIPE FLASHING OR ANY THROUGH THE ROOF FLASHINGS OR SLEEVES.
- REMOVE EXISTING LIGHTNING RODS, THEIR SUPPORTS AND CONNECTING CABLES. SET ASIDE OR OTHERWISE REPAIR OR SALVAGE FOR REUSE.
- ALL EXISTING FLAT SEAM COPPER ROOF SHEETS, FLASHINGS & PARAPET CAPS ARE TO REMAIN. REMOVE ELASTOMERIC SEALANTS & THOROUGHLY CLEAN, PREPARE & REPAIR AS NECESSARY.

NEW ROOFING KEY NOTES:

- COMPOSITE ROOFING: PROVIDE AND INSTALL NEW COLOR BLENDED COMPOSITE SLATE ROOFING OVER A SINGLE LAYER OF MEMBRANE UNDERLAYMENT OVER EXISTING 1x WOOD ROOF DECKING AS PER DRAWINGS & SPECIFICATIONS TYPICAL.
- SELF-ADHERING MEMBRANE: PROVIDE AND INSTALL 1-LAYER OF 40 MIL SELF-ADHERING MEMBRANE UNDERLAYMENT, OTHERWISE KNOWN AS ICE DAM PROTECTION MEMBRANE OVER THE ENTIRE ROOF DECK/ SHEATHING AS INDICATED ON THIS DRAWING & SPECIFICATIONS.
- RIDGE/HIP CAPS: PROVIDE AND INSTALL NEW COMPOSITE ROLL RIDGE AND HIP CAPS TYPICAL. SEE RIDGE DETAIL 1/A-501 & HIP DETAIL 2/A-501.
- LOW SLOPE ROOFING: PROVIDE AND INSTALL NEW EPDM SINGLE PLY-MEMBRANE ROOFING AS PER DETAILS & SPECIFICATIONS TYPICAL. SEE DETAIL 14/A-501 FOR TRANSITION TO STEEP SLOPES.
- EAVE FLASHING: PROVIDE AND INSTALL NEW COPPER EDGE FLASHINGS AT ALL EAVE CONDITIONS TYPICAL. SEE DETAIL 3/A-501.
- RAKE FLASHING: PROVIDE AND INSTALL NEW COPPER RAKE FLASHINGS AT ALL RAKE CONDITIONS TYPICAL. SEE DETAIL 5/A-501.
- VALLEY FLASHING: PROVIDE AND INSTALL NEW COPPER VALLEY FLASHING AT ALL EXISTING VALLEYS TYPICAL. SEE DETAIL 6/A-501.
- MISC. FLASHINGS: PROVIDE AND INSTALL NEW COPPER BASE, APRON, COUNTERFLASHING & STEP FLASHING AT HEADWALLS, SIDEWALLS, CHIMNEYS & OTHER VERTICAL PLANES AS NECESSARY. SEE DETAILS 7, 8 & 13 ON SHEET A-501 AS APPROPRIATE FOR THE EXISTING CONDITION.
- PIPE FLASHING: PROVIDE AND INSTALL NEW VENT PIPE FLASHING AS PER SPECIFICATIONS & DETAIL 4/A-501 TYP.
- REPAIR GUTTERS & DS: PREPARE AND REPAIR EXISTING GUTTERS AND DOWNSPOUTS TO THE EXTENT INDICATED OR AS APPROVED BY ARCHITECT. (100 LF ARE TO BE INCLUDED IN BASE BID)
- SNOW GUARDS: PROVIDE AND INSTALL NEW SNOW GUARDS AT APPROX. 48" O.C. ALONG ENTIRE LENGTH OF NORTH FACING EAVE TYPICAL.
- LIGHTNING PROTECTION SYSTEM: REPAIR, REINSTALL AND RECONNECT ALL PORTIONS OF THE EXISTING LIGHTNING PROTECTION SYSTEM INCLUDING RODS, STANDS, CABLES AND ANCHORS TYPICAL.
- STANDING SEAM ROOFING: INSPECT ALL EXISTING SOLDERED COPPER SEAMS & PREVIOUSLY CAULKED JOINTS FOR CRACKS, BREAKS, HOLES OR DAMAGE OF ANY KIND. CLEAN, FLUX & RE-SOLDER PREVIOUSLY SOLDERED JOINTS. APPLY NEW SEALANTS ON JOINTS THAT WERE PREVIOUSLY ONLY CAULKED.
- WOOD SHINGLE SIDING: REPLACE EXISTING WOOD SHINGLE SIDING ON DORMER WALLS TO THE EXTENT INDICATED OR APPROVED BY ARCHITECT. (600 SQUARE FEET ARE TO BE INCLUDED IN BASE BID.) PRIME AND PAINT ENTIRE WALL SURFACE WHERE SHINGLES ARE REPLACED.

OUTLINE OF DORMER WALLS BELOW ROOF, SEE DTLS. 7 & 8 ON SHEET A-501 FOR APPROPRIATE FLASHING TYP.

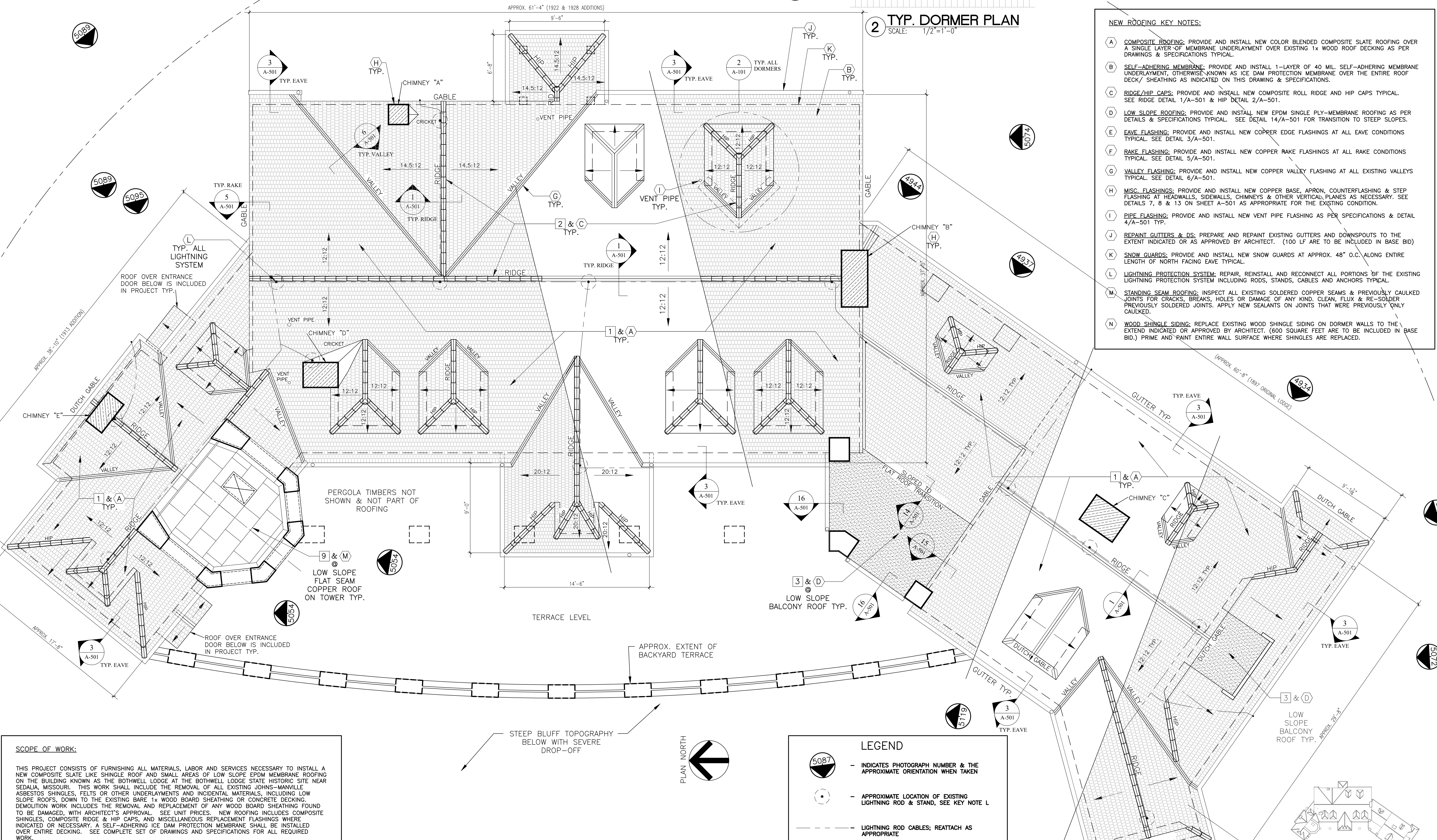
2 TYP. DORMER PLAN
SCALE: 1/2"=1'-0"

1 ROOF PLAN - DEMOLITION and NEW ROOFING
SCALE: 1/4"=1'-0"

SCOPE OF WORK:
THIS PROJECT CONSISTS OF FURNISHING ALL MATERIALS, LABOR AND SERVICES NECESSARY TO INSTALL A NEW COMPOSITE SLATE LIKE SHINGLE ROOF AND SMALL AREAS OF LOW SLOPE EPDM MEMBRANE ROOFING ON THE BUILDING KNOWN AS THE BOTHWELL LODGE AT THE BOTHWELL LODGE STATE HISTORIC SITE NEAR SEDALIA, MISSOURI. THIS WORK SHALL INCLUDE THE REMOVAL OF ALL EXISTING JOHNS-MANVILLE ASBESTOS SHINGLES, FELTS OR OTHER UNDERLAYMENTS AND INCIDENTAL MATERIALS, INCLUDING LOW SLOPE ROOFS, DOWN TO THE EXISTING BARE 1x WOOD BOARD SHEATHING OR CONCRETE DECKING. DEMOLITION WORK INCLUDES THE REMOVAL AND REPLACEMENT OF ANY WOOD BOARD SHEATHING FOUND TO BE DAMAGED, WITH ARCHITECT'S APPROVAL. SEE UNIT PRICES. NEW ROOFING INCLUDES COMPOSITE SHINGLES, COMPOSITE RIDGE & HIP CAPS, AND MISCELLANEOUS REPLACEMENT FLASHINGS WHERE INDICATED OR NECESSARY. A SELF-ADHERING ICE DAM PROTECTION MEMBRANE SHALL BE INSTALLED OVER ENTIRE DECKING. SEE COMPLETE SET OF DRAWINGS AND SPECIFICATIONS FOR ALL REQUIRED WORK.

LEGEND

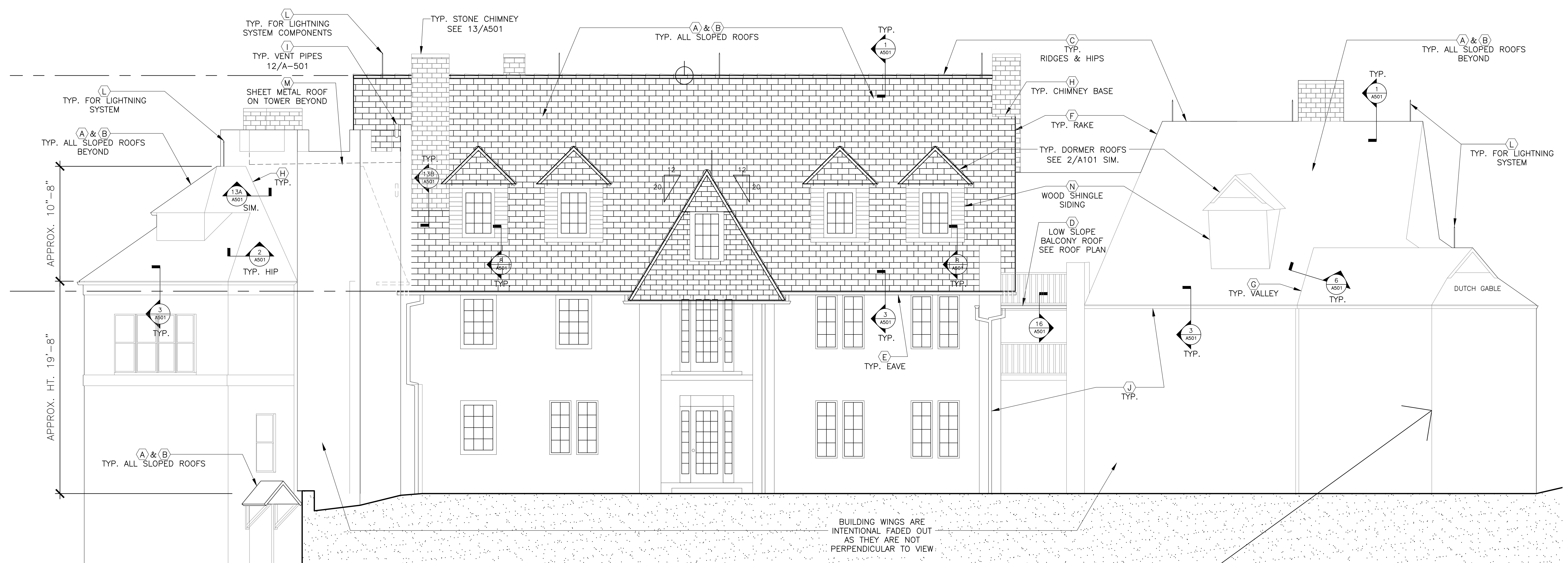
- INDICATES PHOTOGRAPH NUMBER & THE APPROXIMATE ORIENTATION WHEN TAKEN
- APPROXIMATE LOCATION OF EXISTING LIGHTNING ROD & STAND, SEE KEY NOTE L
- LIGHTNING ROD CABLES; REATTACH AS APPROPRIATE
- INDICATES LOW SLOPE EPDM ROOFING





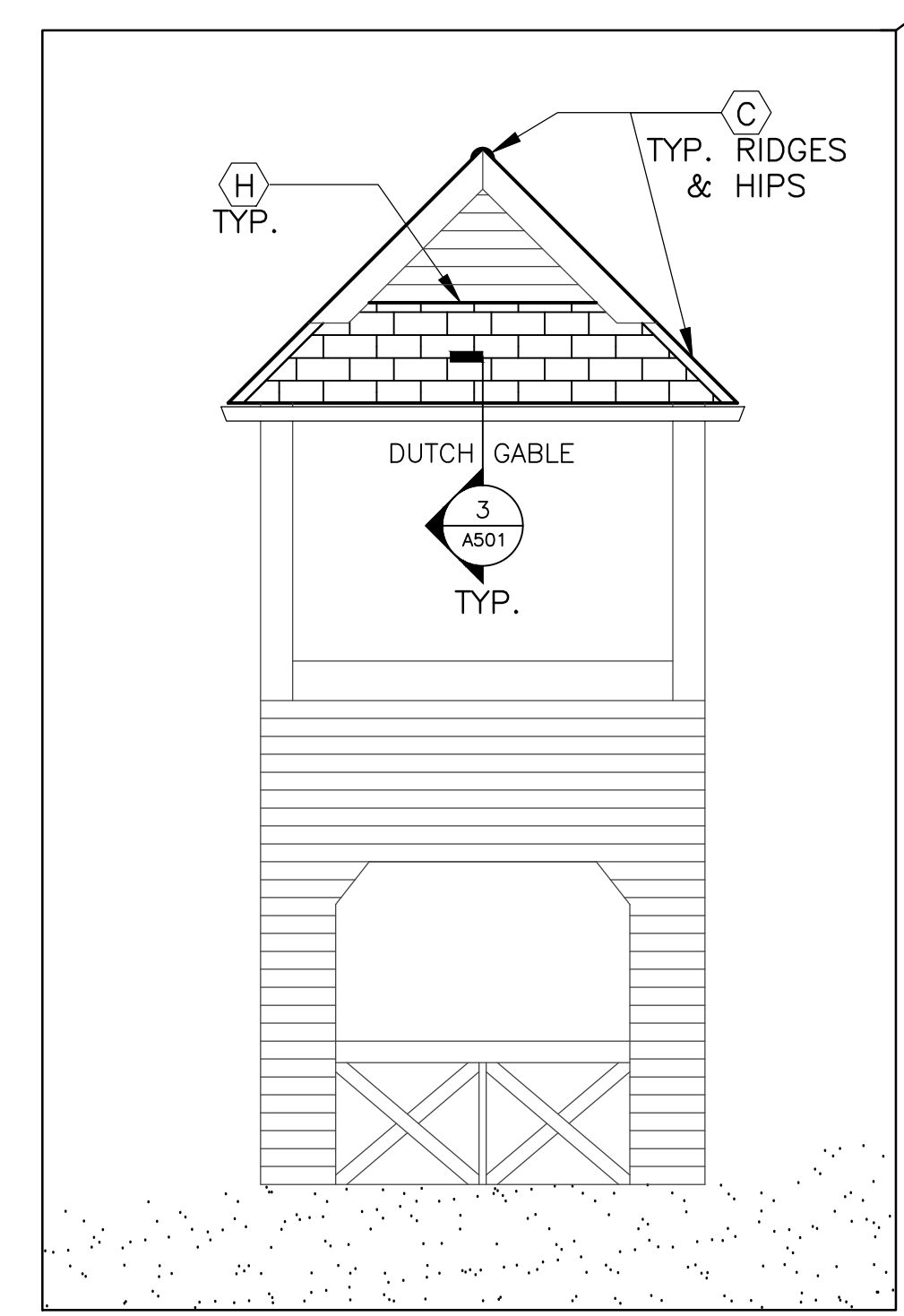
Brad M. Schaefer - Architect
MO# A-3009027294

BID DOCUMENTS



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

BUILDING WINGS ARE
INTENTIONAL FADED OUT
AS THEY ARE NOT
PERPENDICULAR TO VIEW.



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

- GENERAL ELEVATION NOTES:**
- 1 ALL ROOFING SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE NATIONAL ROOFING CONTRACTORS ASSOCIATION (NRCA) STEEP-SLOPE ROOFING MANUAL AS IT SIMILARLY RELATES TO SLATE SHINGLE ROOFING.
 - 2 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.
 - 3 ALL ROOF SLOPES ARE APPROXIMATELY 12:12 UNLESS OTHERWISE INDICATED.
 - 4 SEE ROOF PLAN, SHEET A-101, FOR ALL SELECTIVE DEMOLITION WORK.
 - 5 ROOF ELEVATIONS ARE GENERALLY STYLISTIC AND DO NOT NECESSARILY REPRESENT EXACT CONDITIONS, SEE PHOTOGRAPHS ON SHEET A-301 FOR REFERENCE.
 - 6 SHINGLE HATCH PATTERN IS REPRESENTATION ONLY AND IS NOT INTENDED TO BE AN EXACT INDICATION OF THE SIZE OR COURSING OF THE NEW SHINGLES.
 - 7 EXTERIOR WALL SURFACES AND CHIMNEYS ON THE LODGE ARE TYPICALLY ALL STONE MASONRY.

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 - (B) SELF-ADHERING MEMBRANE: PROVIDE AND INSTALL 1-LAYER OF 40 MIL SELF-ADHERING MEMBRANE UNDERLAYMENT, OTHERWISE KNOWN AS ICE DAM PROTECTION MEMBRANE OVER THE ENTIRE ROOF DECK/ SHEATHING AS INDICATED ON THIS DRAWING & SPECIFICATIONS.
 - (C) RIDGE/HIP CAPS: PROVIDE AND INSTALL NEW COMPOSITE ROLL RIDGE AND HIP CAPS TYPICAL. SEE RIDGE DETAIL 1/A-501 & HIP DETAIL 2/A-501.
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 - (F) RAKE FLASHING: PROVIDE AND INSTALL NEW COPPER RAKE FLASHINGS AT ALL RAKE CONDITIONS TYPICAL. SEE DETAIL 5/A-501.
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 - (L) LIGHTNING PROTECTION SYSTEM: REPAIR, REINSTALL AND RECONNECT ALL PORTIONS OF THE EXISTING LIGHTNING PROTECTION SYSTEM INCLUDING RODS, STANDS, CABLES AND ANCHORS TYPICAL.
 - (M) STANDING SEAM ROOFING: INSPECT ALL EXISTING SOLDERED COPPER SEAMS & PREVIOUSLY CAULKED JOINTS FOR CRACKS, BREAKS, HOLES OR DAMAGE OF ANY KIND. CLEAN, FLUX & RE-SOLDER PREVIOUSLY SOLDERED JOINTS. APPLY NEW SEALANTS ON JOINTS THAT WERE PREVIOUSLY ONLY CAULKED.
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REPLACE ROOF - LODGE

BOTHWELL LODGE
STATE HISTORIC SITE
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PROJECT # X2214-01
SITE # 5303
ASSET # 7815303002

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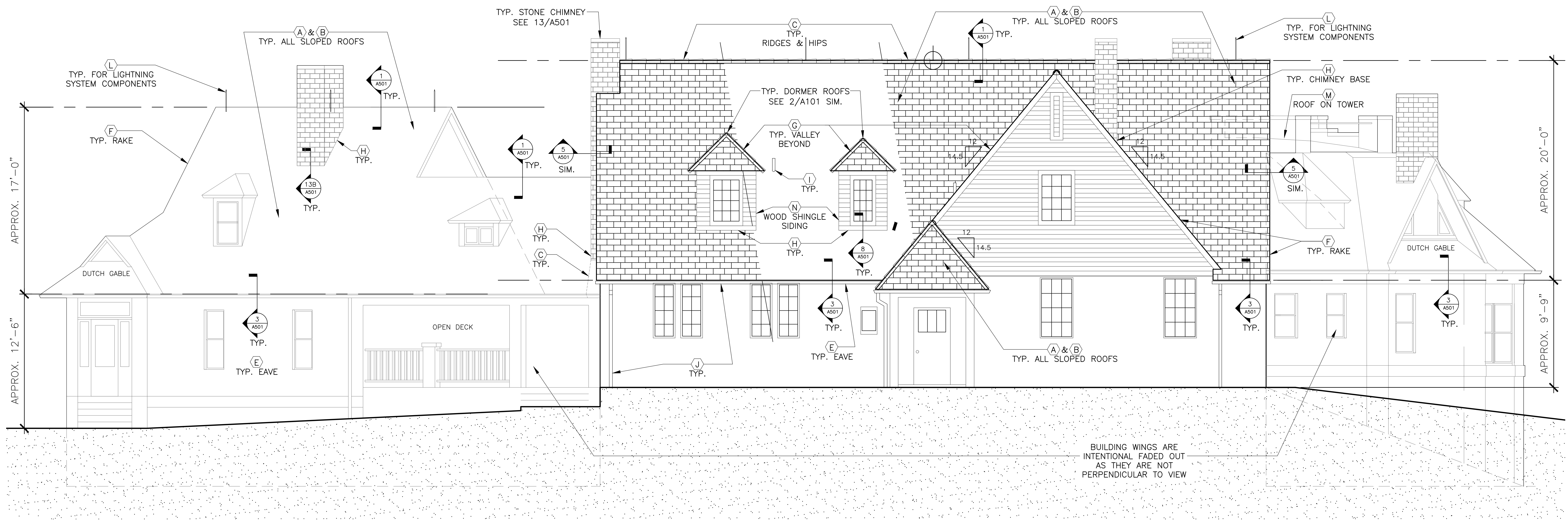
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**BUILDING
ELEVATIONS**

SHEET NUMBER:
A-201
4 OF 7 SHEETS
03/14/2014

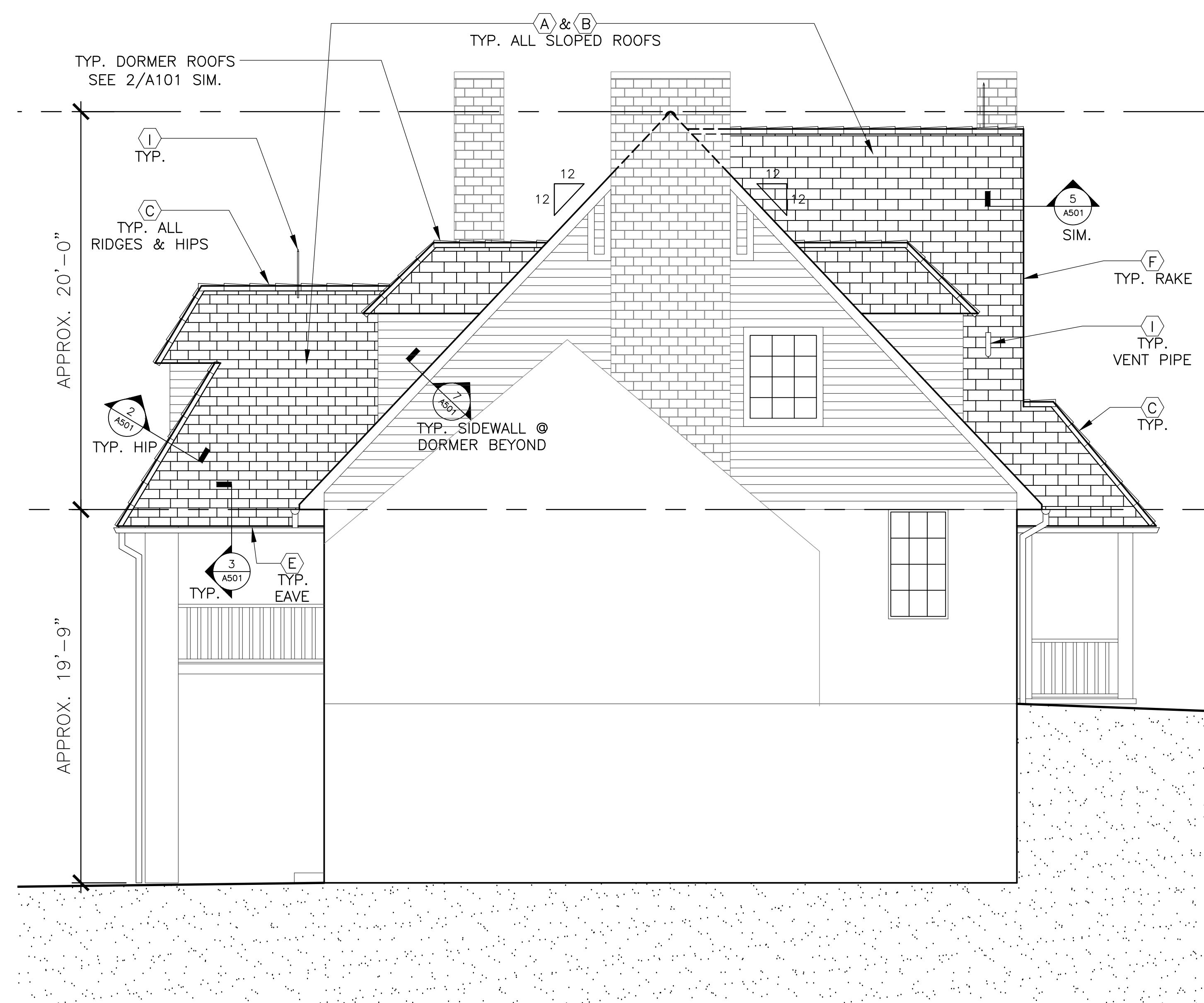


Brad M. Schaefer - Architect
MO# A-300902794

BID DOCUMENTS



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



2 EAST ELEVATION
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CAD DWG FILE: _____
DRAWN BY: FMI
CHECKED BY: BMS
DESIGNED BY: TEH

SHEET TITLE:
BUILDING
ELEVATIONS

SHEET NUMBER:

A-202

5 OF 7 SHEETS
03/14/2024



Brad M. Schaefer - Architect
MO# A-2009027294

BID DOCUMENTS

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SHEET TITLE:
EXISTING
CONDITION
IMAGES

SHEET NUMBER:

A-301

6 OF 7 SHEETS
03/14/2024



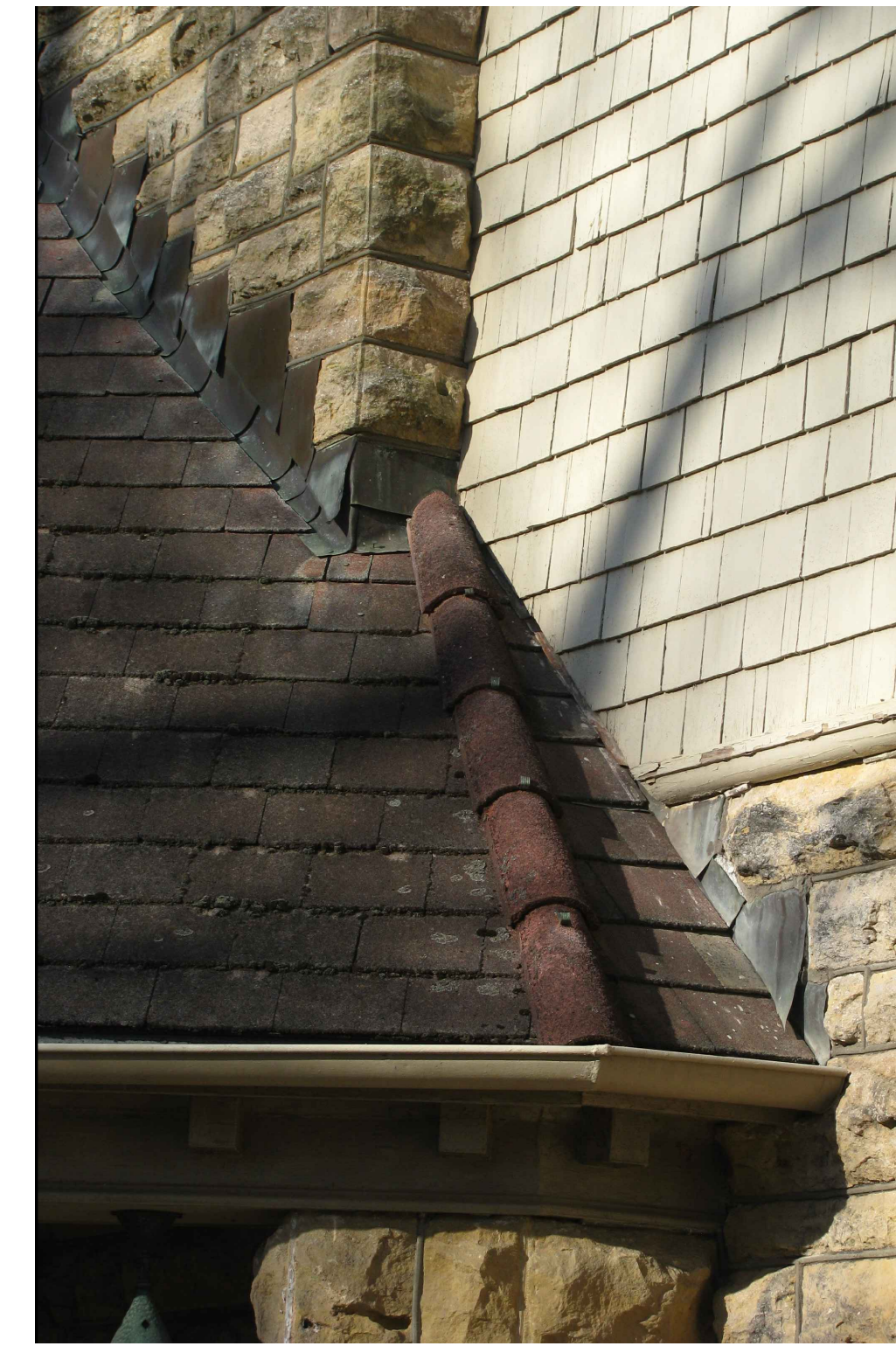
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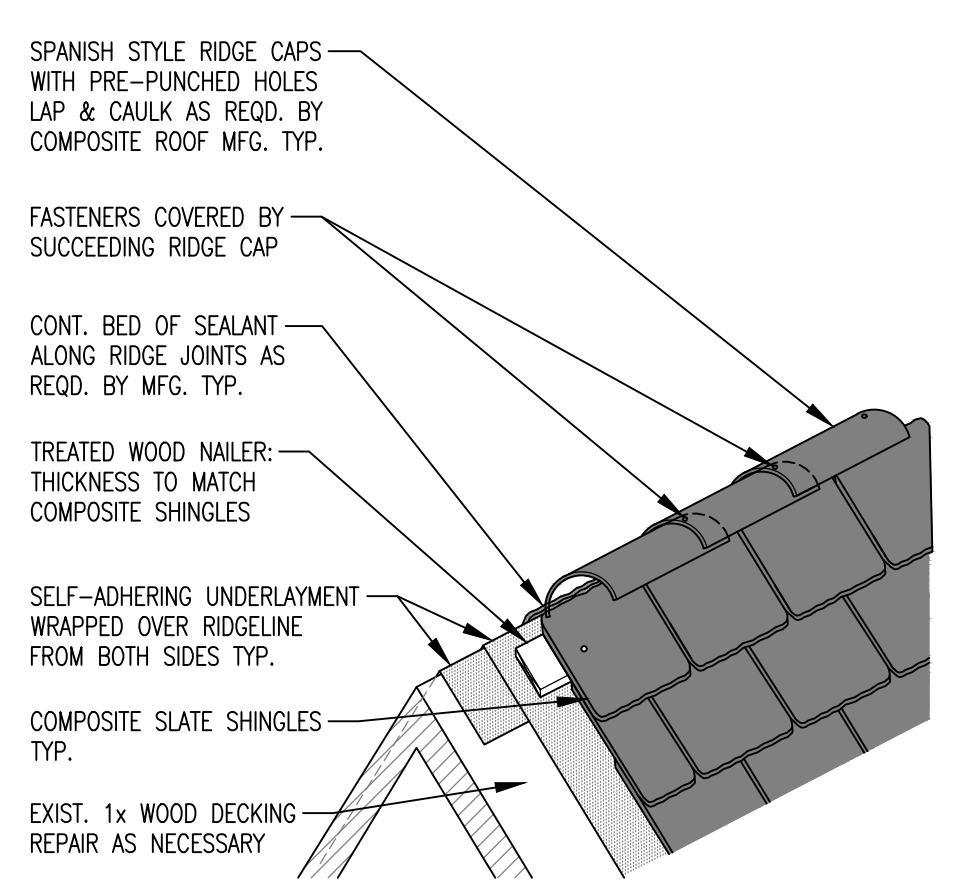
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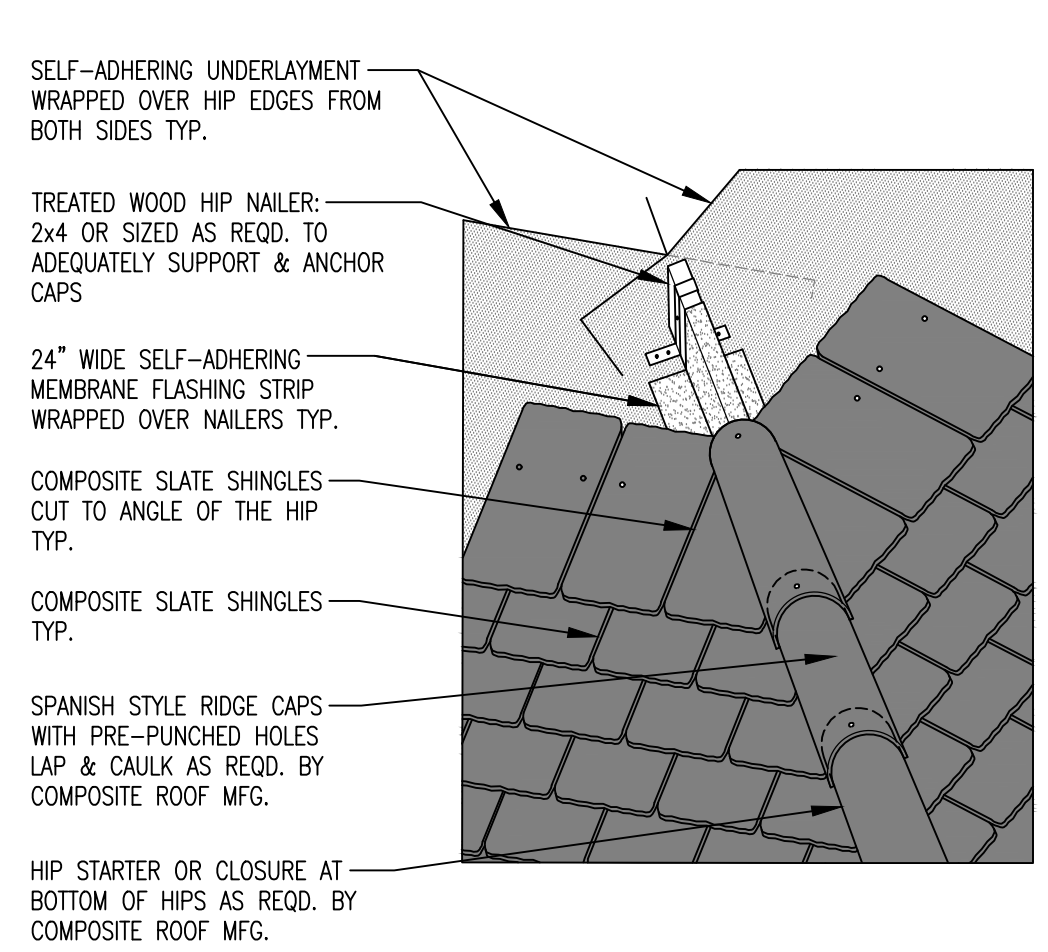
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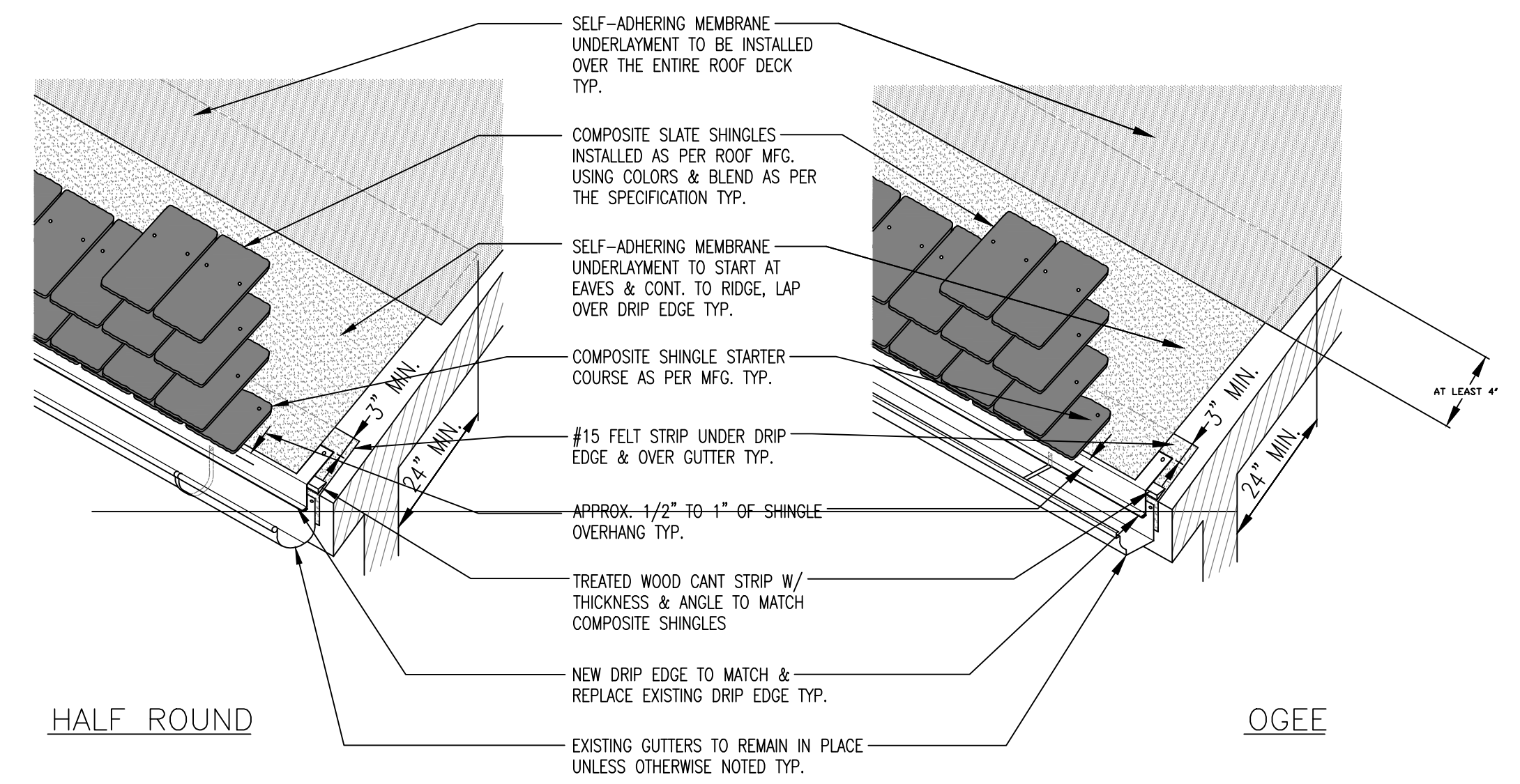
Brad M. Schaefer - Architect
MO# A-200927294



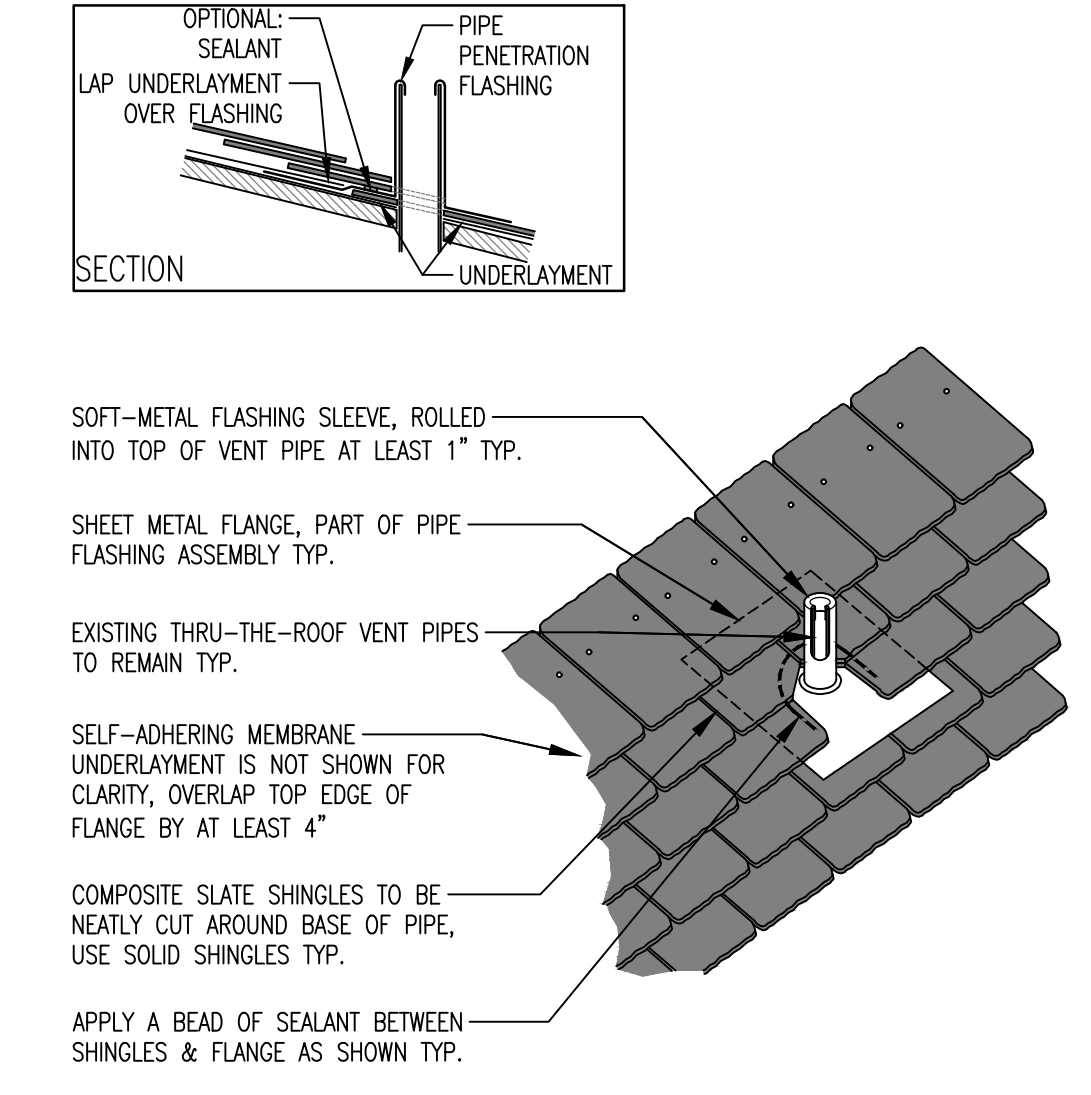
1 TYPICAL RIDGE DETAIL
SCALE: NTS



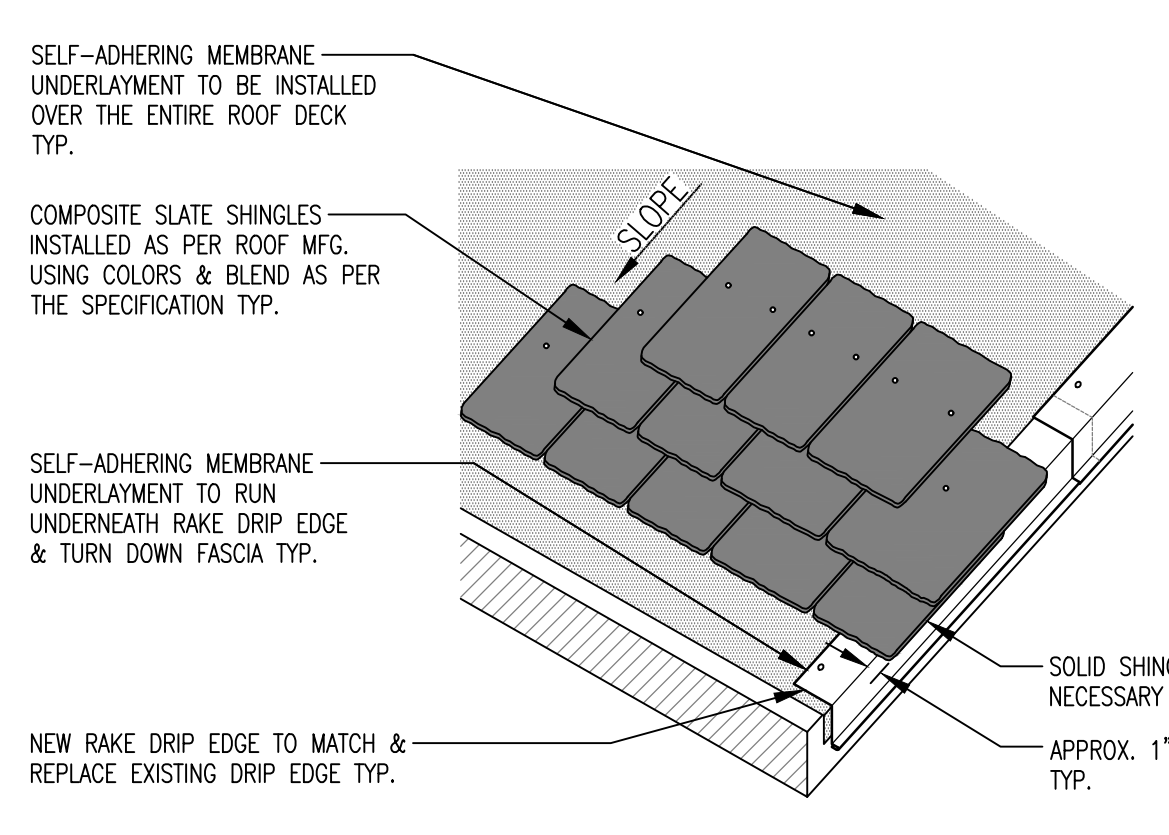
2 TYPICAL HIP DETAIL
SCALE: NTS



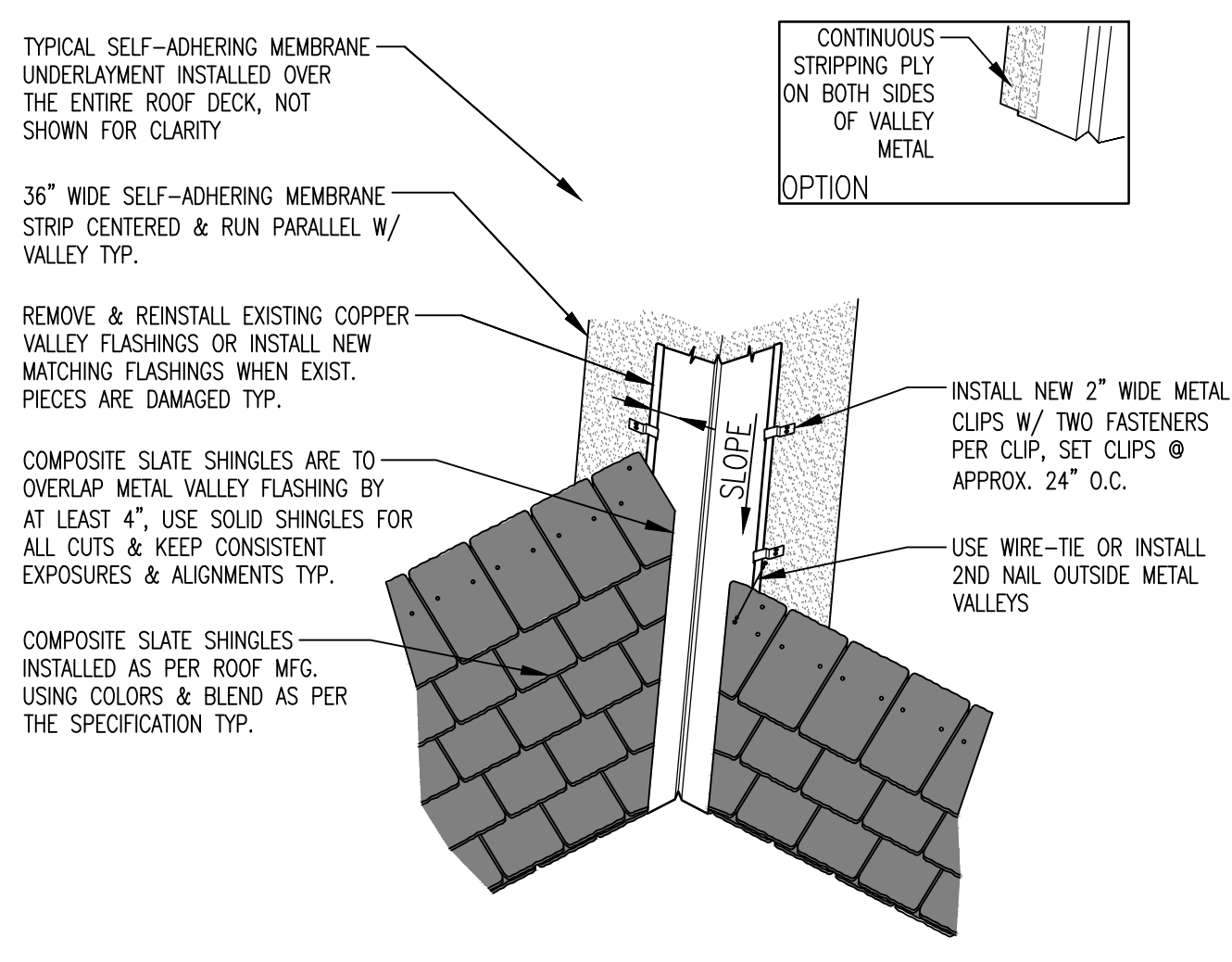
3 TYPICAL EAVE DETAILS W/ GUTTERS
SCALE: NTS



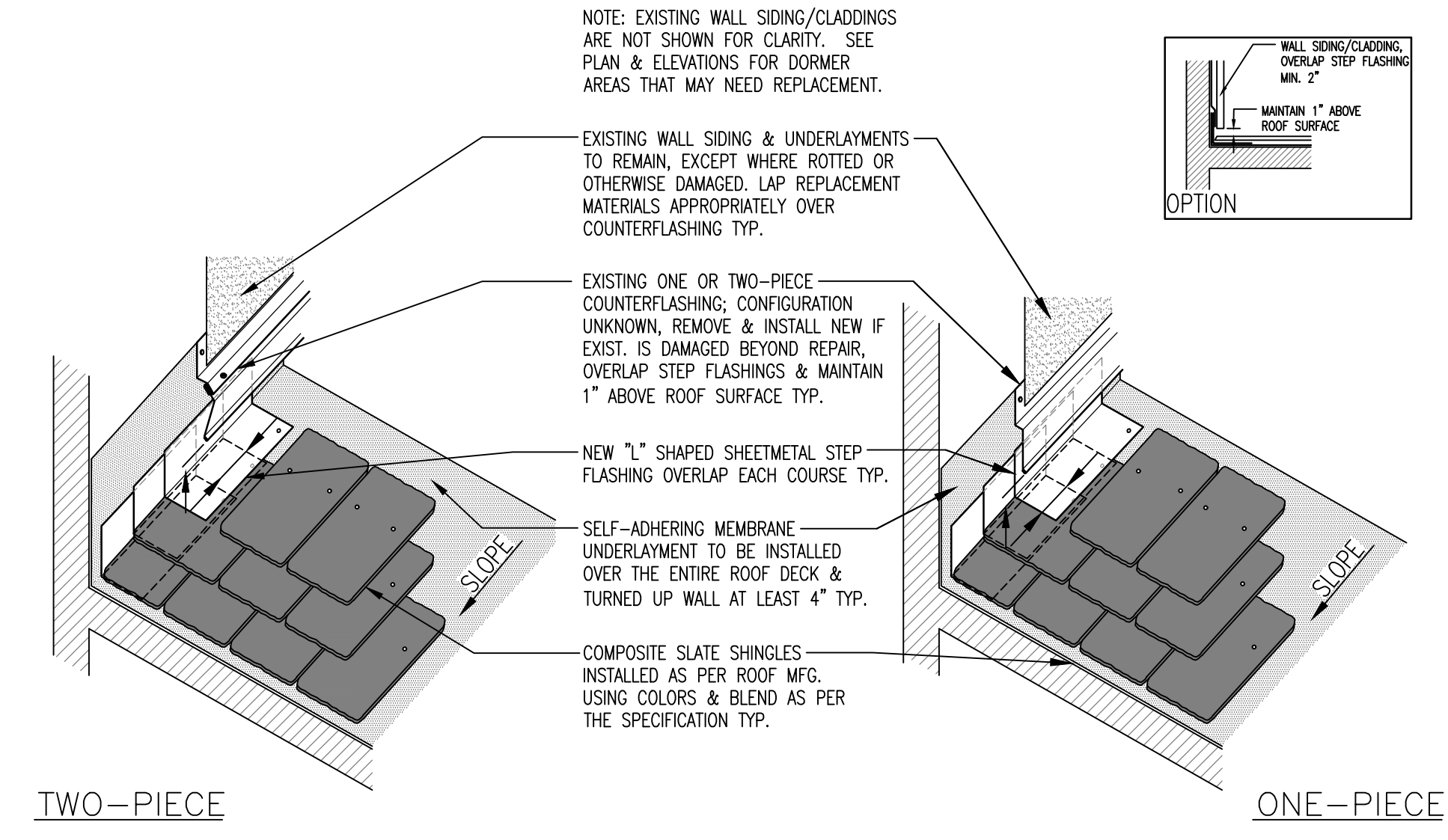
4 TYPICAL VENT PIPE PENETRATION
SCALE: NTS



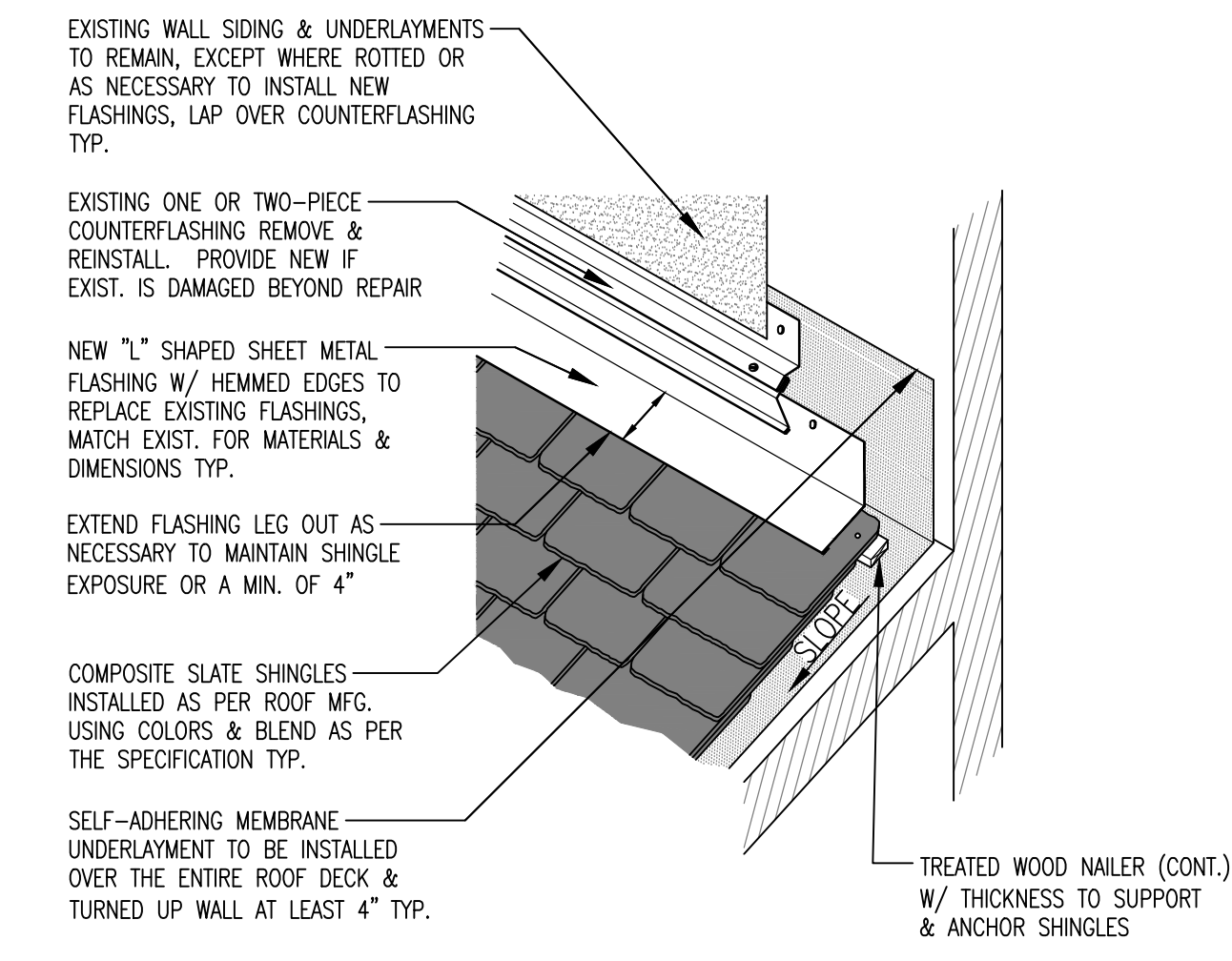
5 TYPICAL RAKE OR GABLE DETAIL
SCALE: NTS



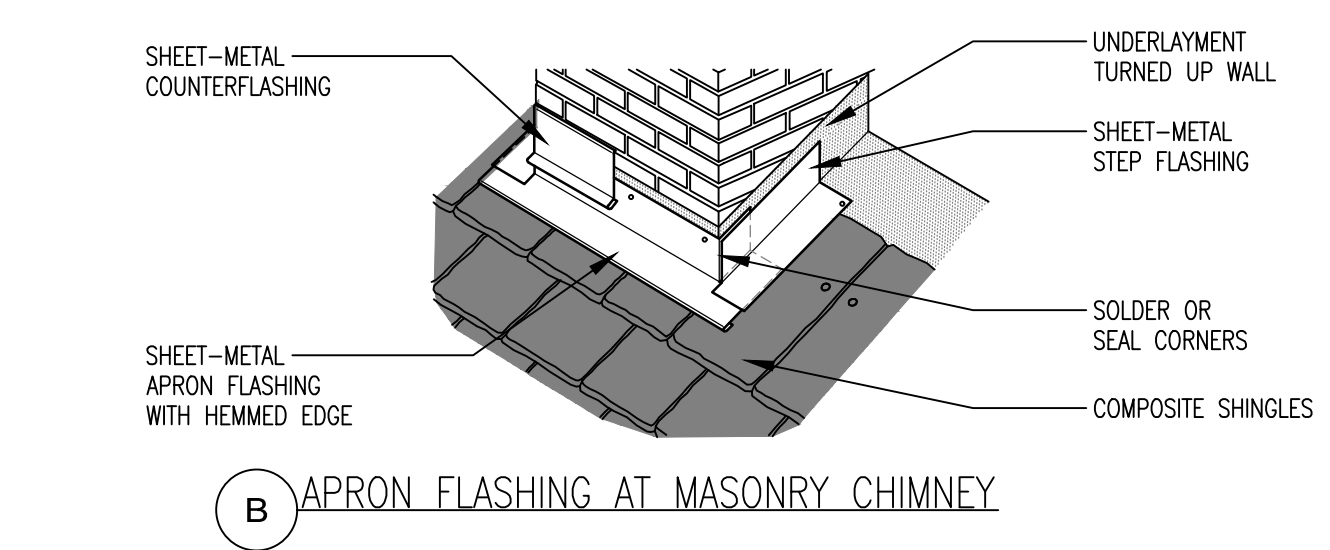
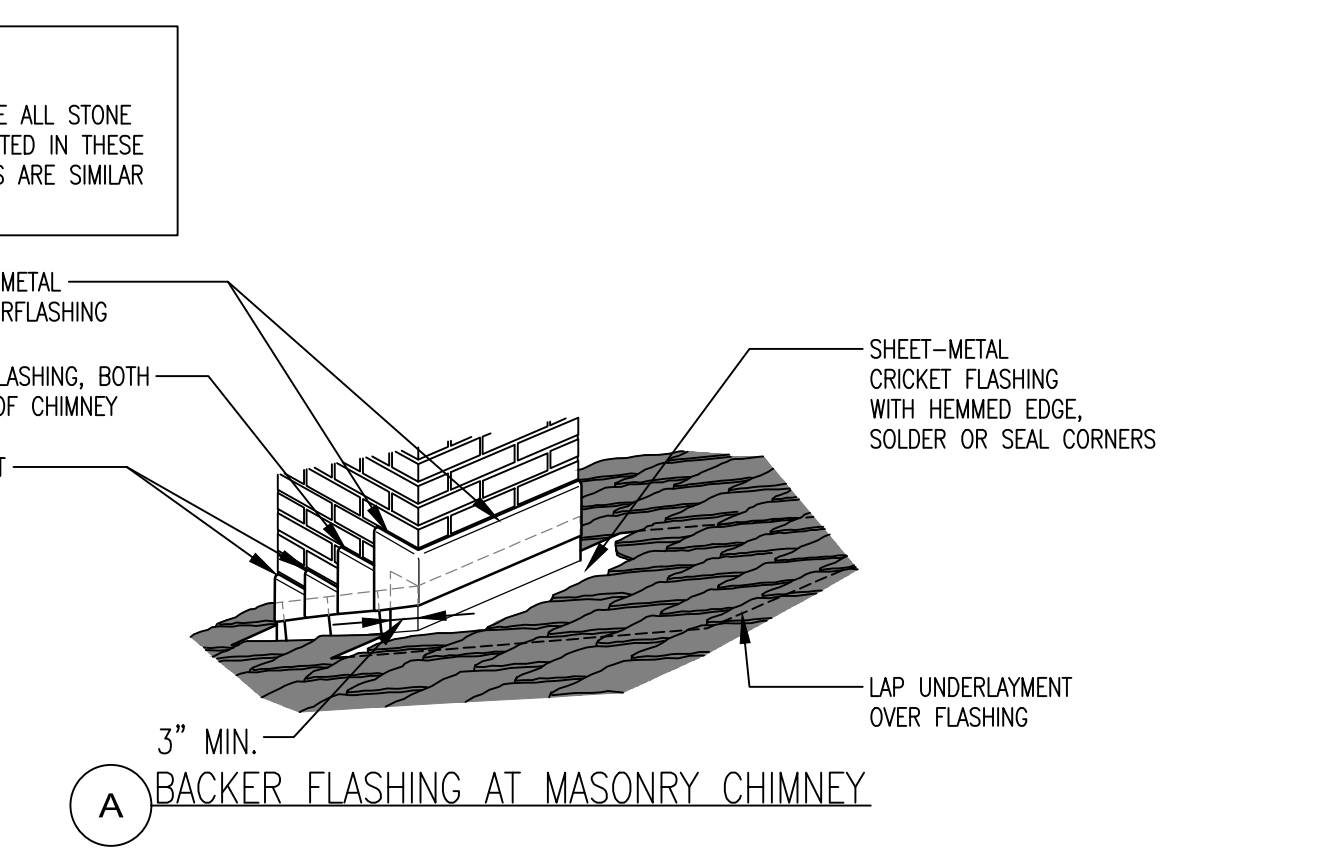
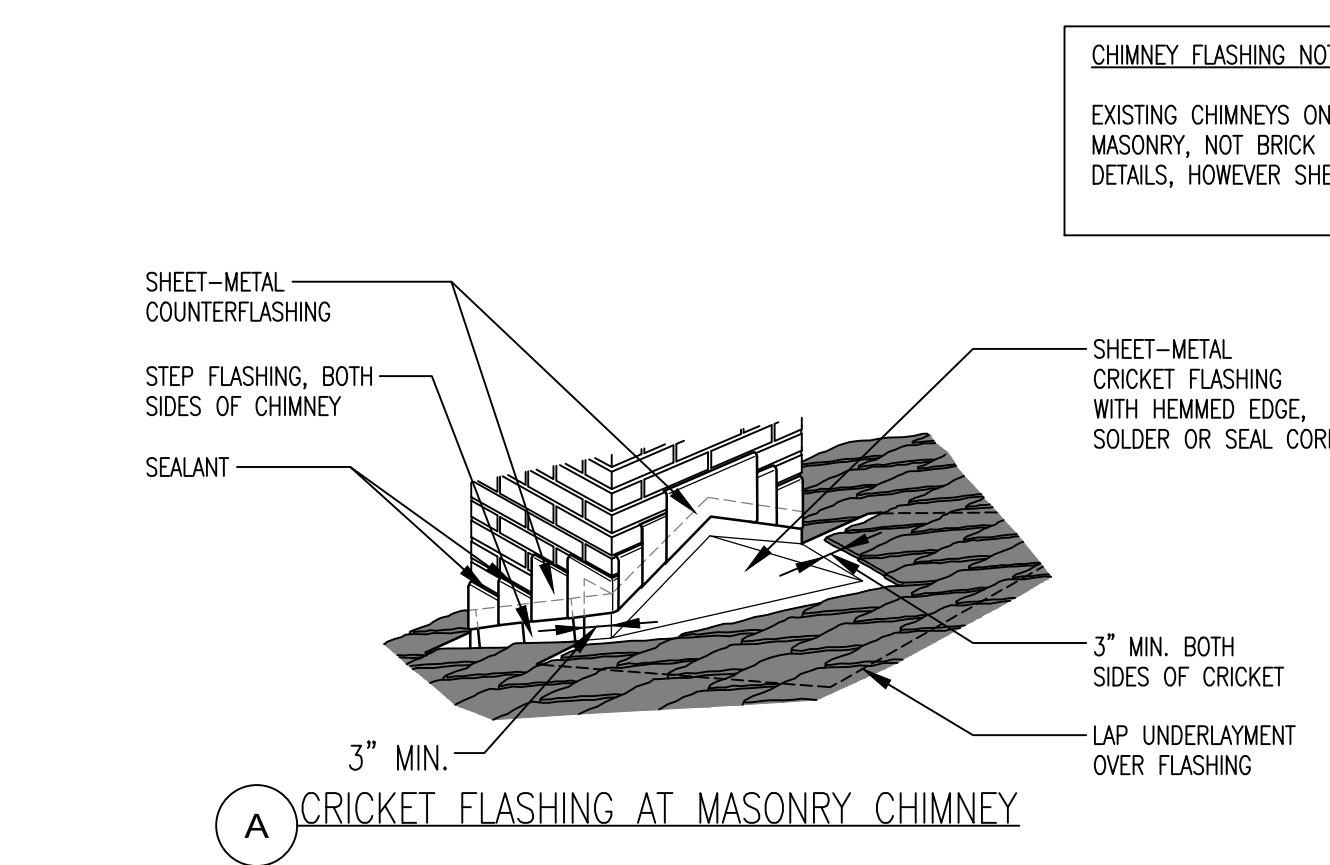
6 TYPICAL OPEN VALLEY DETAIL
SCALE: NTS



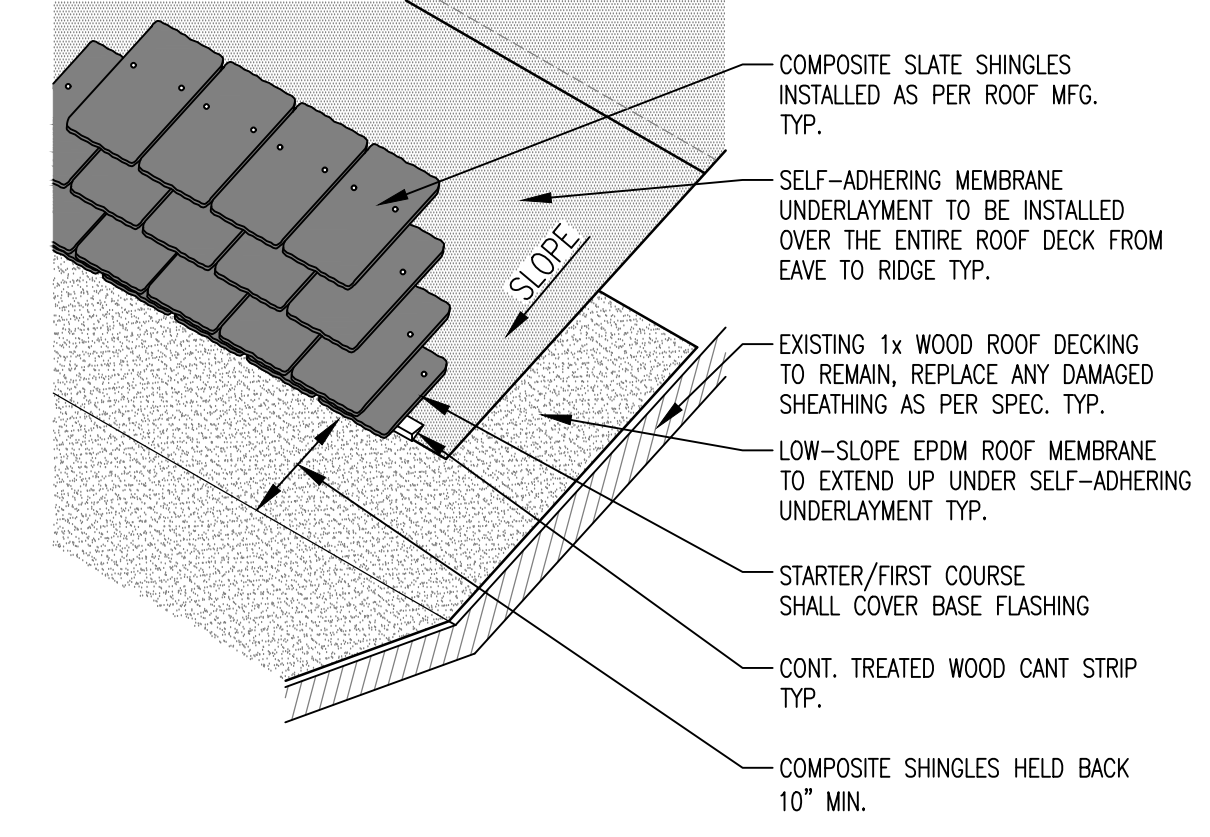
7 TYPICAL SIDEWALL FLASHING W/ COUNTERFLASHING
SCALE: NTS



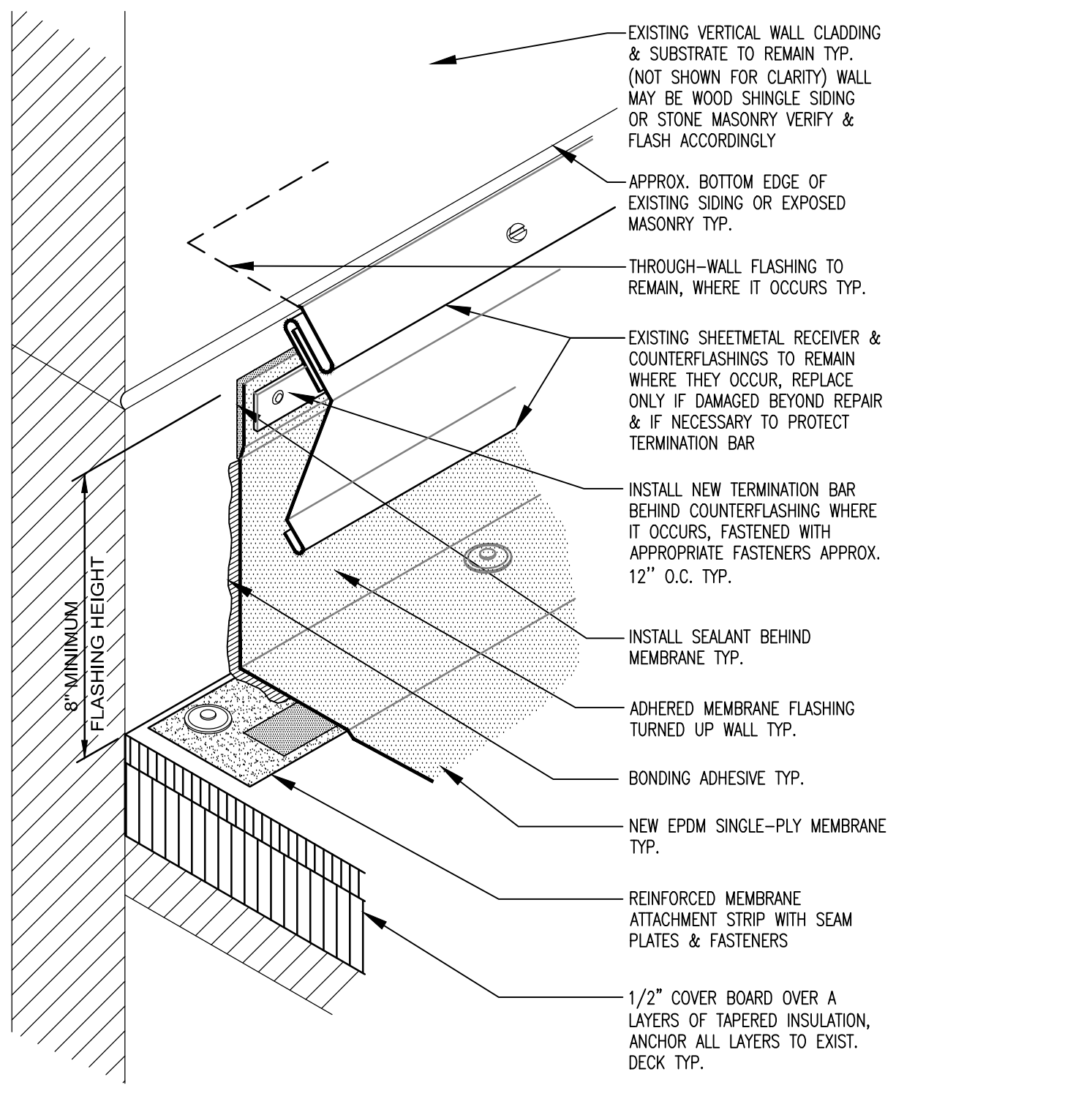
8 TYPICAL HEADWALL FLASHING DETAIL
SCALE: NTS



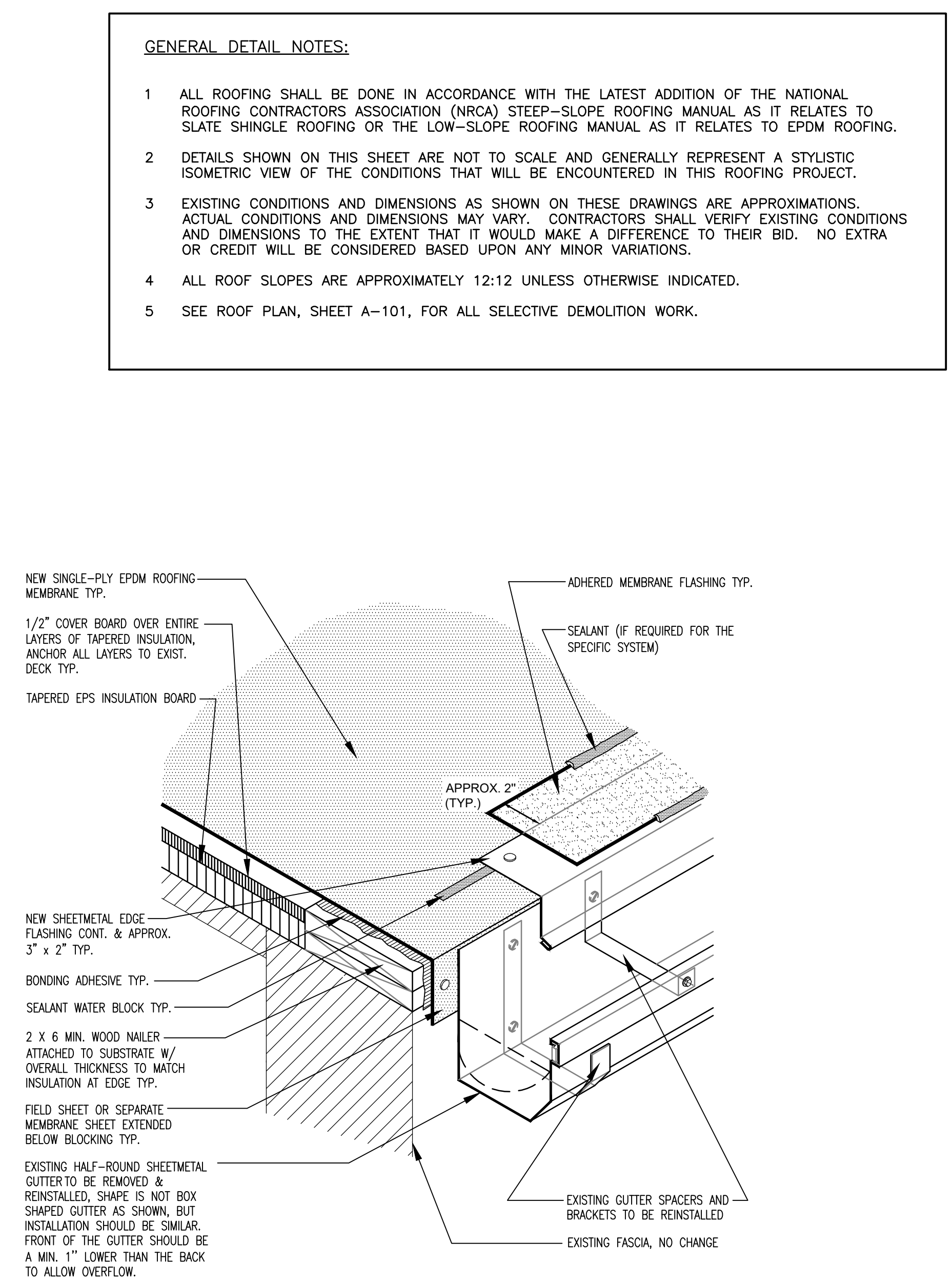
13 TYPICAL FLASHING AROUND CHIMNEYS or SIM. VERTICAL WALLS
SCALE: NTS



14 STEEP TO LOW-SLOPE ROOF SYSTEM TRANSITION
SCALE: NTS



15 TYPICAL SINGLE-PLY ROOF • VERT. WALLS
SCALE: NTS



16 TYPICAL SINGLE-PLY ROOF EDGE • GUTTER
SCALE: NTS