

# ADDENDUM ONE

Kendallville Housing Authority Lamplighter - Kitchen Renovations Phase 2  
240 Angling Road  
Kendallville, IN 46755

MARTINRILEY architects/engineers  
221 West Baker Street  
Fort Wayne, Indiana 46802  
260-422-7994

Commission No.: F23114

Addendum Date: February 2, 2024

**Conditions:** The following clarifications, amendments, additions, deletions, revisions and modifications are a part of the contract documents and change the original documents only in the manner and to the extent stated.

Copies of the Addendum shall be bound with all contract sets of drawings and specifications.

## CLARIFICATIONS:

**CLARIFICATION** Portion of the existing building can be used for staging, see revised plan A101.

**CLARIFICATION** Work shall be complete in each unit within 10 working days. Upon award the contractor shall prepare a schedule to review with owner and architect at the Pre-Construction meeting. All work shall be coordinated with Owner.

**CLARIFICATION** Contractor is responsible for the initial waxing of the new VCT flooring. See Specification Section 09 6500.

## CHANGES TO DRAWINGS:

Sheet D101 Demolition Plan, **REPLACE** with the attached revised sheet.

Sheet A101 Overall First Floor Plan, **REPLACE** with the attached revised sheet.

Sheet A102 Enlarged Floor Plans and Casework Elevations, **REPLACE** with the attached revised sheet.

Sheet A601 Room Finish Schedule and Finish Plans, **REPLACE** with the attached revised sheet.

## CHANGES TO THE SPECIFICATIONS:

Section 00 4150 Contractor's Bid Supplement to Form 96 **REPLACE** with the attached revised section.

Section 01 5000 Temporary Facilities and Controls **REPLACE** with the attached revised section.

Section 09 6500 Resilient Flooring **REPLACE** with the attached revised section.

Attachments:

Pre-Bid Meeting Minutes

Pre-Bid Sign-in Sheet

Section 00 4150 Contractor's Bid Supplement to Form 96

Section 01 5000 Temporary Facilities and Controls

Section 09 6500 Resilient Flooring

Sheet D101 Demolition Plan

Sheet A101 Overall First Floor Plan

Sheet A102 Enlarged Floor Plans and Casework Elevations

Sheet A601 Room Finish Schedule and Finish Plans

**END OF ADDENDUM NUMBER ONE**



## PRE-BID Meeting Minutes

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Project: Kendallville Housing Authority Lamplighter  
Kitchen Renovations  
Meeting Date: February 1, 2024  
Commission No.: F23114

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1. Welcome to the Pre-Bid Conference for the Kendallville Housing Authority Lamplighter Kitchen Renovation project; Phase 2

2. Introductions

Owner - Kendallville Housing Authority  
Andrea Pyle - Executive Director  
Kim Cochard - Office Administrator  
Tim - Maintenance

Architect - MartinRiley Architects Engineers  
Lisa Gulick - Project Manager

Project Team can be reached at the offices of **MARTINRILEY**; phone 260.422.7994; **All questions should be directed to the Project Manager**; Lisa Gulick [lgulick@martin-riley.com](mailto:lgulick@martin-riley.com)

3. Please sign the sign-in sheet

4. Drawings and specifications are available at Eastern Engineering

5. Project Overview

a. *Kitchen Renovations including work in 40 units*

a) *Two (2) two-bedroom units*

b) *(38) typical one-bedroom units*

c) *Total of 40 units*

d) *Demo scope including but not limited to flooring, casework, ranges, range hoods*

e) *New construction scope including but not limited to: new Flooring - VCT to match, casework to match, painting of ceilings and walls to match, new ranges and range hoods, provide new kitchen sink and faucet*

f) *Alternate One: Provide the additive cost to provide a surface receptacle in the pantry of the typical one bedroom units and two bedroom units*

b. *Owner intends to continue to occupy portions of the building throughout the work.*

c. Federally funded project; Davis Bacon Wage Rate

a) It is a Davis Bacon Residential wage rate.

- b) Interviews will be performed by MartinRiley
  - c) GC shall be responsible in making sure subcontractors comply and are reporting.
  - d) Please review the Davis Bacon instruction book
  - e) Certified Payrolls are required
  - f) If you are in the union we need a copy of your agreement.
  - g) After contract is awarded, we can go back and ask for a determination on a wage rate if needed. We will do any clarifications after award.
  - h) If you have non-english speaking employees, we will need an interpreter on-site for when employee interviews are conducted.
- d. Schedule of Work
- a) Award of construction contract shall occur following the March 20<sup>th</sup> board meeting. A notice to proceed shall be issued following the board meeting and construction to start immediately and be substantially completed by August 23<sup>rd</sup>, 2024. Change of award date will be issued in the addendum.
  - b) Work hours shall be from 8:00 am to 4:30 Monday through Friday.
- e. Includes a contingency allowance in the amount of \$25,000
- f. Liquidated Damages: The Contractor shall pay Owner the sum of \$200.00 for each calendar day that expires after the date of substantial completion.
- g. Bids are due by 3:30 pm, February 22, 2024 at the offices of the Kendallville Housing Authority
- a) Fax copies will not be allowed.
  - b) Bids are required to be held for 90 days
  - c) Bids will be opened and read aloud just after 3:30 pm.
- h. Bid deposits will be refunded up to 10 days after the receipt of bids. Bid sets must be clean and free of marks for full refund.

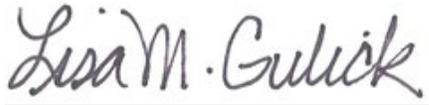
2. Additional Items

- a. An addendum will be issued this Friday. The addendum will include meeting minutes, questions that **MARTINRILEY** has received regarding the project and copies of the sign-in sheets.
- b. Questions
  - a) Will the apartments be occupied? Yes, the apartments will remain occupied throughout the construction
  - b) Will dust partitions be required? Yes, Visqueen dust partitions shall be provided.
  - c) Existing building has a space that can be used for storage
  - d) Maintenance room can be used
  - e) How many units can be under construction at one time? This will be issued in the addendum.

II. Tour site following the meeting

Any additions or corrections to these minutes must be submitted, in writing, to **MARTINRILEY** within three (3) days of issue date; otherwise these minutes shall stand as correct.

Submitted by:

A handwritten signature in black ink that reads "Lisa M. Gulick". The signature is written in a cursive style and is enclosed within a thin black rectangular border.

Lisa Gulick, AIA  
Project Manager

Issue Date: February 2, 2024

Cc: Attendees  
Plan Holders - Via Addendum  
File F23114

### PRE-BID ATTENDEE LIST

Kendallville Housing Authority  
Lamplighter Kitchen Renovations Phase 2

The following individuals have registered their attendance at the Pre-Bid held at 10:00 am, local time,  
February 1<sup>st</sup>, 2024, at 240 Angling Road.

Lisa Gulick  
(printed name)

Lisa M Gulick  
(signature)

Martin Riley  
(firm/company)

260 422 7994 lgulick@martin-riley.com  
(phone and e-mail)

BRAD DELINGER  
(printed name)

Brad Delinger  
(signature)

ACB GENERAL CONTRACTOR  
(firm/company)

765-479-1170 bdelinger@acbgeneralcontractor.com  
(phone and e-mail)

MARK HAMILTON  
(printed name)

[Signature]  
(signature)

CATAWNEE CONSTRUCTION  
(firm/company)

260.489.1234  
(phone and e-mail)

Holly Hunter  
(printed name)

Holly Hunter  
(signature)

HHB  
(firm/company)

260 423 3577 hhunter@hamiltonhunterbuilders.com  
(phone and e-mail)

Andrea Pyle  
(printed name)

Andrea Pyle  
(signature)

KHA  
(firm/company)

260-347-1091 apyle@khalamplighter.com  
(phone and e-mail)

Kim Cochard  
(printed name)

Kim Cochard  
(signature)

KHA  
(firm/company)

260-347-1091 Kcochard@khalamplighter.com  
(phone and e-mail)

Allan Lengacher  
\_\_\_\_\_  
(printed name)

\_\_\_\_\_  
(signature)

A+L Builders  
\_\_\_\_\_  
(firm/company)

\_\_\_\_\_  
(phone and e-mail)

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(printed name)

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(firm/company)

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(phone and e-mail)

**SECTION 00 4150  
CONTRACTOR'S BID SUPPLEMENT TO FORM 96**

**THIS FORM IS TO BE USED AS A SUPPLEMENT TO FORM 96 (CURRENT EDITION) AND SHALL BE INCLUDED WITH CONTRACTOR'S BID.**

**TO:**

KENDALLVILLE HOUSING AUTHORITY  
240 ANGLING ROAD  
Kendallville, IN 46755

**FOR:**

Kendallville Housing Authority - The Lamplighter  
Kitchen Renovations Phase 2

**THE FOLLOWING DOCUMENTS, EITHER ENCLOSED HEREIN OR OBTAINED SEPARATELY, SHALL BE INCLUDED WITH THE BIDDERS PROPOSAL IN ORDER TO QUALIFY AS A RESPONSIBLE BID.**

- FORM NO. 96 (CURRENT EDITION) as prescribed by Indiana State Board of Accounts
- CONTRACTOR'S BID SUPPLEMENT TO FORM 96
- 5% BID BOND or CERTIFIED CHECK for 5% of the Bid
- CONTRACTOR'S STATEMENT OF EQUAL EMPLOYMENT OPPORTUNITY POLICY
- DISCLOSURE OF LOBBYING ACTIVITIES
- DRUG-FREE WORKPLACE POLICY
- CERTIFICATION FOR CONTRACTS, GRANTS, LOANS AND COOPERATIVE AGREEMENTS
- CERTIFICATION OF NON-SEGREGATED FACILITIES
- NON-COLLUSION AFFIDAVIT
- HUD 5369A- REPRESENTATIONS, CERTIFICATIONS AND OTHER STATEMENTS OF BIDDERS
- HUD 2530- PREVIOUS PARTICIPATION CERTIFICATION
- HUD 5370- GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION
- SECTION 3 COMPLIANCE

**PURSUANT TO NOTICES GIVEN, THE UNDERSIGNED PROPOSES TO FURNISH ALL MATERIALS AND LABOR NECESSARY TO COMPLETE THE FOLLOWING WORK ACCORDING TO DRAWINGS AND SPECIFICATIONS AND ADDENDUM (RECEIPT OF SAID ADDENDUM BEING ACKNOWLEDGED) AS PREPARED BY MARTINRILEY ARCHITECTS|ENGINEERS. OUR BID(S) ARE AS FOLLOWS:**

**BASE BID**

\_\_\_\_\_ Dollars \$ \_\_\_\_\_  
 (Amount in words) (Figures)

**ALTERNATE ONE: PROVIDE THE ADDITIVE COST TO PROVIDE A SURFACE RECEPTACLE IN THE PANTRY OF THE TYPICAL ONE BEDROOM UNITS AND THE TWO BEDROOM UNITS, SEE ELECTRICAL:**

\_\_\_\_\_ Dollars \$ \_\_\_\_\_  
 (Amount in words) (Figures)

**ADDENDA: THE UNDERSIGNED HERE ACKNOWLEDGES RECEIPT OF THE FOLLOWING ADDENDUM(S) COVERING REVISIONS TO THE DRAWINGS AND/OR SPECIFICATIONS, THE COST OF SUCH REVISIONS, IF ANY, BEING INCLUDED IN THE BID SUM QUOTED ABOVE:**

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

**COMPLETION TIME: THE UNDERSIGNED AGREES TO BEGIN WORK PROMPTLY. AWARD OF CONSTRUCTION CONTRACT SHALL OCCUR FOLLOWING THE MARCH 20TH, 2024 BOARD MEETING. WORK SHALL BE SUBSTANTIALLY COMPLETED BY AUGUST 23RD, 2024.**

**GUARANTEE OF PRICES: BY SIGNING THEIR PROPOSALS, THE BIDDERS AGREE TO GUARANTEE THEIR PRICES FOR SIXTY (60) CONSECUTIVE DAYS FROM SUBMITTAL DATE AND TO ENTER INTO AGREEMENT WITH THE OWNER TO PERFORM THE WORK FOR THE STATED BID SUMS AT ANY TIME DURING THIS PERIOD.**

**LEGAL STATUS OF BIDDERS: UNDERSIGNED BIDDER WILL RECEIVE SERVED OR MAILED COMMUNICATIONS AT THE FOLLOWING LEGAL ADDRESS:**

**STREET** \_\_\_\_\_

**CITY** \_\_\_\_\_ **STATE** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**THE UNDERSIGNED DECLARES THEIR LEGAL STATUS AS:**

\_\_\_\_\_  
(Sole Proprietor, Partnership, or Corporation)

**ORGANIZED UNDER THE LAWS OF THE STATE**  
**OF** \_\_\_\_\_

**NAMES AND ADDRESS OF ALL PARTIES WHO ARE PARTIED TO THIS PROPOSAL:**

\_\_\_\_\_  
(Name of Entity)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(Name and Title)

\_\_\_\_\_  
(Signature)

**SIGNED AND SEALED THIS**

\_\_\_\_\_ **DAY OF**

\_\_\_\_\_ **2024**

**END OF SECTION**

**SECTION 01 5000  
TEMPORARY FACILITIES AND CONTROLS**

**PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Temporary utilities.
- B. Temporary sanitary facilities.
- C. Temporary Controls: Barriers and enclosures.
- D. Security requirements.
- E. Vehicular access and parking.
- F. Waste removal facilities and services.

**1.02 TEMPORARY UTILITIES**

- A. Owner will provide the following:
  - 1. Electrical power, consisting of connection to existing facilities.
  - 2. Water supply, consisting of connection to existing facilities.
- B. Use trigger-operated nozzles for water hoses, to avoid waste of water.

**1.03 TEMPORARY SANITARY FACILITIES**

- A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
- B. Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities. Provide toilet tissue, paper towels and similar disposable materials for each facility.
- C. Toilets: Provide self-contained, single occupant chemical, or aerated recirculation type toilet units. Toilet units must be properly vented, fully enclosed with glass-fiber-reinforced polyester shell or similar non-absorbent material. Shield toilets to ensure privacy. Use of pit-type toilets will not be permitted.
- D. Wash Facilities: Install wash facilities supplied with potable water at convenient locations for personnel involved in handling materials that require wash-up. Dispose of drainage properly. Supply cleaning compounds.
- E. Drinking-Water Facilities: Provide containerized, tap-dispenser, bottled drinking-water units.
- F. Use of existing facilities is not permitted. Coordinate with Owner for exact location.
- G. Maintain daily in clean and sanitary condition.

**1.04 BARRIERS**

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
- B. Provide barricades and covered walkways required by governing authorities for public rights-of-way and for public access to existing building.
- C. Provide protection for plants designated to remain. Replace damaged plants.
- D. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.
- E. Warning Signs and Lights: Comply with standards and code requirements for erection of barricades. Paint appropriate warning signs to inform personnel and the public of the hazard being protected against. Where needed provide lighting, including flashing lights.

**1.05 INTERIOR ENCLOSURES**

- A. Provide temporary partitions and ceilings as needed to separate work areas from Owner-occupied areas, to prevent penetration of dust and moisture into Owner-occupied areas, and to prevent damage to existing materials and equipment.

- B. Construction: Framing and reinforced polyethylene sheet materials with closed joints and sealed edges at intersections with existing surfaces:

#### **1.06 SECURITY**

- A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

#### **1.07 VEHICULAR ACCESS AND PARKING**

- A. Coordinate access and haul routes with governing authorities and Owner.
- B. Provide and maintain access to fire hydrants, free of obstructions.
- C. Provide means of removing mud from vehicle wheels before entering streets.
- D. Existing parking areas may be used for construction parking.

#### **1.08 WASTE REMOVAL**

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Provide containers with lids. Remove trash from site periodically.
- C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
- D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

#### **1.09 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS**

- A. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.
- B. Remove underground installations to a minimum depth of 2 feet. Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition.

**END OF SECTION**

**SECTION 09 6500  
RESILIENT FLOORING**

**PART 1 GENERAL****1.01 SECTION INCLUDES**

- A. Resilient tile flooring.
- B. Resilient base.
- C. Installation accessories.

**1.02 RELATED REQUIREMENTS**

- A. Section 01 6116 - Volatile Organic Compound (VOC) Content Restrictions.
- B. Section 09 0561 - Common Work Results for Flooring Preparation: Removal of existing floor coverings, cleaning, and preparation.
- C. Section 09 0561 - Common Work Results for Flooring Preparation: Concrete slab moisture and alkalinity testing and remediation procedures.

**1.03 REFERENCE STANDARDS**

- A. ASTM F1066 - Standard Specification for Vinyl Composition Floor Tile; 2004 (Reapproved 2014).
- B. ASTM F1861 - Standard Specification for Resilient Wall Base; 2008 (Reapproved 2012).
- C. ASTM F2170 - Standard Test Method for Determining Relative Humidity in Concrete Floor Slabs Using in situ Probes; 2011.
- D. RFCI (RWP) - Recommended Work Practices for Removal of Resilient Floor Coverings; Resilient Floor Covering Institute; October 2011.

**1.04 SUBMITTALS**

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- C. Verification Samples: Submit two samples, 6"by 9" in size illustrating color and pattern for each resilient flooring product specified.
- D. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.
- E. Manufacturer's Warranty

**1.05 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing specified flooring with minimum three years documented experience.
- B. Installer Qualifications: Company specializing in installing specified flooring with minimum three years documented experience.

**1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.
- B. Store all materials off of the floor in an acclimatized, weather-tight space.
- C. Maintain temperature in storage area between 55 degrees F and 90 degrees F.
- D. Protect roll materials from damage by storing on end.

**1.07 FIELD CONDITIONS**

- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

**1.08 EXTRA MATERIALS**

- A. See Section 01 6000 - Product Requirements, for additional provisions.

**PART 2 PRODUCTS****2.01 TILE FLOORING**

- A. Vinyl Composition Tile: Homogeneous, with color extending throughout thickness.
1. Manufacturers:
    - a. Armstrong Flooring, Inc; Standard Execelon Imperial Texture: [www.armstrongflooring.com/#sle](http://www.armstrongflooring.com/#sle).
    - b. Substitutions: See Section 01 6000 - Product Requirements.
  2. Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.
  3. Size: 12 by 12 inch.
  4. Thickness: 0.125 inch.
  5. Color: As indicated on drawings.

**2.02 RESILIENT BASE**

- A. Resilient Base: ASTM F1861, Type TV, vinyl, thermoplastic; style as scheduled.
1. Manufacturers:
    - a. Basis of Design: Tarkett Company: [www.tarkett.com/#sle](http://www.tarkett.com/#sle).
    - b. Substitutions: See Section 01 6000 - Product Requirements.
  2. Height: 4 inch.
  3. Thickness: 0.125 inch.
  4. Finish: Satin.
  5. Length: Roll.
  6. Color: As indicated on drawings.

**2.03 ACCESSORIES**

- A. Adhesive for Vinyl Flooring:
1. Manufacturers:
    - a. Armstrong Flooring Approved Full Spread Adhesive
- B. Transition and Edge Strips: Polyvinyl Chloride (PVC).
1. Manufacturers:
    - a. Tarkett: [www.tarkett.com](http://www.tarkett.com)
  2. Color: To match vinyl base color.
- C. Filler for Coved Base: Plastic.

**PART 3 EXECUTION****3.01 EXAMINATION**

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
- B. Cementitious Subfloor Surfaces: Verify that substrates are ready for resilient flooring installation by testing for moisture and alkalinity (pH).
1. Test in accordance with Section 09 0561.
  2. Obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.
- C. Verify that sub-floor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to sub-floor surfaces.

**3.02 PREPARATION**

- A. Remove existing resilient flooring and flooring adhesives; follow the recommendations of RFCI (RWP).
- B. Prepare floor substrates for installation of flooring in accordance with Section 09 0561.

- C. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- D. Remove subfloor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with subfloor filler to achieve smooth, flat, hard surface.
- E. Clean substrate.

### **3.03 INSTALLATION - GENERAL**

- A. Starting installation constitutes acceptance of subfloor conditions.
- B. Install in accordance with manufacturer's written instructions.

### **3.04 INSTALLATION - TILE FLOORING**

- A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

### **3.05 INSTALLATION - RESILIENT BASE**

- A. Fit joints tightly and make vertical. Maintain minimum dimension of 30 inches between joints.
- B. Job-Formed Corners:
  - 1. Outside Corners: Use straight pieces of maximum lengths possible. Form without producing discoloration (whitening) at bends. Shave back of base at points where bends occur and remove strips perpendicular to length of base that are only deep enough to produce a snug fit without removing more than half the wall base thickness. Base which has been overstretched or deformed at corners to effectively eliminate the cove or loses bond at corners will be rejected.
  - 2. Inside Corners: Use straight pieces of maximum lengths possible. Form by cutting an inverted V-shaped notch in toe of wall base at the point where corner is formed. Shave back of base where necessary to produce a snug fit to substrate.
- C. Install base on solid backing. Bond tightly to wall and floor surfaces.
- D. Scribe and fit to door frames and other interruptions.

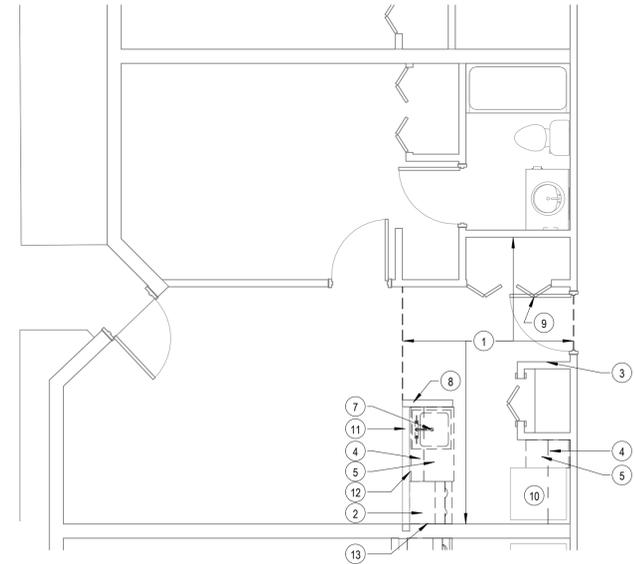
### **3.06 CLEANING**

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.
- C. Clean, seal, and wax resilient flooring products in accordance with manufacturer's instructions.

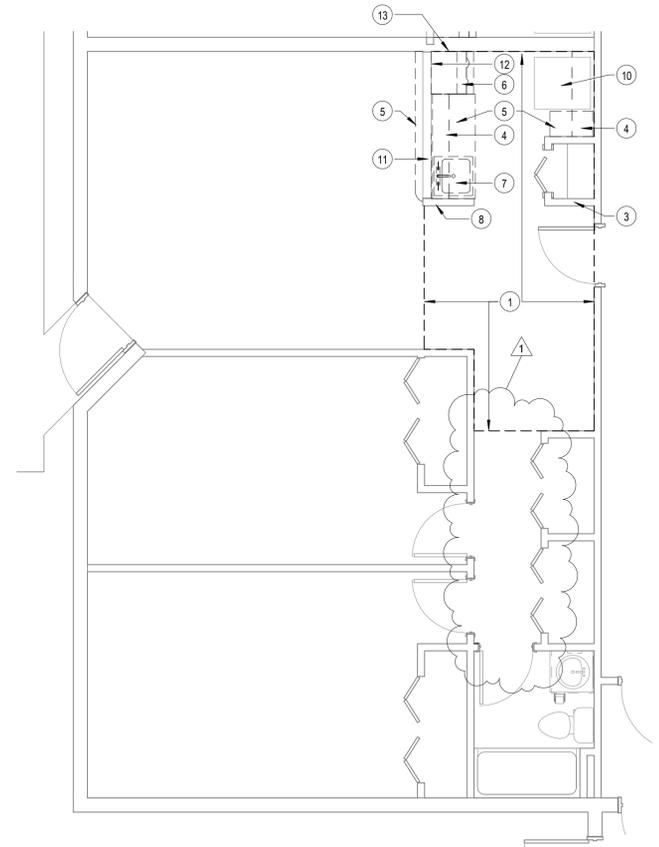
### **3.07 PROTECTION**

- A. Prohibit traffic on resilient flooring for 48 hours after installation.

**END OF SECTION**



**2** Typical Enlarged One Bedroom DEMO  
 1/4" = 1'-0"



**1** Typical Enlarged Two Bedroom DEMO  
 1/4" = 1'-0"

**General Demolition Notes**

1. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL OF ALL ITEMS REMOVED FROM THE BUILDING. ITEMS NOT WANTED BY OWNER SHALL BECOME PROPERTY OF CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
2. FAILURE OF AFFECTED TRADES TO RECOGNIZE DEMOLITION AS A COMPONENT OF A SYSTEM SHALL NOT BE CAUSE FOR AN EXTRA.
3. ALL EXISTING CONSTRUCTION SHOWN IS FOR REPRESENTATION PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY CONDITIONS AND ALL EXISTING CONSTRUCTION TO BE DEMOLISHED.
4. CONTRACTOR SHALL REMOVE ALL INCIDENTAL ITEMS SURFACE MOUNTED TO WALLS, INCLUDING BUT NOT LIMITED TO EMERGENCY LIGHTS, SIGNAGE, ELECTRICAL COMPONENTS, ETC.
5. CONTRACTOR SHALL PATCH AND REPAIR ANY WALLS, FLOORS AND CEILINGS AFFECTED BY DEMOLITION.
6. DISCONNECT AND COMPLETELY REMOVE ALL CONDUIT, WIRE BOXES, ETC TO BE RENDERED OBSOLETE BY THIS WORK, UNLESS OTHERWISE NOTED. REMOVE WIRE & CONDUIT BACK TO ITS SOURCE.
7. MAINTAIN CONTINUITY OF EXISTING CIRCUITS AFFECTED BY DEMOLITION WORK. VERIFY THAT EQUIPMENT TO REMAIN IS FUNCTIONAL AFTER DEMOLITION.
8. CONTRACTOR SHALL DESIGN AND PROVIDE ALL TEMPORARY SHORING NECESSARY TO COMPLETE THE WORK.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REWORK TO ACCOMPLISH THIS PROJECT AS SET FORTH IN THESE DOCUMENTS. THE CONTRACTOR SHALL TAKE INTO CONSIDERATION ALL SHEETS TO DETERMINE THE FULL SCOPE OF DEMOLITION AND REWORK REQUIRED.
10. PREPARE ALL SALVAGED MATERIALS FOR RE-INSTALLATION. PROVIDE ANY REQUIRED FASTENERS, ACCESSORIES OR OTHER COMPONENTS FOR INSTALLATION.
11. REMOVE ALL UNDER CABINET LIGHTING AND ALL ASSOCIATED MATERIALS IN ALL TYPICAL ONE AND TWO BEDROOM UNITS.
12. CONTRACTOR SHALL PREPARE TO REMOVE AND SALVAGE EXISTING BIFOLD DOORS, TRACK AND ASSOCIATED COMPONENTS AS REQUIRED FOR INSTALLATION OF NEW FLOORING.

**Demolition Notes**

- 1 REMOVE EXISTING VCT FLOORING, WALL BASE AND PREPARE SURFACE FOR NEW FLOORING
- 2 EXISTING RANGE AND RANGE HOOD TO REMAIN. SEE ALTERNATES.
- 3 EXISTING WALL AND ELECTRICAL PANEL TO REMAIN
- 4 REMOVE EXISTING WALL AND BASE CABINETS IN THEIR ENTIRETY. PREPARE TO RECEIVE NEW CABINETS
- 5 REMOVE EXISTING COUNTERTOPS IN THEIR ENTIRETY
- 6 REMOVE EXISTING RANGE AND RANGE HOOD IN THEIR ENTIRETY. PREPARE FOR NEW RANGE AND RANGE HOOD
- 7 REMOVE EXISTING SINK AND ALL ASSOCIATED MATERIALS IN THEIR ENTIRETY. PREPARE FOR NEW SINK
- 8 EXISTING FRP TO REMAIN.
- 9 REMOVE AND SALVAGE DOOR AND TRACK TO ALLOW FOR NEW FLOORING.
- 10 EXISTING REFRIGERATOR TO REMAIN
- 11 EXISTING PARTIAL HEIGHT WALL TO REMAIN.
- 12 REMOVE PLASTIC LAMINATE BACKSPLASH
- 13 REMOVE EXISTING TILE BACKSPLASH

Renovation Work for :  
 Kendallville Housing Authority  
**Kitchen Renovations  
 Phase Two**

240 Angling Road  
 Kendallville, IN 46755



221 West Baker Street TEL. 260.422.7994  
 Fort Wayne, Indiana 46802 FAX. 260.426.2067

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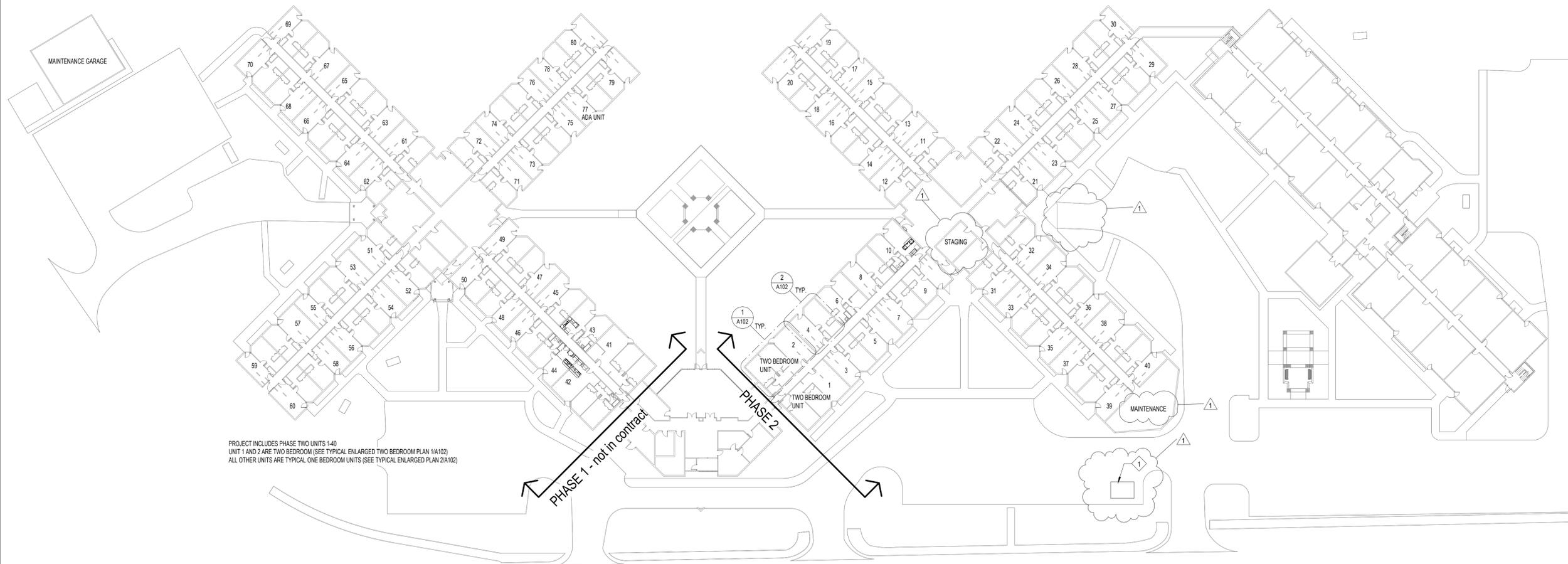
REVISION	DATE
1 Addendum One	2024-02-02

DRAWN BY: IMH	REVIEWED BY: LMG
COMMISSION NUMBER: F23114	DATE: 2024-01-23

**D101**

DEMOLITION PLAN

F23114 - Kitchen Renovations Phase  
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PROJECT INCLUDES PHASE TWO UNITS 1-40  
 UNIT 1 AND 2 ARE TWO BEDROOM (SEE TYPICAL ENLARGED TWO BEDROOM PLAN 1/A102)  
 ALL OTHER UNITS ARE TYPICAL ONE BEDROOM UNITS (SEE TYPICAL ENLARGED PLAN 2/A102)

**General Notes**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
2. ALL DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
3. INDICATED DIMENSIONS ARE TAKEN FROM CASUAL FIELD OBSERVATIONS AND EXISTING DRAWINGS. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES. ALL CHANGES TO THE WORK SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO PROCEEDING.
4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION EFFORTS OF ALL SUB-CONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS.
5. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
6. CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING IN FILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETRY, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
7. OWNER IS RESPONSIBLE FOR REMOVING ALL PERSONAL ITEMS OUT OF KITCHENS TO ALLOW FOR WORK.

**Work Description Notes**

1. PROPOSED CONSTRUCTION DUMPSTER LOCATION

Renovation Work for :  
 Kendallville Housing Authority  
**Kitchen Renovations  
 Phase Two**

240 Angling Road  
 Kendallville, IN 46755



**MARTIN RILEY**  
 architects-engineers

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REVISION	DATE
1 Addendum One	2024-02-02

DRAWN BY:	LMG, IMH	REVIEWED BY:	JED
COMMISSION NUMBER:	F23114	DATE:	2024-01-23

**1 Overall First Floor Plan**  
 1/32" = 1'-0"

**A101**  
 OVERALL FLOOR PLAN

**General Notes**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL OR OTHER GOVERNING BODIES' CODES. ADDITIONALLY, WORK SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE INDUSTRY STANDARDS OR GUIDELINES.
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5. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
6. CONTRACTOR TO PROVIDE EITHER 2x4 WOOD BLOCKING INFILL OR METAL BACKING PLATES FOR THE SUPPORT OF ALL WALL MOUNTED EQUIPMENT INCLUDING CABINETS, TOILET ACCESSORIES, ETC. AS REQUIRED TO ALLOW FOR PROPER ATTACHMENT. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
7. OWNER IS RESPONSIBLE FOR REMOVING ALL PERSONAL ITEMS OUT OF KITCHENS TO ALLOW FOR WORK.

Renovation Work for :  
Kendallville Housing Authority  
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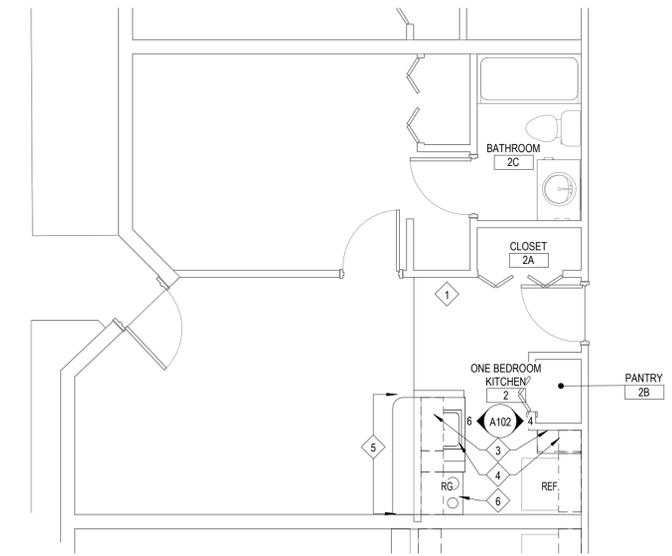
**MARTIN RILEY**  
architects-engineers

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Fort Wayne, Indiana 46802 FAX. 260.426.2067

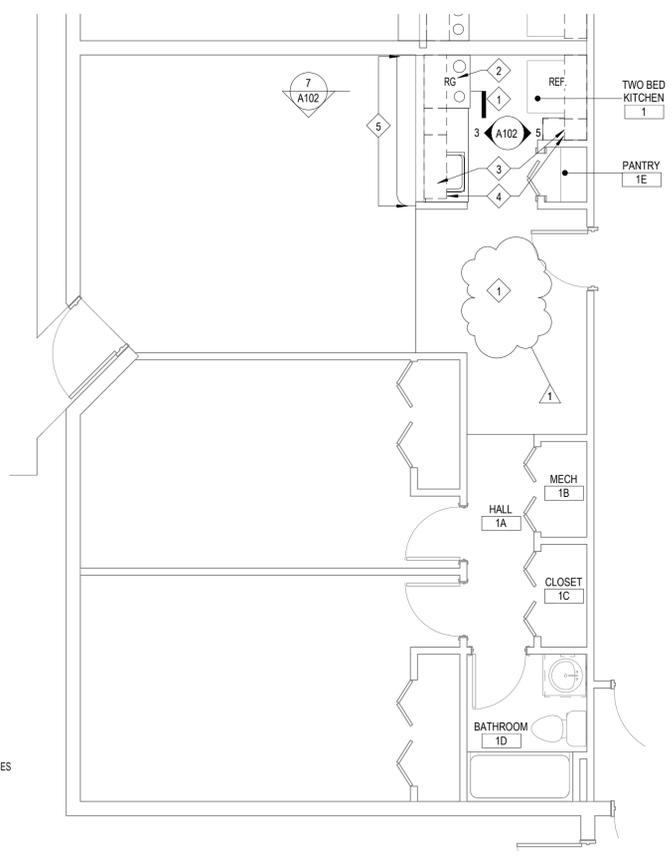
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**Work Description Notes**

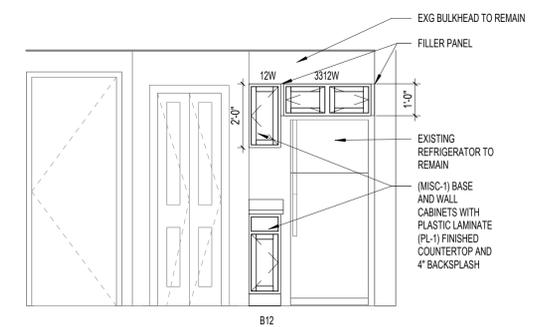
1. PROVIDE NEW FLOORING AS PER MANUFACTURERS RECOMMENDATIONS. PREPARE SURFACE AS PER MANUFACTURERS RECOMMENDATIONS. SEE ROOM FINISH SCHEDULE.
2. NEW 30" RANGE AND RANGE HOOD. SEE SPECIFICATION SECTION 11 3100 RESIDENTIAL APPLIANCES.
3. PROVIDE NEW BASE AND WALL CABINETS. PREPARE SURFACE AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE NEW COUNTERTOP. PREPARE SURFACE AS PER MANUFACTURERS RECOMMENDATIONS.
5. 16" DEEP COUNTER WITH (PL-1) FINISH.
6. NEW 24" RANGE AND RANGE HOOD. SEE SPECIFICATION SECTION 11 3100 RESIDENTIAL APPLIANCES.



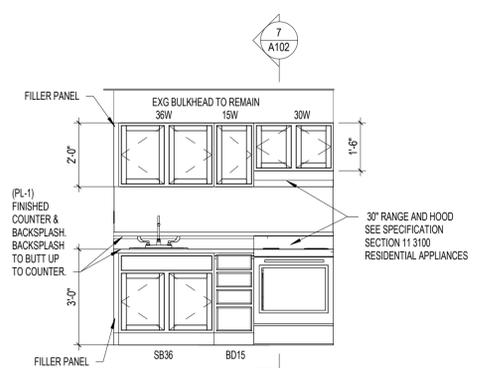
**2 Typical Enlarged One Bedroom**  
1/4" = 1'-0"



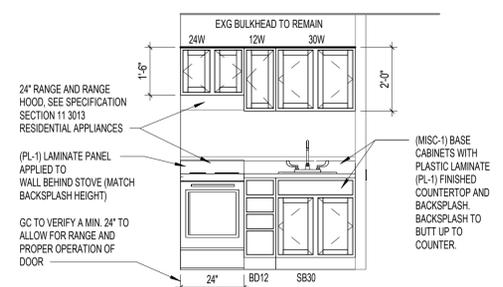
**1 Typical Enlarged Two Bedroom**  
1/4" = 1'-0"



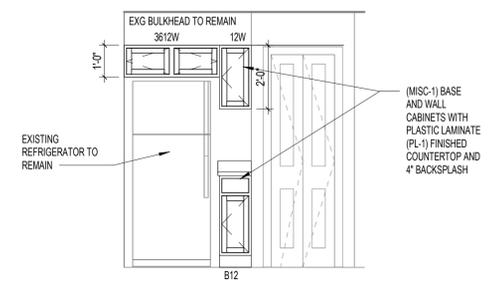
**4 Kitchen Elevation**  
3/8" = 1'-0"



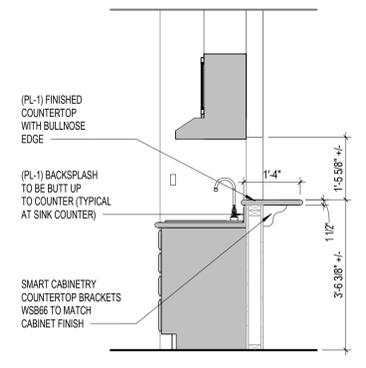
**3 Kitchen Elevation**  
3/8" = 1'-0"



**6 Kitchen Elevation**  
3/8" = 1'-0"



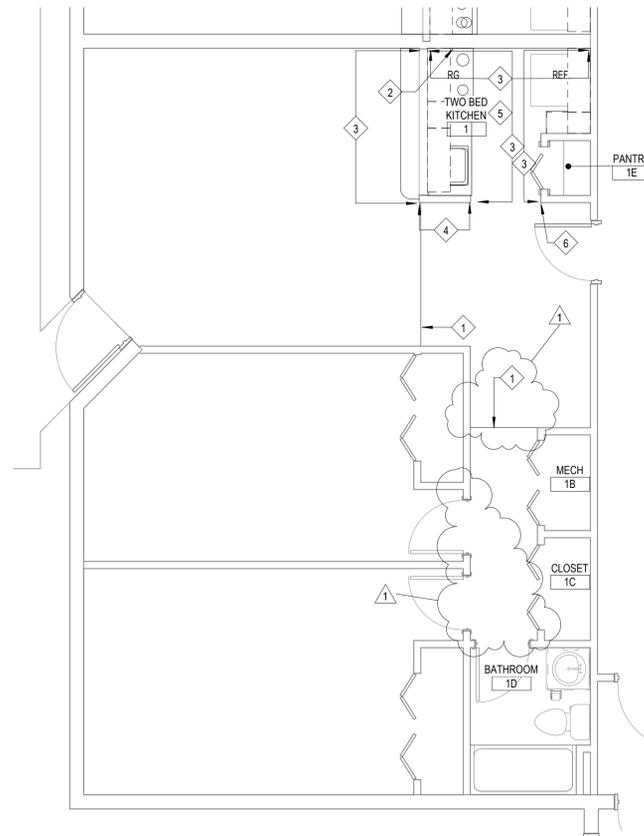
**5 Kitchen Elevation**  
3/8" = 1'-0"



**7 Typical Island Section**  
1/2" = 1'-0"

F23114 - Kitchen Renovations Phase  
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**3** Enlarged Two Bedroom Finish Plan  
 1/4" = 1'-0"

ROOM FINISH SCHEDULE										
Room Number	Room Name	Floor Finish	Base Finish	Wall Finish				Ceiling Finish	Ceiling Height	Remarks
				North	South	East	West			
1	TWO BED KITCHEN	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0"	1,3
1A	HALL	R-1	B-1	--	--	--	--	--	8'-0"	
1B	MECH	R-1	B-1	--	--	--	--	--	8'-0"	
1C	CLOSET	R-1	B-1	--	--	--	--	--	8'-0"	
1D	BATHROOM	--	--	--	--	--	--	--	8'-0"	2
1E	PANTRY	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0"	
2	ONE BEDROOM KITCHEN	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0"	1,3
2A	CLOSET	R-1	B-1	--	--	--	--	--	8'-0"	
2B	PANTRY	R-1	B-1	PNT-1	PNT-1	PNT-1	PNT-1	A-1	8'-0"	
2C	BATHROOM	--	--	--	--	--	--	--	8'-0"	2

**REMARKS**

- REFER TO FINISH PLAN WHERE PAINTED WALLS AND CEILING STOP AND START.
- NO WORK IN BATHROOM.
- (R-2) VCT FLOORING (ALTERNATE FLOORING)
- (MISC-1) CABINETS AND COUNTERTOPS. REFER TO SHEET A102 FOR CABINET ELEVATIONS AND DETAILS.

**FINISH LEGEND**

**(A) CEILING**

- EXISTING CEILING. PAINTED (PNT-1)

**(B) BASE**

- TARKETT TRADITIONAL 4" VINYL COVE BASE
  - COLOR: 47 BROWN
  - THICKNESS/LENGTH: 0.080" GAUGE, COILED LENGTH
  - ADHESIVE: MANUFACTURER APPROVED ADHESIVE

**(MISC) MISCELLANEOUS**

- SMART CABINETRY BASE CABINETS AND WALL CABINETS
  - DOOR WOOD SPECIES: MAPLE HARDWOOD
  - DOOR STYLE: PRESCOTT; STANDARD OVERLAY, REVERSE BEVEL EDGE PROFILE; MORTISE AND TENON
  - FINISH: ROOT BEER
  - DOOR/DRAWER PULLS: AMEROCK "EVERYDAY HERITAGE" 3" CENTER-TO-CENTER PULL; SATIN NICKEL FINISH
  - TOE KICK: STANDARD HEIGHT FINISHED TO MATCH CABINETS, PROVIDE SHOE MOLDING FINISHED TO MATCH CABINETS.
  - HINGES: SOFT CLOSE, (STANDARD OVERLAY)
  - ACCESSORIES: FILLER PANELS, COUNTERTOP SUPPORT BRACKETS, SUPPORT LEGS AND CORBELS
- SPLASH GUARD: "BROAN NUTONE" STAINLESS STEEL UNIVERSAL BACKSPLASH PLATE
  - SIZE: 24" x 30"
  - HARDWARE: SHEET METAL SCREWS FOR MOUNTING
- TARKETT (PVC) ADA COMPLIANT TRANSITION/REDUCER
  - PROFILE/SIZE: TO BE VERIFIED BY FLOORING CONTRACTOR
  - COLOR: 47 BROWN
  - ADHESIVE: MANUFACTURER APPROVED ADHESIVE

**(PL) PLASTIC LAMINATE**

- KITCHEN COUNTERTOP: FORMICA CORP. (HGP) POSTFORMING HIGH PRESSURE LAMINATE
  - COLOR: MARBARA BEIGE 7408-58
  - FINISH: MATTE
  - COUNTER EDGE PROFILE: BULLNOSE
  - BACKSPLASH EDGE: RADIUS

**(PNT) PAINT**

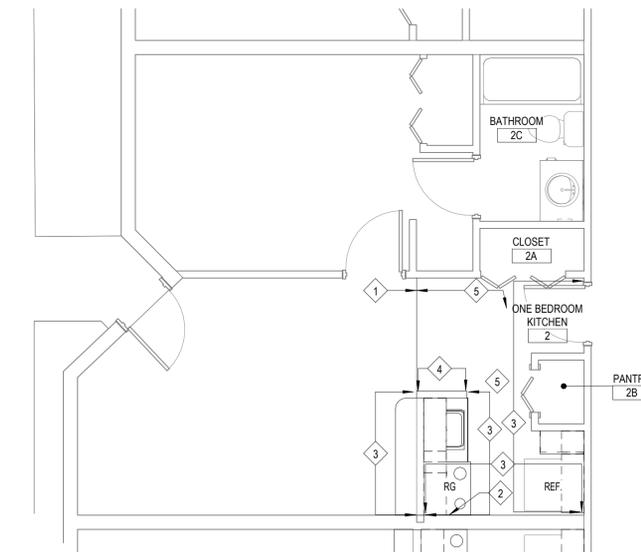
- WALLS & CEILING: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, EG-SHEL#820W12651
  - COLOR: CUSTOM "OFF WHITE" (TO MATCH EXISTING WALL COLOR)

**(R) RESILIENT FLOORING**

- ARMSTRONG "STANDARD EXCELON IMPERIAL TEXTURE" VINYL COMPOSITION TILE
  - DIMENSIONS: 12" x 12" x 1/8"
  - COLOR: COTTAGE TAN 51830
  - ADHESIVE: MANUFACTURER APPROVED
  - INSTALLATION: PREP SUBFLOOR AND INSTALL VCT IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION GUIDE FOR RESILIENT FLOORING.

**GENERAL FINISH NOTES**

- UNLESS NOTED OTHERWISE, FLOORING CONTRACTOR TO PROVIDE APPROPRIATE ADA COMPLIANT TRANSITION/REDUCER STRIP (MISC-3) BETWEEN VARYING FLOOR MATERIALS. TRANSITIONS SHALL BE CENTERED BELOW DOORS IN CLOSED POSITION.
- MOISTURE TEST CONCRETE SUBFLOOR BEFORE INSTALLATION OF RESILIENT FLOORING (R-1).
- PREP FLOOR ACCORDING TO VCT MANUFACTURER'S WRITTEN INSTRUCTIONS. REMOVE DEBRIS AND ADHESIVES FROM SUBFLOOR. PATCH CRACKS OR DEPRESSIONS, MAKE SMOOTH AND LEVEL, AND CLEAN BEFORE DIRECT GLUED INSTALLATION.



**1** Enlarged One Bedroom Finish Plan  
 1/4" = 1'-0"

**Work Description Notes**

- (MISC-3) TRANSITION/REDUCER STRIP. SEE FINISH LEGEND FOR DETAILS.
- (MISC-2) SPLASH GUARD NEAR RANGE ON NORTH WALL.
- PAINT WALLS AND BULKHEADS (PNT-1).
- FRP PANEL TO REMAIN.
- PAINT CEILING (PNT-1).
- EXISTING CORNER GUARD TO REMAIN. PROTECT DURING WORK.

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REVISION	DATE
1 Addendum One	2024-02-02

DRAWN BY: MEK  
 COMMISSION NUMBER: F23114  
 REVIEWED BY: LMG  
 DATE: 2024-01-23

**A601**

ROOM FINISH SCHEDULE  
 AND FINISH PLANS