

ADDENDUM ONE

**Kedallville Housing Authority
Lamplighter - Phase 3**

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

Commission No.: F26042

Addendum Date: October 16, 2026

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 made part of the contract sets of drawings and specifications.

CLARIFICATIONS:

CLARIFICATION Work shall be completed 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. The owner's preference is to renovate five units at a time within the same hallway, beginning on the second floor and working your way down to the first floor.

CHANGES TO DRAWINGS:

REPLACE sheet D101 Demolition Unit Plans with the attached revised sheet

REPLACE sheet A111 Enlarged Restroom Plan with the attached revised sheet

REPLACE sheet A601 Unit Finish Plans and Room Finish Schedule with the attached revised sheet

CHANGES TO SPECIFICATIONS:

REPLACE to Form 96 with the attached revised bid form.

REPLACE the Standard Form of Agreement Between Owner and Contractor with the attached revised agreement.

ADD Section 07 2100 Thermal Insulation

ADD Section 08 7100 Door Hardware

REPLACE Section 11 3100 Residential Appliances with the attached revised section

ATTACHMENTS:

Section 00 4150 Contractor's Bid Supplement
Standard Form of Agreement Between Owner and Contractor
07 2100 Thermal Insulation
08 7100 Door Hardware
11 3100 Residential Appliances
D101 Demolition Unit Plans
A111 Enlarged Restroom
A601 Unit Finish Plans and Room Finish Schedule
Pre-Bid Meeting Minutes
Pre-Bid Attendee List

END OF ADDENDUM NUMBER ONE

F26042 Kitchen Renovations Phase
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IMAGE 3 - UNIT KITCHEN



IMAGE 4 - UNIT KITCHEN SINK ISLAND



IMAGE 5 - 1ST FLOOR UNITS BULKHEAD

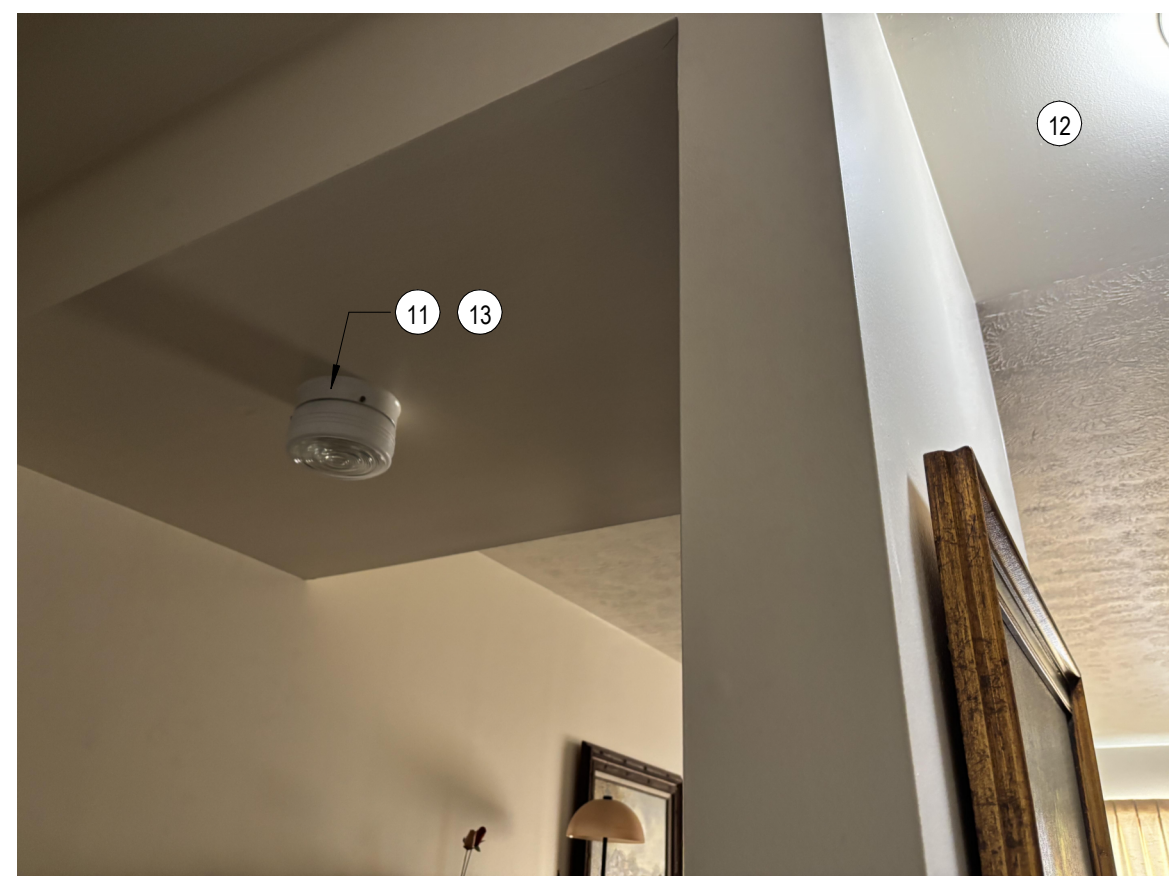


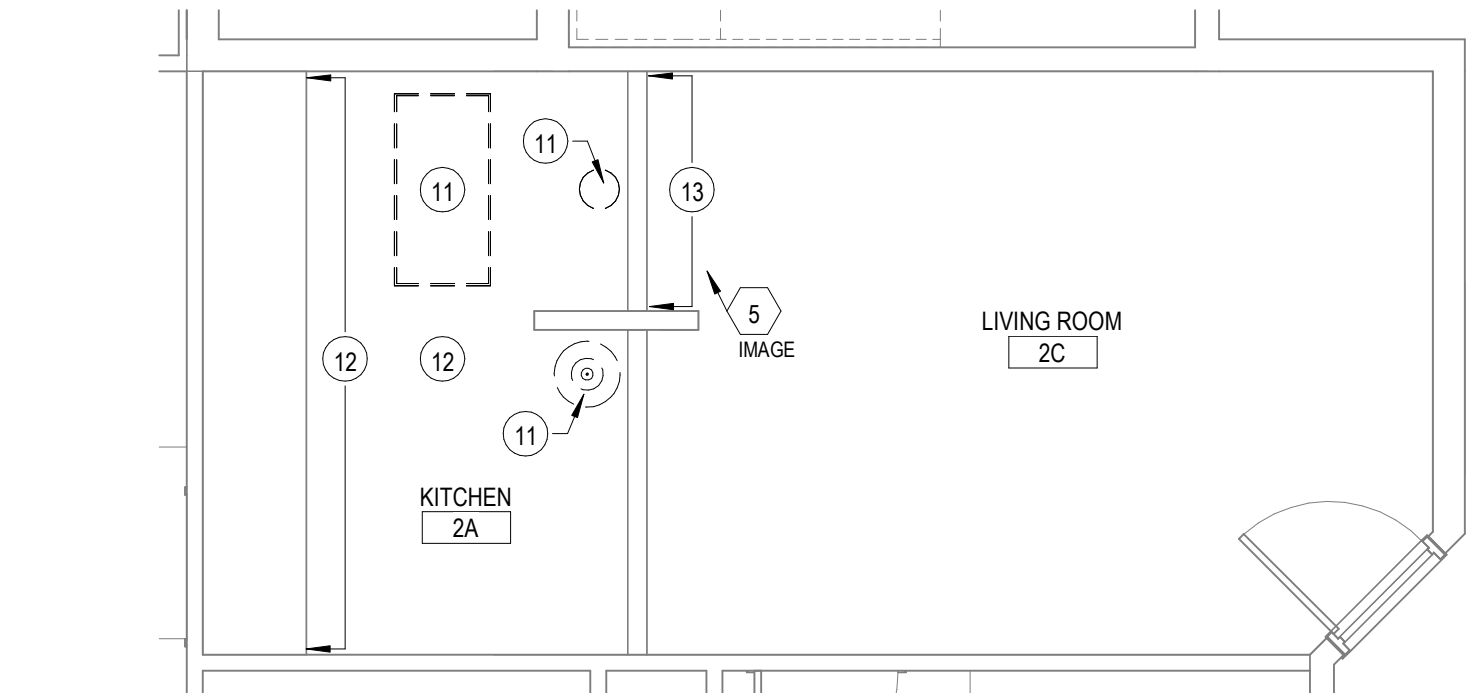
IMAGE 6 - 2ND FLOOR UNITS BULKHEAD



IMAGE 2 - ADA KITCHEN SINK ISLAND

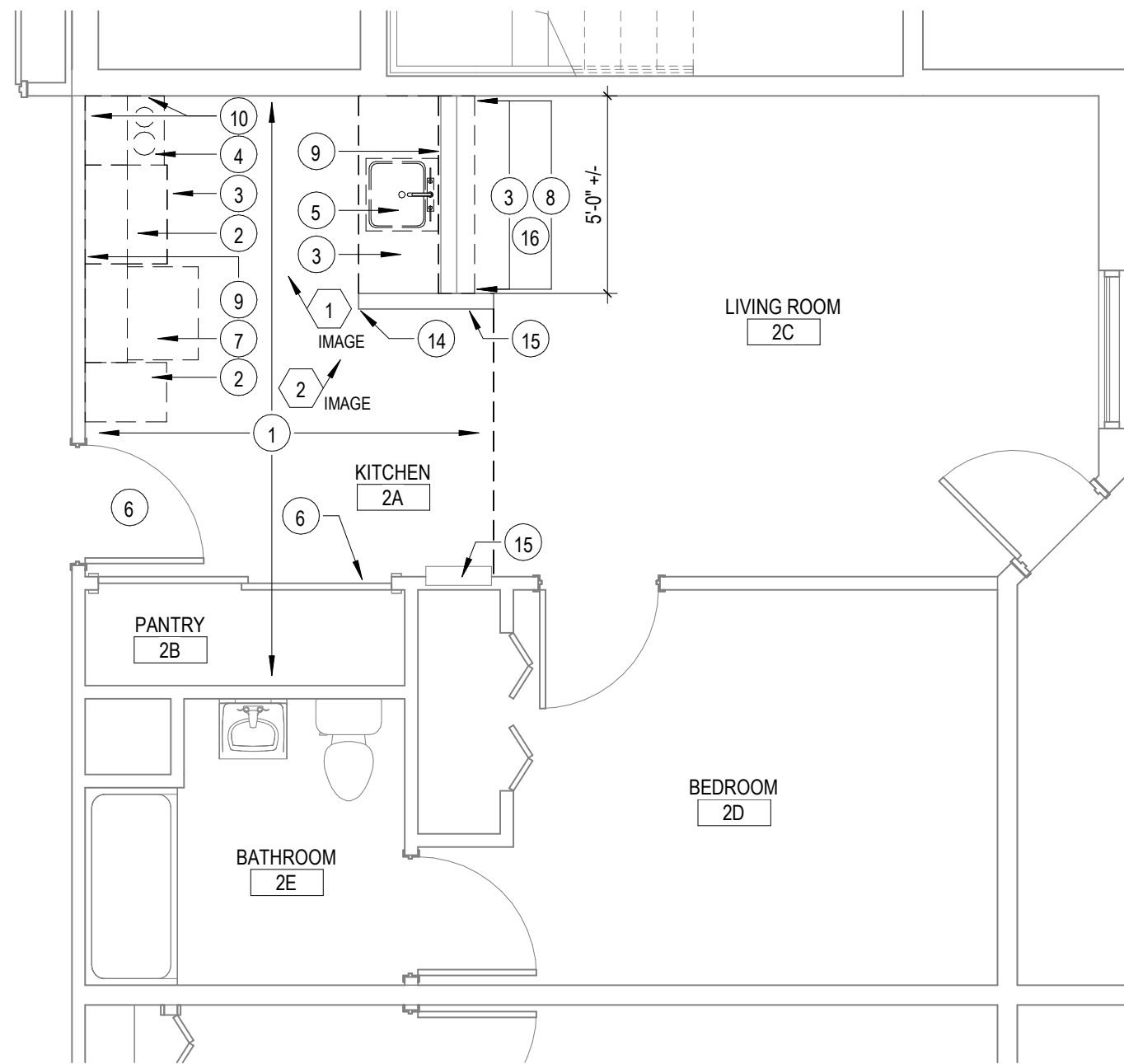


IMAGE 1 - ADA KITCHEN



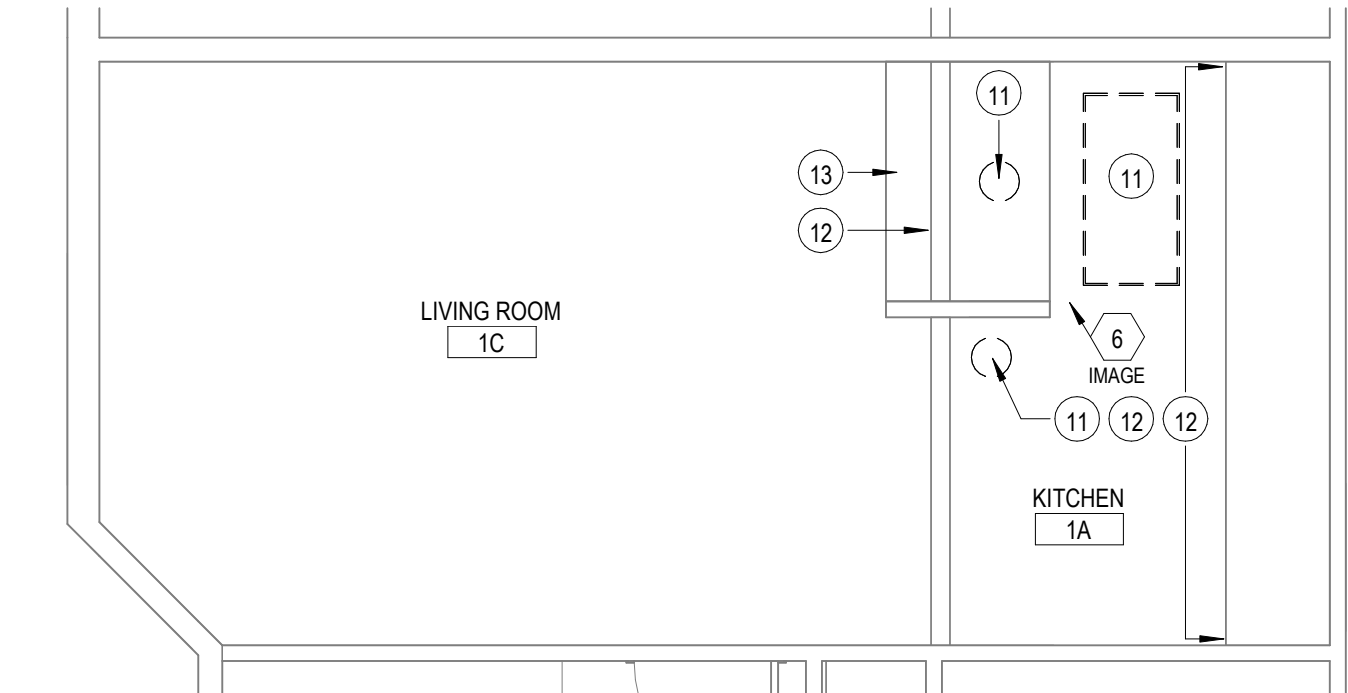
4 Typical One Bedroom - ADA Reflected Ceiling Plan Demolition

1/4" = 1'-0"



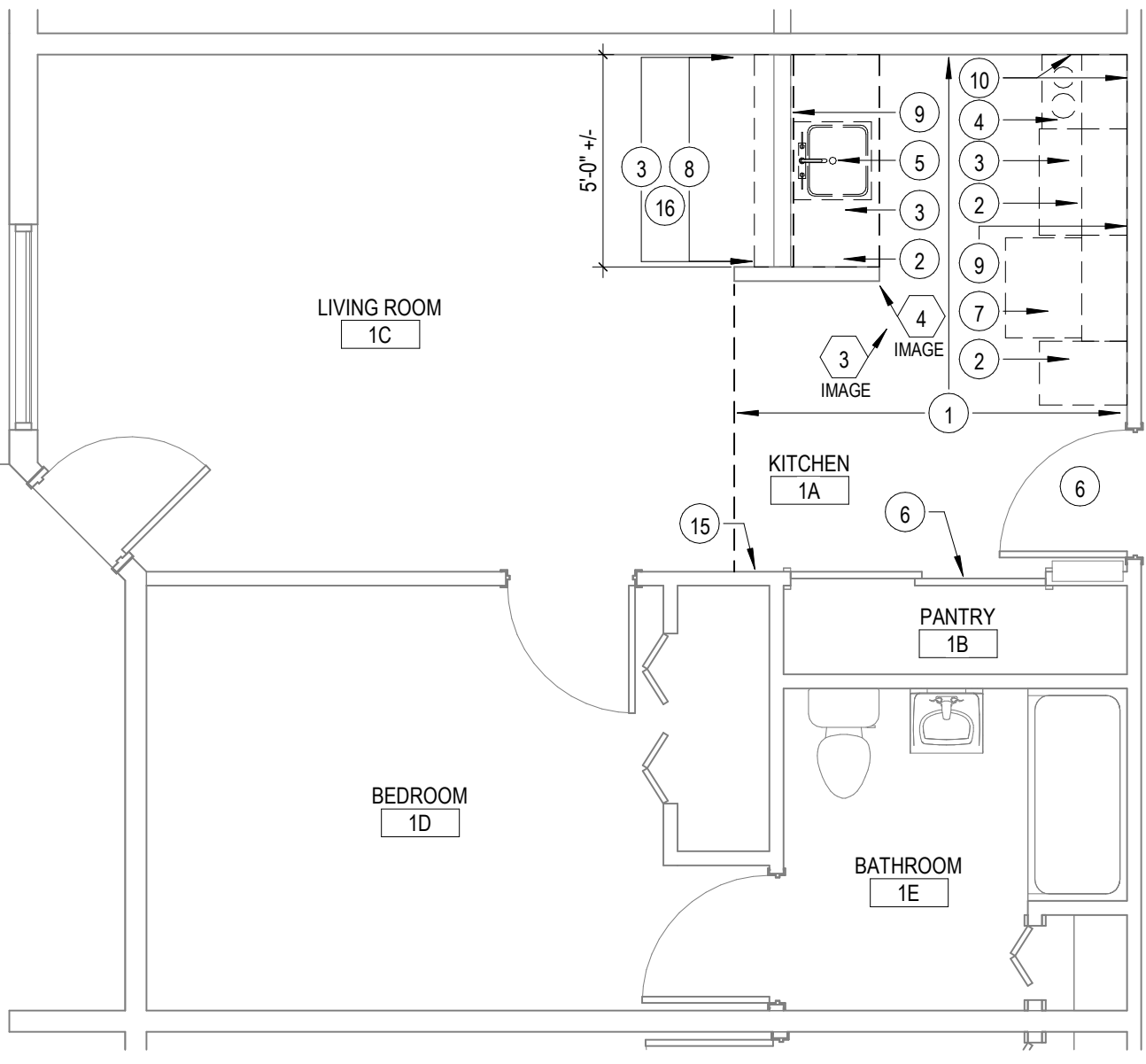
2 Typical One Bedroom - ADA Enlarged Floor Plan Demolition

1/4" = 1'-0"



3 Typical One Bedroom - Reflected Ceiling Plan Demolition

1/4" = 1'-0"



1 Typical One Bedroom - Enlarged Floor Plan Demolition

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 PATCH AND REPAIR ANY WALLS, FLOORS AND CEILINGS AFFECTED BY DEMOLITION.
5. 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.
6. MAINTAIN CONTINUITY OF EXISTING CIRCUITS AFFECTED BY DEMOLITION WORK. VERIFY THAT EQUIPMENT TO REMAIN IS FUNCTIONAL AFTER DEMOLITION.
7. CONTRACTOR SHALL DESIGN AND PROVIDE ALL TEMPORARY SHORING NECESSARY TO COMPLETE THE WORK.
8. 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.
9. PREPARE ALL SALVAGED MATERIALS FOR RE-INSTALLATION. PROVIDE ANY REQUIRED FASTENERS, ACCESSORIES OR OTHER COMPONENTS FOR INSTALLATION.
10. OWNER IS RESPONSIBLE FOR REMOVING ALL SMALL PORTABLE APPLIANCES, WALL DECOR, FOOD, AND OTHER PERSONAL ITEMS OUT OF AREAS OF WORK.
11. THE CONTRACTOR SHALL EXERCISE CARE WHEN REMOVING EXISTING APPLIANCES TO PREVENT DAMAGE TO FLOORING. APPLIANCES SHALL NOT BE DRAGGED ALONG CORRIDORS OR ACROSS FINISHED FLOOR SURFACES.

Work Description Notes

1. REMOVE EXISTING FLOORING, WALL BASE AND PREPARE SURFACE FOR NEW FLOORING
2. REMOVE EXISTING WALL AND BASE CABINETS IN THEIR ENTIRETY, PREPARE TO RECEIVE NEW CABINETS
3. REMOVE EXISTING COUNTERTOPS IN THEIR ENTIRETY
4. REMOVE EXISTING RANGE AND RANGE HOOD IN THEIR ENTIRETY, PREPARE FOR NEW RANGE AND RANGE HOOD
5. REMOVE EXISTING SINK AND ALL ASSOCIATED MATERIALS IN THEIR ENTIRETY, PREPARE FOR NEW SINK
6. REMOVE AND SALVAGE DOOR, TRACK, PINS, AND ALL ASSOCIATED HARDWARE TO ALLOW FOR NEW FLOORING AND REINSTALLATION
7. REMOVE REFRIGERATOR, PREPARE TO RECEIVE NEW REFRIGERATOR
8. EXISTING PARTIAL HEIGHT WALL TO REMAIN
9. REMOVE PLASTIC LAMINATE BACKSPLASH
10. REMOVE EXISTING SPLASHGUARDS NEAR RANGE
11. REMOVE EXISTING LIGHT FIXTURE AND ALL ASSOCIATED MATERIALS. PREPARE FOR NEW LIGHT FIXTURE
12. EXISTING GYPSUM BOARD CEILING/BULKHEAD TO REMAIN. PREPARE FOR NEW FINISHES
13. SECOND FLOOR UNIT BULKHEADS TO REMAIN. PREPARE FOR NEW FINISHES
14. CORNER GUARD TO REMAIN
15. REMOVE WALL BASE
16. WOOD WALL BASE TO REMAIN

Kitchen Renovations Phase Three

Renovation Work for:
Kendallville Housing Authority

240 Angling Road
Kendallville, IN 46755



221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067

ALL IDEAS, DESIGNS, ARRANGEMENTS, NOTICES AND NOTIFICATIONS OF THE DRAWING ARE OWNED BY AND THE PROPERTY OF MARTIN RILEY, INC. AND SHALL REMAIN THE PROPERTY OF MARTIN RILEY, INC. AND NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. MARTIN RILEY, INC. SHALL BE RESPONSIBLE FOR ALL DAMAGES AND CONSEQUENCES OF THE WORK AND THIS OFFICE SHALL BE NOTIFIED OF ANY DAMAGE FROM THE WORK AND CONSEQUENCES OF THE WORK. ANY DAMAGE SHALL BE REMOVED TO THE PROPERTY OF THE CONTRACTOR BEFORE PROCEEDING WITH FABRICATION.

REVISION	DATE
1	ADDENDUM ONE
	2026-10-16

DRAWN BY:	BMM/LEM	REVIEWED BY:	LMG
COMMISSION NUMBER:	F26042	DATE:	2026-09-17

D101

DEMOLITION UNIT PLANS

TOILET ACCESSORY SCHEDULE					
NO.	ITEM	DESCRIPTION	MOUNTING HEIGHT	MODEL	REMARKS
T-1	GRAB BAR- CONCEALED MOUNT FLANGE	42" x 1-1/2" DIAMETER	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #3801-42 SERIES	
T-2	GRAB BAR- CONCEALED MOUNT FLANGE	36" x 1-1/2" DIAMETER	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #3801-36 SERIES	
T-3	GRAB BAR- CONCEALED MOUNT FLANGE	18" x 1-1/2" DIAMETER	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #3801-18 SERIES	
T-4	DOUBLE ROBE HOOK	1 15/16" x 1 15/16" x 2-3/8"	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #7312	
T-5	TOILET PAPER DISPENSER-DOUBLE	35" x 4" x 22"	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #0030	1
T-6	MIRROR W/ INTER-LOK ANGLE FRAME	24"W x 36"H	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #0600-2436	2
T-7	SHOWER CURTAIN ROD	60" x 1-1/4" DIA (VERIFY SIZE)	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC. - #1204-2	4
T-8	WEIGHTED SHOWER CURTAIN	72" W x 72" H	SEE SHEET G102 FOR MOUNTING HEIGHTS	ACCESSIBLE CONSTRUCTION WEIGHTED CURTAIN	3
T-9	PAPER TOWEL DISPENSER	11-1/8" x 14-5/8" x 3-63/64"	SEE SHEET G102 FOR MOUNTING HEIGHTS	AMERICAN SPECIALTIES, INC.-#0210	1
REMARKS 1. SURFACE MOUNTED 2. MIRROR NOT TO TOUCH PLUMBING FIXTURE 3. PROVIDE (12) ASI SHOWER CURTAIN HOOKS WITH ROLLER RINGS #1200-ROL; CURTAIN COLOR: TO BE WHITE IN COLOR 4. PROVIDE MOUNTING FLANGES					
GENERAL 1. SOAP DISPENSER AND WASTE RECEPTACLE BY OWNER					

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 OTHER APPLICABLE STANDARDS.
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 SHALL 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 SUBCONTRACTORS. FAILURE TO ANTICIPATE CHANGES OR MODIFICATIONS SHALL NOT BE THE BASIS FOR ADDITIONAL COST REQUESTS.
5. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION. CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFLR OR METAL BACKING PLATES FOR THE SUPPORT OF ALL COUNTERTOPS, INSTALLED EQUIPMENT, 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.
8. FINISH FINISHED END PANELS ON ALL CASEWORK EXPOSED TO VIEW INCLUDING BUT NOT LIMITED TO UNDER THE REFRIGERATOR
9. SEE A601 FOR GENERAL FINISH NOTES AND SCHEDULE

1. ALL GYPSUM BOARD INSTALLED ON CEILINGS SHALL BE SAG-RESISTANT GYPSUM CEILING BOARD AS DEFINED IN ASTM C1396/C1396M. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
2. ADDITIONAL INFORMATION RELATED TO GYPSUM FINISH. EXPOSED INSULATED DUCTWORK WITHIN FINISHED SPACES OR SHALL BE INTERNALLY LINED. SEE MECHANICAL SERIES SHEETS MECHANICAL DUCTWORK INSULATION SCHEDULE FOR ADDITIONAL INFORMATION.
3. PROVIDE HOLD DOWN CLIPS AT ACOUSTICAL CEILING TILES WITHIN 10' OF EXTERIOR DOORS AND INSIDE VESTIBULES. INCLUDE IN AN ACOUSTICAL CEILING TILE FIXTURES INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES, OCCUPANCY SENSORS, WIRELESS ACCESS POINTS, SMOKE DETECTORS, DIFFUSERS, AND SPRINKLER HEADS SHALL BE CENTERED WITHIN THE TILE.
5. REFLECT TO GENERAL SERIES SHEETS FOR ADDITIONAL INFORMATION ON HORIZONTAL ASSEMBLIES.
6. CEILING ACCESS DOORS SHALL BE LOCATED BETWEEN STRUCTURAL FRAMING MEMBERS.
7. CEILING ACCESS DOORS IN FIRE-RESISTANCE RATING FLOORING/GROOF HORIZONTAL ASSEMBLIES SHALL MATCH THE COMBUSTION RATING OF THE RATED ASSEMBLY WHEN TESTED IN ACCORDANCE WITH ASTM E119 OF 203 AND MUST BE LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.
8. SHAFT ENCLOSURES PENETRATING A HORIZONTAL ASSEMBLY SHALL NOT HAVE A FIRE-RESISTANCE RATING LESS THAN THE FLOOR/CEILING ASSEMBLY.
9. PENETRATED REFER TO THE CODE SUMMARY AND LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE-RESISTANCE RATED ASSEMBLIES.

	2x2 SUSPENDED CEILING SYSTEM		GYPSUM CEILING BOARD
	2x4 SUSPENDED CEILING SYSTEM		PLASTER CEILING
	SUPPLY AIR		RETURN AIR
	SUPPLY AIR		EXHAUST
	LIGHT FIXTURE		LINEAR FIXTURE
	DOWNLIGHT		CEILING FAN
	EXIT LIGHT FIXTURE		

- 1 PROVIDE NEW LVT FLOORING (R-1). FINISH LEGEND
- 2 PAINT WALLS (PT-1) AND PROVIDE NEW WALL BASE (B-1). SEE FINISH LEGEND
- 3 (MISC-3) TRANSITION/REDUCER STRIP. SEE FINISH LEGEND FOR DETAILS
- 4 SAND, PRIME, AND PAINT BOTH SIDES OF HOLLOW METAL DOOR FRAME (PT-3)
- 5 VINYL-LAMINATED FACE GYPSUM BOARD CEILING PANELS WITH SUSPENSION SYSTEM (A-2). SEE ROOM FINISH SCHEDULE AND SPECIFICATIONS
- 6 PAINT EXISTING GYPSUM BOARD CEILING (PT-1)
- 7 RELOCATED LIGHT FIXTURE, SEE ELECTRICAL
- 8 LIGHTING FIXTURE, SEE ELECTRICAL
- 9 CEILING EXHAUST FAN, SEE MECHANICAL
- 10 PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD ON 7/8" FURRING CHANNELS AT 16" O.C. FASTEN TO EXISTING CMU WALL
- 11 7/8" FURRING CHANNELS AT 16" O.C. FASTEN TO EXISTING CMU WALL
- 12 NEW CONCRETE SLAB TO MATCH EXISTING, SEE DETAIL 7/A111
- 13 (MISC-4) STAINLESS STEEL CORNER GUARD
- 14 EXISTING LIGHT FIXTURE

240 Angling Road
Kendallville, IN 46755



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Fort Wayne, Indiana 46802

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Diagram illustrating the cross-section of a concrete slab on grade, showing the following components and dimensions:

- EXG CONC**: Existing concrete layer at the top.
- 6"**: Dimension indicating the thickness of the existing concrete layer.
- REINF CONC SLAB**: Reinforced concrete slab.
- T/ CONC 100' - 0"**: Dimension indicating the thickness of the reinforced concrete slab.
- #4 x 1'-6" DOWELS @ 12" (DRILL-IN & ADHESIVE)**: Reinforcement dowels connecting the existing concrete to the new slab.
- APPROVED VAPOR BARRIER**: Vapor barrier layer below the concrete slab.
- COMPACTED CLEAN GRANULAR BASE**: Granular base layer below the vapor barrier.
- COMPACTED STRUCTURAL FILL OR SUITABLE SUBGRADE**: Structural fill or suitable subgrade at the bottom.

Diagram illustrating a door assembly with the following components and labels:

- Light Fixture:** Indicated by an arrow pointing to the top of the door frame, labeled "LIGHT FIXTURE, SEE ELECTRICAL".
- Paint:** Indicated by an arrow pointing to the right side of the door frame, labeled "PAINT (PT-2)".
- Door Frame:** The main structure of the door, labeled "101A" at the bottom.
- Door Panel:** The central part of the door, featuring a diagonal dashed line and a small square symbol.
- Base:** The bottom part of the door frame, labeled "(B-1) BASE".

PAINT (PT-2)

LIGHT FIXTURE, SEE ELECTRICAL

(SS-1) COUNTERTOP AND APRON W/ (PL-2) FINISHED SKIRT AND END PANELS, ADA VANITY BRACKETS WITH SPRING CLIPS FOR REMOVABLE SKIRT

T-3

T-2

T-1

T-5

(B-1) BASE

3'-4"

2'-10"

RIM OF SINK

2'-6"

T-6

T-8

T-7

T-4

SEE PLUMBING SPECS

Technical drawing of a vanity unit showing side and top views. The side view on the left shows a sink with a faucet, a mirror, and a vanity unit with a skirt. Dimensions include 2'-0" for the height of the vanity unit and 2'-1" for the height of the mirror. Callouts include T-6, T-4, and (B-1) BASE. The top view on the right shows the vanity unit with a skirt and a mirror. Callouts include T-4 and (SS-1) COUNTERTOP AND APRON W/ (PL-2) FINISHED SKIRT AND END PANELS, ADA VANITY BRACKETS WITH SPRING CLIPS FOR REMOVABLE SKIRT. A note indicates (B-1) BASE.

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This detailed floor plan of Restroom 101 includes the following elements:

- Room Label:** RESTROOM 101
- Dimensions:**
 - Overall width: 13'-10 7/8"
 - Overall depth: 8'-0"
 - Restroom area: 5'-5 1/2" x 8'-4 1/2"
 - Washbasin area: 5'-2" R.O. x 3'-3"
- Fixtures and Equipment:**
 - Washbasin (T-4, T-8)
 - Toilet (T-2)
 - Shower (T-6)
 - Storage cabinet (T-1, T-3, T-5)
 - Door (T-7)
- Partitions and Walls:**
 - P6.1-A (Main wall)
 - P6.4-A (Washbasin wall)
 - P6.5-A (Shower wall)
- Other Labels:**
 - UNASSIGNED SPACE 100
 - 101A (Door frame)
 - A111 (Ventilation symbol)
- Annotations:**
 - Numbered callouts (1-13) indicating specific equipment or feature locations.
 - Arrows indicating door swing and airflow paths.
 - Shaded areas representing partitions or walls.

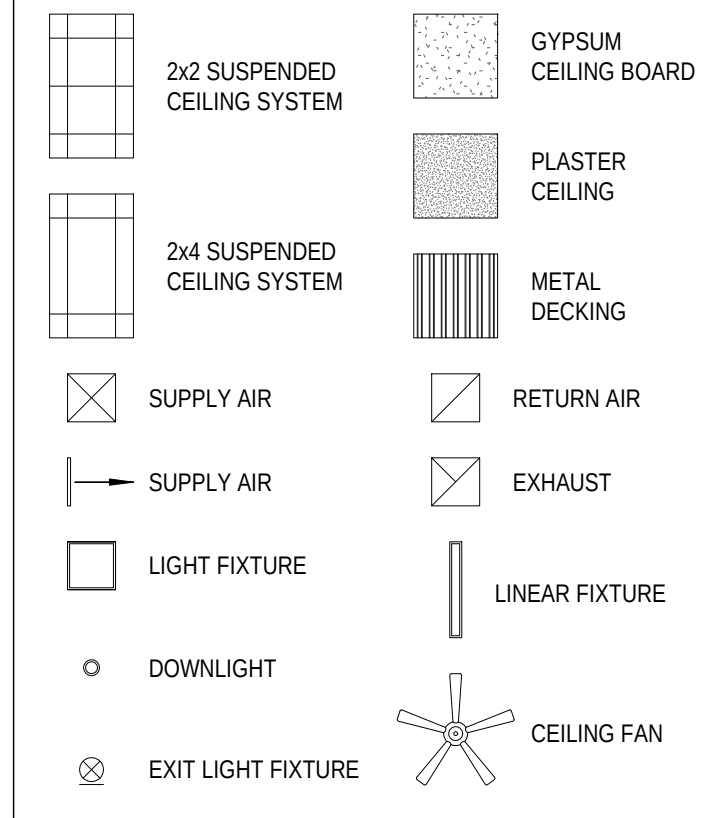
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Room Finish Schedule									
Room Number	Room Name	Floor Finish	Base Finish	Wall Finish				Ceiling Finish	Remarks
				North	South	East	West		
1A	KITCHEN	R-1	B-1	PT-1	PT-1	PT-1	PT-1	A-1	1,3
1B	PANTRY	R-1	B-1	PT-1	PT-1	PT-1	PT-1	A-1	1
1C	LIVING ROOM	EXG	EXG	EXG	EXG	EXG	EXG	EXG	
1D	BEDROOM	EXG	EXG	EXG	EXG	EXG	EXG	EXG	
1E	BATHROOM	EXG	EXG	EXG	EXG	EXG	EXG	EXG	
2A	KITCHEN	R-1	B-1	PT-1	PT-1	PT-1	PT-1	A-1	1,3
2B	PANTRY	R-1	B-1	PT-1	PT-1	PT-1	PT-1	A-1	1
2C	LIVING ROOM	EXG	EXG	EXG	EXG	EXG	EXG	EXG	
2D	BEDROOM	EXG	EXG	EXG	EXG	EXG	EXG	EXG	
2E	BATHROOM	EXG	EXG	EXG	EXG	EXG	EXG	EXG	
100	UNASSIGNED SPACE	R-1	B-1	PT-1	PT-1	PT-1	PT-1	A-1	1,2
101	RESTROOM	R-1	B-1	PT-2	PT-2	PT-2	PT-2	A-2	1,2
REMARKS									
1. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS									
2. PRIME AND PAINT BOTH SIDES OF H.M. DOOR FRAME (PT-3)									
3. 6" VINYL BASE (B-2) TO BE INSTALLED ON BASE CABINET TOE KICK ONLY									
GENERAL NOTES									
1. SOFT CLOSE DRAWER SLIDES AND SOFT CLOSE HINGES PER MANUFACTURE SHALL BE PROVIDED TYPICAL ALL NO EXCEPTION									

Finish Legend

- (A) CEILING
- EXISTING CEILING, PAINTED (PT-1)
 - USG SHEETROCK BRAND LAY-IN GYPSUM CLEAN ROOM CEILING PANELS, NO. 3200
 - DIMENSIONS: 2' x 4' x 1/2"
 - COLOR: WHITE
 - EDGE: SQUARE
 - SUSPENSION SYSTEM: USG DOWN BRAND DXL 15/16"; COLOR: FLAT WHITE (050)
- (B) BASE
- TARKETT TRADITIONAL 4" VINYL COVE BASE
 - COLOR: 47 BROWN
 - THICKNESS/LENGTH: 0.080" GAUGE, COIL LENGTH
 - ADHESIVE: MANUFACTURER APPROVED ADHESIVE
 - TARKETT TRADITIONAL 6" VINYL COVE BASE
 - COLOR: 47 BROWN
 - THICKNESS/LENGTH: 0.80 GAUGE, COIL LENGTH
 - ADHESIVE: MANUFACTURER APPROVED ADHESIVE
 - TOE KICK: CUT TO FIT BASE CABINET TOE KICK HEIGHT OF 4-1/2"
- (EXG) EXISTING- NO FINISH
- (MISC) MISCELLANEOUS
- SMART CABINETRY BASE AND UPPER CABINETS
 - DOOR WOOD SPECIES: MAPLE HARDWOOD
 - DOOR STYLE: PHRESCOTT, STANDARD OVERLAY, REVERSE BEVEL EDGE PROFILE; MORTISE AND TENON
 - STANDARD UNITS: 24" DEEP x 34 1/2" HIGH
 - ADA UNITS: UNIVERSAL ACCESS BASE CABINETS: 24" DEEP x 32-1/2" HIGH
 - UPPER CABINETS: 12" DEEP
 - FINISH: ROOT BEER
 - DOOR/DRAWER PULLS: AMEROCK "RAVINO" 3 INCH CENTER TO CENTER HANDLE CABINET PULL; SATIN NICKEL FINISH #BP21325G10. INCLUDE SOFT CLOSE DRAWER SLIDES, TYPICAL ALL
 - TOE KICK: 4-1/2" STANDARD HEIGHT
 - HINGES: INCLUDE SOFT CLOSE 6-WAY ADJUSTABLE HINGES, TYPICAL ALL
 - ACCESSORIES: FILLER PANELS, COUNTERTOP SUPPORT BRACKET #WSB66, TALL SHELF KIT FOR PANTRY CABINET #TSK1812, AND 1/4" VENEER END PANELS
 - 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
 - CS ACROVYN CO-8 STAINLESS STEEL CORNER GUARD
 - DIMENSIONS: 5'-0" x 1" LEG
 - MATERIAL: 16-GUAGE TYPE 304 STAINLESS-STEEL ALLOY
 - FINISH: #4 SATIN FINISH
 - MOUNT: ADHESIVE
- (PL) PLASTIC LAMINATE
- KITCHEN COUNTERTOP: WILSONART (HGP) POSTFORMING HIGH PRESSURE LAMINATE
 - COLOR: SPRING CARNIVAL 1876K-52
 - FINISH: 52 QUARRY
 - COUNTER EDGE PROFILE: BULLNOSE
 - BACKSPLASH EDGE: RADIUS
 - ADA VANITY: WILSONART (VGS) VERTICAL GRADE HIGH PRESSURE LAMINATE
 - COLOR: GROUNDED HINOKI Y0783K-12
 - FINISH: SOFTGRAIN FINISH
- (PT) PAINT
- WALLS & CEILING: SHERWIN WILLIAMS (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PROMAR 200 ZERO VOC INTERIOR LATEX PAINT, EG-SHEL #B20W12651
 - COLOR: CUSTOM "OFF WHITE"
 - SHERWIN WILLIAMS PAINT FORMULA:
 - CCE*COLORANT OZ 32 64 128
 - B1-BLACK - 1 - -
 - R3-MAGENTA - - 1 1
 - Y3-DEEP GOLD - 8 1 -
 - RESTROOM WALLS: (1) COAT PROMAR 200 ZERO VOC LATEX PRIMER (2) COATS PRO INDUSTRIAL PRE-CATALYZED WATERBASED EPOXY, SEMI-GLOSS
 - COLOR: CUSTOM "OFF WHITE"
 - SHERWIN WILLIAMS PAINT FORMULA:
 - CCE*COLORANT OZ 32 64 128
 - B1-BLACK - 1 - -
 - R3-MAGENTA - - 1 1
 - Y3-DEEP GOLD - 8 1 -
 - DOOR FRAME:
 - SHERWIN WILLIAMS (1) COAT PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (2) COATS PRO INDUSTRIAL ACRYLIC, GLOSS
 - COLOR: TO MATCH WALL. SEE PAINT (PT-1) FOR COLOR FORMULA
- (R) RESILIENT FLOORING
- MANNINGTON "PRIMARY ELEMENTS" LUXURY VINYL TILE
 - STYLE: STRUCTURE
 - DIMENSIONS: 12" x 24" x 2.5MM THICK
 - WEAR LAYER: 20 MIL
 - COLOR: HELIOS - PE133
 - ADHESIVE: MANUFACTURER RECOMMENDED
 - INSTALLATION METHOD: STAGGERED; INSTALL 24" LENGTH TO RUN PARALLEL WITH CABINETS IN APARTMENTS (NORTH TO SOUTH); INSTALL 24" LENGTH TO RUN PARALLEL WITH LONGEST LENGTH OF WALL IN RESTROOM 101 AND UNASSIGNED SPACE 100 (EAST TO WEST)
- (SS) SOLID SURFACE
- CORIAN 1/2" SOLID SURFACE
 - COLOR: SANDALWOOD
 - EDGE PROFILE: EASED

Reflected Ceiling Plan Legend



General Ceiling Notes

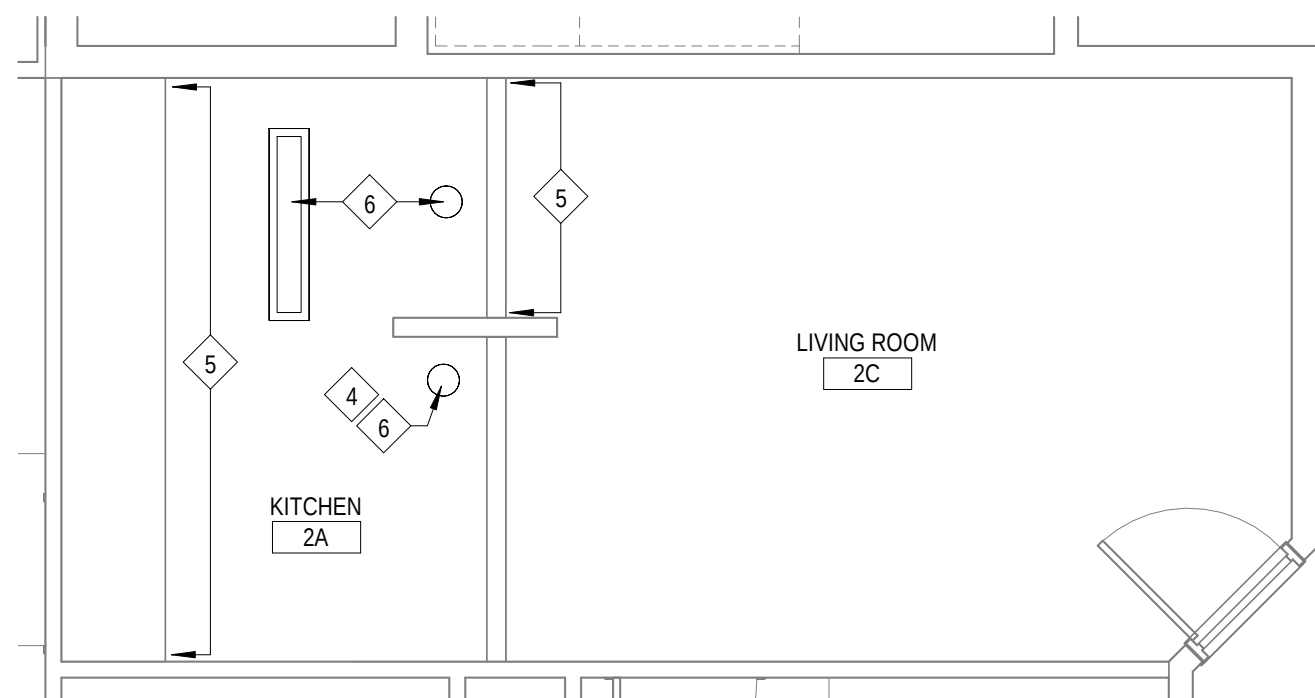
- ALL GYPSUM BOARD INSTALLED ON CEILINGS SHALL BE SAG-RESISTANT GYPSUM CEILING BOARD AS DEFINED IN ASTM C1396/C1398M. SEE ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION RELATED TO GYPSUM FINISH. EXPOSED INSULATED DUCTWORK WITHIN FINISHED SPACES OR SHALL BE INTERNALLY LINED. SEE MECHANICAL SERIES SHEETS MECHANICAL DUCTWORK INSULATION SCHEDULE FOR ADDITIONAL INFORMATION.
- PROVIDE HOLD DOWN CLIPS AT ACOUSTICAL CEILING TILES WHEN LOCATED IN AN ACOUSTICAL CEILING TILE. FIXTURES INCLUDING BUT NOT LIMITED TO LIGHTING FIXTURES, OCCUPANCY SENSORS, WIRELESS ACCESS POINTS, SMOKE DETECTORS, DIFFUSERS, AND SPRINKLER HEADS SHALL BE CENTERED WITHIN THE TILE.
- REFER TO GENERAL SERIES SHEETS FOR ADDITIONAL INFORMATION ON HORIZONTAL ASSEMBLIES.
- CEILING ACCESS DOORS SHALL BE LOCATED BETWEEN STRUCTURAL FRAMING MEMBERS.
- CEILING ACCESS DOORS IN FIRE-RESISTANCE RATING FLOOR/CEILING/ROOF HORIZONTAL ASSEMBLIES SHALL MAINTAIN THE CONTINUITY OF THE RATED ASSEMBLY WHEN TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 AND MUST BE LABELED BY AN APPROVED AGENCY FOR SUCH PURPOSE.
- SHAFT ENCLOSURES PENETRATING A HORIZONTAL ASSEMBLY SHALL NOT HAVE A FIRE-RESISTANCE RATING LESS THAN THE FLOOR/CEILING/ROOF ASSEMBLY PENETRATED. REFER TO THE CODE SUMMARY AND LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE-RESISTANCE RATED ASSEMBLIES.

General Finish Notes

- 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.
- ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD, FACE OF EXISTING WALL AND/OR FACE OF NEW FRAMING UNLESS NOTED OTHERWISE.
- 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.
- 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.
- REFER TO ROOM FINISH SCHEDULE AND FINISH LEGEND FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE EITHER 2x WOOD BLOCKING INFILL 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.
- ALL NEW H.M. DOOR FRAMES TO BE PRIMED AND PAINTED (PT-3)
- PAINTING EXISTING GYPSUM BOARD WALLS AND CEILINGS. CLEAN SURFACE. PATCH HOLES AND CRACKS WITH JOINT COMPOUND, SAND SMOOTH, PRIME AND PAINT.
- AT BASE CABINET TOE KICK, CUT VINYL BASE STRAIGHT AND FIT TIGHT UP TO WHERE TOE KICK ENDS AND CABINET BEGINS

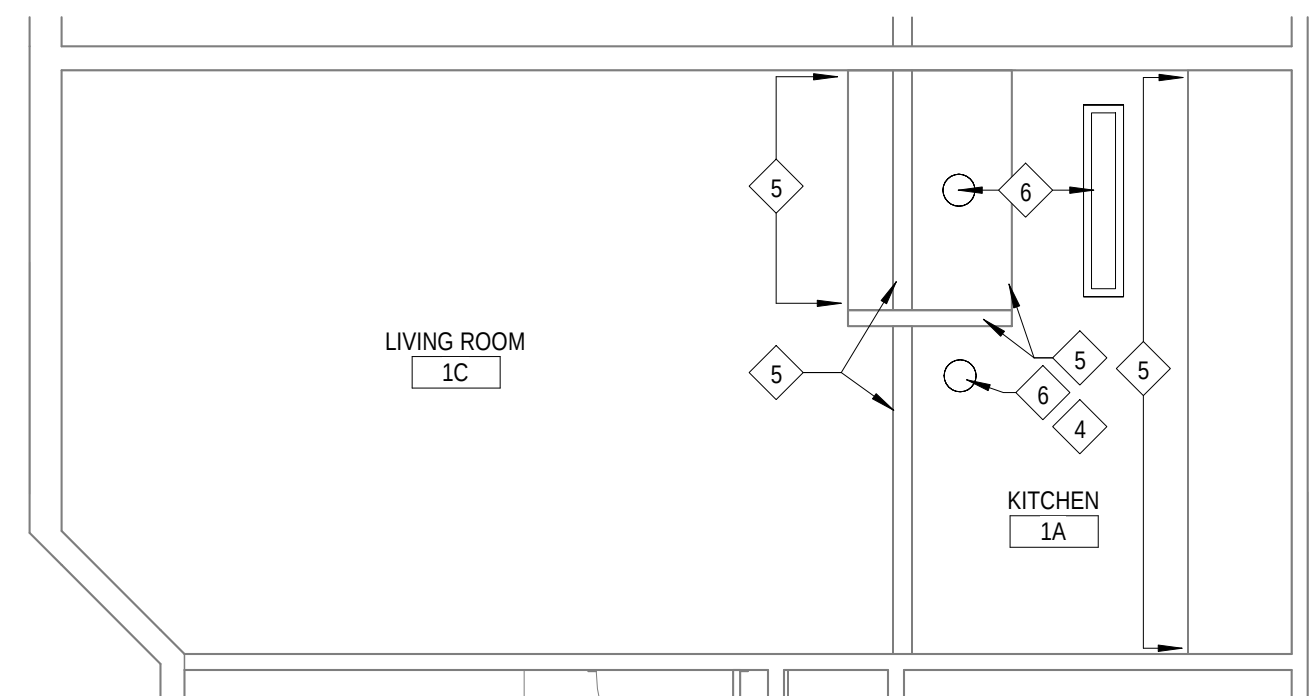
Work Description Notes

- (MISC-3) TRANSITION/REDUCER STRIP. SEE FINISH LEGEND FOR DETAILS
- (MISC-2) SPLASH GUARD BEHIND AND SIDE OF RANGE. SEE FINISH LEGEND
- PAINT WALLS (PT-1) AND PROVIDE NEW WALL BASE (B-1). SEE FINISH LEGEND
- PAINT EXISTING GYPSUM BOARD CEILING (PT-1). SEE FINISH LEGEND
- PAINT BULKHEADS (PT-1) SEE FINISH LEGEND
- LIGHTING FIXTURE, SEE ELECTRICAL



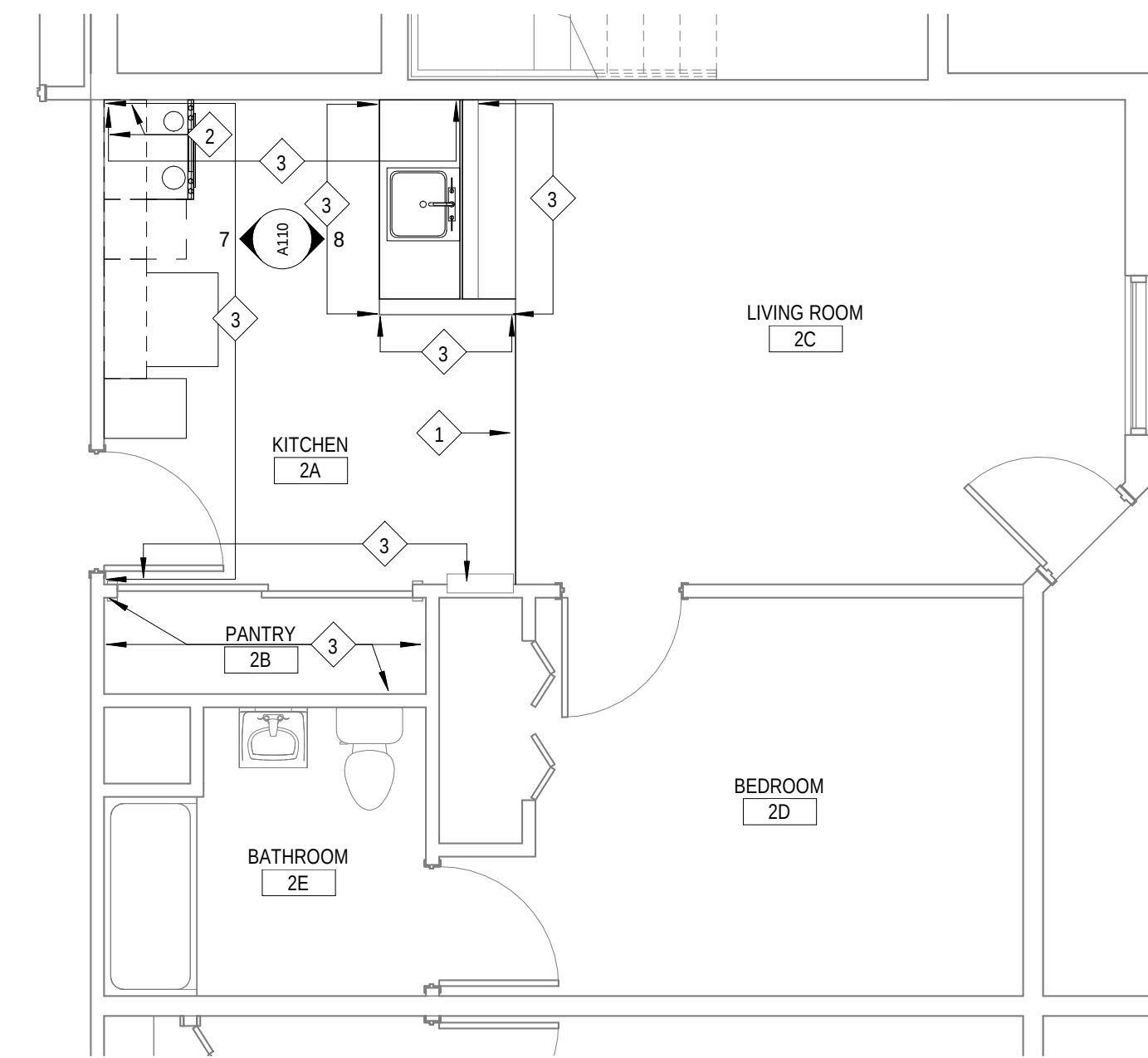
4 Typical One Bedroom - ADA

1/4" = 1'-0"



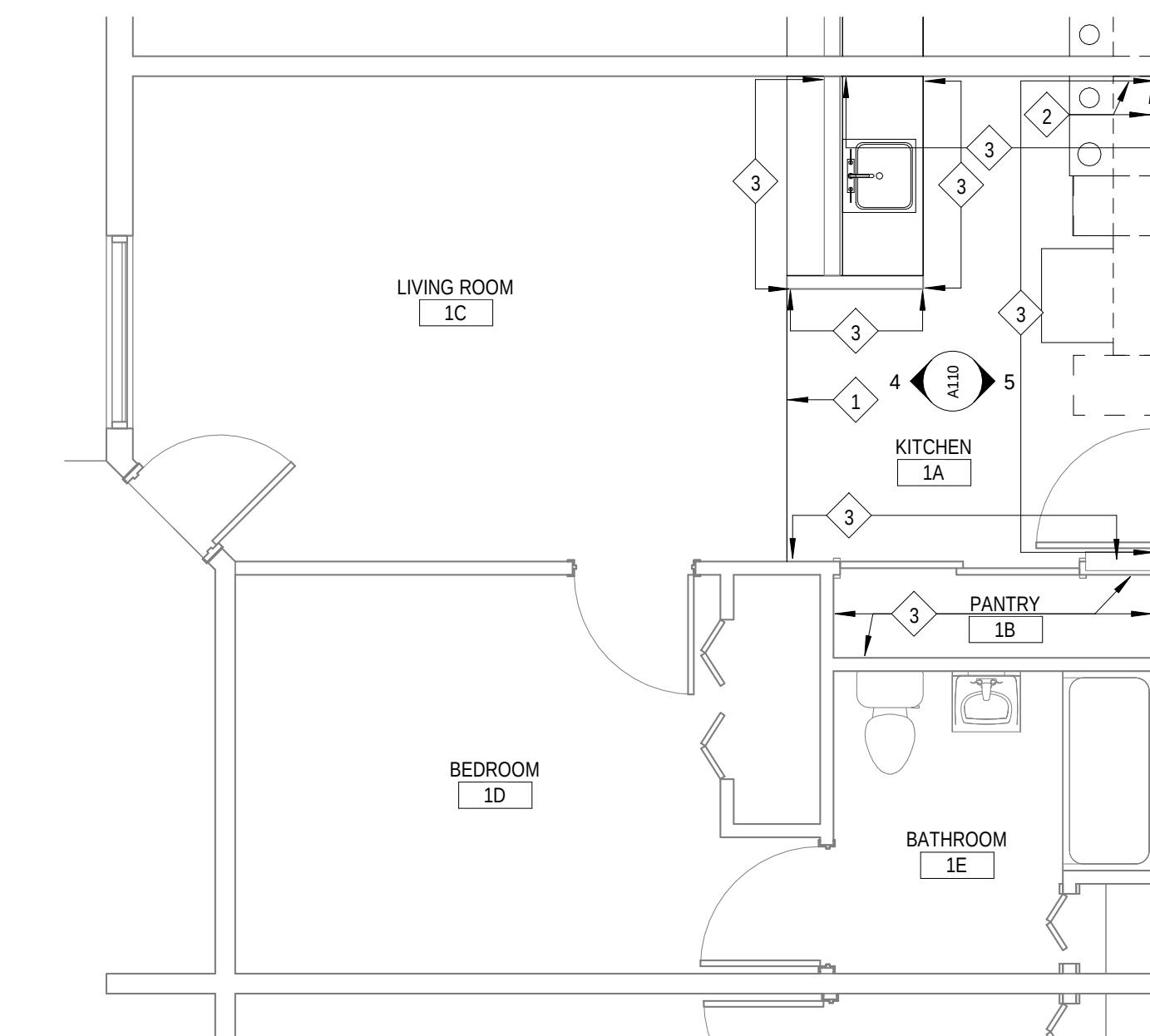
3 Typical One Bedroom

1/4" = 1'-0"



2 Typical One Bedroom - ADA

1/4" = 1'-0"



1 Typical One Bedroom

1/4" = 1'-0"



221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067

ALL DESIGN, CONSTRUCTION, AND FINISHES INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, MARTIN RILEY, INC. AND ARE CREATED, DESIGNED, AND DEVELOPED BY AND ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MARTIN RILEY, INC. SHALL BE CONSIDERED A VIOLATION OF THE COPYRIGHT AND TRADE SECRET LAWS OF THE UNITED STATES OF AMERICA. THE USER SHALL BE RESPONSIBLE FOR ALL UNDERSAMPLES AND CHANGES IN THE DRAWING AND THIS OFFICE SHALL BE NOTIFIED OF ANY CHANGES FROM THE UNDERSAMPLES AND CHANGES FROM THESE DRAWINGS. ANY CHANGES SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH FABRICATION.

REVISION: DATE:

1 ADDENDUM ONE 2026-10-16

DRAWN BY: LEMMEL
COMMISSION NUMBER: F26042

REVIEWED BY: LMG
DATE: 2026-09-17

A601

UNIT FINISH PLANS AND
ROOM FINISH SCHEDULE

**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 3

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 DEDUCTIVE COST TO DELETE THE CONSTRUCTION OF THE NEW BATHROOM, INCLUDING BUT NOT LIMITED TO ASSOCIATED DEMOLITION, ARCHITECTURAL, PLUMBING, MECHANICAL, ELECTRICAL, FINISHES, FIXTURES, AND OTHER WORK ASSOCIATED WITH THE BATHROOM:

_____ 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 OCTOBER 28TH, 2026 BOARD MEETING. WORK SHALL BE SUBSTANTIALLY COMPLETED BY MARCH 31, 2027.

GUARANTEE OF PRICES: BY SIGNING THEIR PROPOSALS, THE BIDDERS AGREE TO GUARANTEE THEIR PRICES FOR NINETY (90) 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**

_____ **2026**

END OF SECTION



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the day of in the year two thousand twenty-six
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Andrea Pyle, Executive Director
Kendallville Housing Authority Lamplighter
240 Angling Road
Kendallville, IN 46755

and the Contractor:
(Name, legal status, address and other information)

for the following Project:
(Name, location and detailed description)

Kendallville Housing Authority Lamplighter Kitchen Renovations Phase 3
Commission No.: F26042

240 Angling Road
Kendallville, IN 46755

The Architect:
(Name, legal status, address and other information)

MartinRileyarchitects-engineers
221 West Baker Street
Fort Wayne, IN 46802

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☒ A date set forth in a notice to proceed issued by the Owner.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

☐ Not later than () calendar days from the date of commencement of the Work.

☐ By the following date: March 31, 2027

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work

Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be (), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item

Price

Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item

Price

Contingency Allowance

\$25,000

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item

Units and Limitations

Price per Unit (\$0.00)

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

The Contractor shall pay Owner the sum of \$200.00 for each calendar day that expires after the date of substantial completion.

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 30th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with General Conditions for Construction Contracts – Public Housing Programs HUD-5370, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;

- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in General Conditions for Construction Contracts – Public Housing Programs HUD-5370;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in General Conditions for Construction Contracts – Public Housing Programs HUD-5370
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10% until the project is 50% complete

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with General Conditions for Construction Contracts – Public Housing Programs HUD-5370.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in General Conditions for Construction Contracts – Public Housing Programs HUD-5370, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

2 % per annum

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to General Conditions for Construction Contracts – Public Housing Programs HUD-5370, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to General Conditions for Construction Contracts – Public Housing Programs HUD-5370, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

☒ [X] Arbitration pursuant to General Conditions for Construction Contracts – Public Housing Programs HUD-5370

☐ [] Litigation in a court of competent jurisdiction

☐ [] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in General Conditions for Construction Contracts – Public Housing Programs HUD-5370

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with General Conditions for Construction Contracts – Public Housing Programs HUD-5370, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in General Conditions for Construction Contracts – Public Housing Programs HUD-5370.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of General Conditions for Construction Contracts – Public Housing Programs HUD-5370 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Andrea Pyle, Executive Director
Kendallville Housing Authority
240 Angling Road
Kendallville, IN 46755

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to General Conditions for Construction Contracts HUD-5370, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 General Conditions for construction Contracts, HUD-5370
- .4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203-2013 incorporated into this Agreement.)

.5 Drawings

Commission No: F26042

Number	Title	Date
T101	Title Sheet	
G101	General Notes and Partition Types and ADA Details	
D101	Demolition Unit Plans	
D102	Demolition Restroom	
A101	Overall Floor Plan	
A110	Enlarged Unit Plans	
A111	Enlarged Restroom	
A510	Door Schedule and Details	
A601	Unit Finish Plans	
PM101	Enlarged Plumbing and Mechanical Plan	
PM301	Plumbing and Mechanical Schedules and Details	
E101	Electrical Power Plan	

.6 Specifications

Project Manual Commission Number: F26042

Section	Title	Date	Pages
---------	-------	------	-------

.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

[] The Sustainability Plan:

Title

Date

Pages

[] Supplementary and other Conditions of the Contract:

Document

Title

Date

Pages

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

CONTRACTOR (Signature)

BY: Andrea Pyle, Executive Director

BY:

(Printed name and title)

(Printed name and title)

SECTION 07 2100 THERMAL INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Batt insulation in exterior wall, ceiling, and roof construction.

1.02 RELATED REQUIREMENTS

- A. Section 06 1000 - Rough Carpentry: Supporting construction for batt insulation.
- B. Section 06 1000 - Rough Carpentry: Installation requirements for board insulation over steep slope roof sheathing or roof structure.
- C. Section 07 2500 - Weather Barriers: Separate air barrier and vapor retarder materials.
- D. Section 09 2116 - Gypsum Board Assemblies: Acoustic insulation inside walls and partitions.

1.03 REFERENCE STANDARDS

- A. ASTM C552 - Standard Specification for Cellular Glass Thermal Insulation; 2017, with Editorial Revision (2018).
- B. ASTM C557 - Standard Specification for Adhesives for Fastening Gypsum Wallboard to Wood Framing; 2003 (Reapproved 2017).
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2021a.
- D. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials; 2016.
- E. ASTM E136 - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750°C; 2019a.
- F. ASTM E2357 - Standard Test Method for Determining Air Leakage of Air Barrier Assemblies; 2018.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on product characteristics, performance criteria, and product limitations.
- C. ABAA Field Quality Control Submittals: Submit third-party reports of testing and inspection required by ABAA QAP.
- D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements.
- E. ABAA Manufacturer Qualification: Submit documentation of current evaluation of proposed manufacturer and materials.
- F. ABAA Installer Qualification: Submit documentation of current contractor accreditation and current installer certification. Keep copies of contractor accreditation and installer certification on project site during and after installation. Present on-site documentation upon request.

1.05 QUALITY ASSURANCE

- A. Air Barrier Association of America (ABAA) Quality Assurance Program (QAP); www.airbarrier.org/#sle:
 - 1. Installer Qualification: Use accredited contractors, certified installers, evaluated materials, and third-party field quality control audit.
 - 2. Manufacturer Qualification: Use evaluated materials from a single manufacturer regularly engaged in air barrier material manufacture. Use secondary materials approved in writing by primary material manufacturer.

1.06 FIELD CONDITIONS

- A. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

PART 2 PRODUCTS**2.01 APPLICATIONS**

- A. Insulation in Wood Framed Walls: Batt insulation with separate vapor retarder.
- B. Insulation in Wood Framed Ceiling Structure: Batt insulation with separate vapor retarder.

2.02 BATT INSULATION MATERIALS

- A. Where batt insulation is indicated, either glass fiber or mineral fiber batt insulation may be used, at Contractor's option.
- B. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
 - 1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
 - 2. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
 - 3. Facing: Unfaced.
 - 4. Products:
 - a. CertainTeed Corporation; _____: www.certainteed.com/#sle.
 - b. Johns Manville; _____: www.jm.com/#sle.
 - c. Owens Corning Corporation; EcoTouch PINK FIBERGLAS Insulation: www.ocbuildingspec.com/#sle.
 - 5. Substitutions: See Section 01 6000 - Product Requirements.

2.03 ACCESSORIES**PART 3 EXECUTION****3.01 EXAMINATION**

- A. Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation.
- B. Verify substrate surfaces are flat, free of honeycomb, fins, irregularities, or materials or substances that may impede adhesive bond.

3.02 BATT INSTALLATION

- A. Install insulation and vapor retarder in accordance with manufacturer's instructions.
- B. Install in exterior wall and roof spaces without gaps or voids. Do not compress insulation.
- C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
- D. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

3.03 FIELD QUALITY CONTROL

- A. See Section 01 4000 - Quality Requirements for additional requirements.
- B. Coordination of Air Barrier Association of America (ABAA) Tests and Inspections:
 - 1. Provide testing and inspection required by ABAA Quality Assurance Program (QAP).
 - 2. Notify ABAA in writing of schedule for air barrier work, and allow adequate time for testing and inspection.
 - 3. Cooperate with ABAA testing agency.
 - 4. Allow access to air barrier work areas and staging.
 - 5. Do not cover air barrier work until tested, inspected, and accepted.

3.04 PROTECTION

- A. Do not permit installed insulation to be damaged prior to its concealment.

END OF SECTION

**SECTION 08 7100
DOOR HARDWARE**

PART 1- GENERAL**1.01 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.02 SUMMARY

- A. This section includes items known commercially as finish or door hardware that are required for swing, sliding, and folding doors, except special types of unique hardware specified in the same sections as the doors and door frames on which they are installed.
- B. This section includes the following:
 - 1. Hinges.
 - 2. Lock and latch sets.
 - 3. Wall, Floor Stops, & Bolts.
 - 4. Overhead Closers
 - 5. Overhead Stops & Holders.
 - 6. Kick Plates.
 - 7. Gasketing & Seals.
- C. Related Sections: The following Sections contain requirements that relate to this Section:
 - 1. Division 6 Section "Interior Architectural Woodwork" for cabinet hardware.
 - 2. Division 8 Section "Standard Steel Doors and Frames" for silencers integral with hollow metal frames.
 - 3. Division 8 Section "Flush Wood Doors" for factory prefabricating and factory premachining of doors for door hardware.

1.03 SUBMITTALS

- A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification sections.
- B. Product data including manufacturer's technical product data for each item of door hardware, installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.
- C. Final hardware schedule coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.
 - 1.
 - a. Type, style, function, size, and finish of each hardware item.
 - b. Name and manufacturer of each item.
 - c. Fastenings and other pertinent information.
 - d. Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
 - e. Explanation of all abbreviations, symbols, and codes contained in schedule.
 - f. Mounting locations for hardware.
 - g. Door and frame sizes and materials.
 - h. Keying information.
 - 2. Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule
 - 3. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

- D. Templates for doors, frames, and other work specified to be factory prepared for the installation of door hardware. Check shop drawing of other work to confirm that adequate provision are made for locating and installing door hardware to comply with indicated requirements.
- E. When matching an existing facility, an onsite coordinated walk through by door hardware supplier and general contractor shall take place. Lever style of locksets, lengths of hardware such as push bars & pull handles or any other unique hardware applications that may deviate from the specified hardware, shall be noted during the submittal to match for approval. Verification of these existing conditions, with intent to remain with the same hardware manufacturers and finishes, are required prior to procurement.

1.04 QUALITY ASSURANCE

- A. Single Source Responsibility: Obtain each type of hardware (latch and lock sets, hinges, closers, etc.) From a single manufacturer
- B. Supplier Qualification: A recognized architectural door hardware supplier, with warehousing facilities within 50 miles of the job site that has a record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that employs an experienced architectural hardware consultant who is available to Owner, Architect, and Contractor, at reasonable times during the course of the Work, for consultation.
 - 1. Require supplier to meet with Owner to finalize keying requirements and to obtain final instructions in writing.
- C. Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA Standard No. 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to Protect tested by UL, Warnock Hersey, FM, or other testing and inspecting organization acceptable to authorities having jurisdiction for use on types and sizes of door indicated in compliance with requirements of fire-rated door and door frame labels

1.05 PRODUCT HANDLING

- A. Tag each item or package separately with identification related to final hardware schedule, and include basic installation instructions with each item or package.
- B. Packaging of door hardware is responsibility of supplier. As material is received by hardware supplier from various manufacturers, sort and repackage in containers clearly marked with appropriate hardware set number to match set number of approved hardware schedule. Two or more identical sets may be packed in same container.
- C. Inventory door hardware jointly with representative of hardware supplier and hardware installer until each is satisfied that count is correct.
- D. Deliver individually packaged door hardware items promptly to place of installation (shop or Project site).
- E. Provide secure lock-up for door hardware delivered to the Project, but not yet installed. Control handling and installation of hardware items that are not immediately replaceable so that completion of the Work will not be delayed by hardware losses both before and after installation.

1.06 MAINTENANCE

- A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

2.01 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated in the work include the following: (Manufacturer whose products are listed in the schedule and will be the standard used in the best interest of the Owner as, "Basis of Design", as listed at the end of this section.)

1. Hinges:
 - a. Hager
2. Lock and Latchsets:
 - a. Hager
3. Wall, Floor Stops, & Bolts:
 - a. Hager
4. Exit Devices
 - a. Hager
5. Overhead Closers and Automatic Door Operators:
 - a. Hager
6. Overhead Stops & Holders:
 - a. Hager
7. Kick Plates:
 - a. Hager
8. Gasketing & Seals:
 - a. Hager

2.02 SCHEDULED HARDWARE

- A. Requirements for design, grade, function, finish, size, and other distinctive qualities of each type of finish hardware are indicated in the "Hardware Schedule" at the end of this Section. Products are identified by using hardware designation numbers of the following:
- B. Manufacturer's Product Designation: The product designation and name of one manufacturer are listed for each hardware type required for the purpose of establishing minimum requirements. Provide either the product designated or, where more than one manufacturer is specified under the Article "Manufacturers" in Part 2 for each hardware type, the comparable product of one of the other manufacturers that complies with requirements.

2.03 MATERIALS AND FABRICATION

- A. Manufacturer's Name Plate: Do not use manufacturers' products that have manufacturer's name or trade name displayed in a visible location (omit removable nameplates) except in conjunction with required fire-rated labels and as otherwise acceptable to Architect.
 1. Manufacturer's identification will be permitted on rim of lock cylinders only.
- B. Base Metals: Produce hardware units of basic metal and forming method indicated using manufacturer's standard metal alloy, composition, temper, and hardness, but in no case of lesser (commercially recognized) quality than specified for applicable hardware unit for finish designations indicated.
- C. Fastener: provide hardware manufactured to conform to published templated, generally prepared for machine screw installation. Do not provide hardware that has been prepared for self-tapping sheet metal screws, except as specifically indicated.
- D. Furnish screws for installation with each hardware item. Provide Phillips flat-head screws except as otherwise indicated. Finish exposed (exposed under any condition) screws to match hardware finish or, if exposed in surfaces of other work, to match finish of this other work as closely as possible including "prepared for paint" surfaces to receive painted finish.

2.04 HINGES, BUTTS, AND PIVOTS

- A. Templates: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.
- B. Screws: Provide Phillips flat-head screws complying with the following requirements:
 1. For metal doors and frames install machine screws into drilled and tapped holes.
 2. For wood doors and frames install wood screws.
 3. For fire-rated wood doors install #12 x 1 1/4-inch (32mm), threaded-to-the-head steel wood screws.
 4. Finish screw heads to match surface of hinges or pivots

- C. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
 - 1. Out-Swing Exterior Doors: Non-removable pins.
 - 2. Interior Doors: Non-rising pins.
 - 3. Tips: Flat button and matching plug, finished to match leaves, except where hospital tip (HT) indicated.
- D. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges per door leaf for doors 90 inches (2250mm) or less in height and one additional hinge for each 30 inches (750mm) of additional height.
 - 1. Fire-Rated Doors: Not less than 3 hinges per door leaf for doors 86 inches (2150mm) or less in height with same rule for additional hinges.

2.05 LOCKS, LATCHES, AND BOLTS

- A. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set, unless otherwise indicated.
 - 1. Provide flat lip strikes for locks with 3-piece, antifriction latch bolts as recommended by manufacturer.
 - 2. Provide extra-long strike lips for locks used on frames with applied wood casing trim.
 - 3. Provide recess type top strikes for bolts locking into head frames, unless otherwise indicated.
- B. Lock Throw: Provide 5/8-inch (16mm) minimum throw of latch on pairs of doors. Comply with UL requirements for throw of bolts and latch bolts on rated fire openings.
 - 1. Provide 1/2-inch (13mm) minimum throw of latch for other bored and preassembled types of locks and 3/4-inch (19mm) minimum throw of latch for mortise locks. Provide 1-inch (25mm) minimum throw for all dead bolts.
- C. Flush Bolt Heads: Minimum of 1/2-inch (13mm) diameter rods of brass, bronze, or stainless steel with minimum 12-inch (300mm) long rod for doors up to 84 inches (2100mm) in heights. Provide longer rods as necessary for doors exceeding 84 inches (2100mm) in height.
- D. Exit Device Dogging: Except on fire-rated doors where closers are provided on doors equipped with exit devices, equip the unit with keyed dogging device to keep the latch bolt retracted, when engaged.

2.06 CLOSERS AND DOOR CONTROL DEVICES

- A. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit depending on size of door, exposure to weather, and anticipated frequency of use.
- B. Mounting: Based on closers within hardware sets listed below, mounting is required to be as follows:
 - 1. REG (Regular Arm Mounting) does not require a Parallel Arm bracket or any additional mounting brackets. Closer will be mounted on door at pull side with arm connected to face of frame header. See manufacturer installation instructions for exact details prior to mounting.
 - 2. PA or PAR (Parallel Arm Mounting) requires Parallel Arm bracket. Closer will be mounted on door at push side with mounting bracket mounted on frame soffit. See manufacturer installation instructions for exact details prior to mounting.
 - 3. Auxiliary or Clearance (Extended Space Mounting) requires a manufacturer's extended lip bracket to allow for additional hardware such as a surface overhead stop to also be mounted. Bracket lip typically extends approximately 1-2" lower than a typical PA/PAR Bracket. If closer comes with a PA/PAR bracket, you will not use both and will discard PA/PAR bracket. Closer will be mounted on door at push side with extended space bracket mounted on frame soffit. If you have a surface overhead stop and closer, you will need to use this bracket. See manufacturer installation instructions for exact details prior to mounting.

4. TJ (Top Jamb Mounting) requires no Parallel Arm bracket or any additional mounting brackets. Closer will be mounted on face of frame header at push side with arm connected to door. See manufacturer installation instructions for exact details prior to mounting. Additional drop plate might be required due to bulk head and frame reveal details.
 5. Drop Plate (Mounting Plate) is required where closer body cannot be fully mounted to frame or door. These conditions are typically at aluminum or stile and rail doors, where the top rail is too small for closer body. Another common condition is outlined above with top jamb mounting. See manufacturer installation instructions for exact details prior to mounting.
- C. Access-Free Manual Closers: Where manual closers are indicated for doors required to be accessible to the physically handicapped, provide adjustable units complying with ANSI A117.1 provisions for door opening force and delayed action closing.
- D. Combination Door Closers and Holders: Provide units designed to hold door in open position under normal usage and to release and close door automatically under fire conditions. Incorporate an integral electromagnetic holder mechanism designed for use with UL listed fire detectors, provided with normally closed switching contacts.

2.07 DOOR TRIM UNITS

- A. Fasteners: Provide manufacturer's standard exposed fasteners for door trim units consisting of either machine screws or self-tapping screws.
- B. Fabricate edge trim of stainless steel to fit door thickness in standard lengths or to match height of protection plates.
- C. Fabricate protection plates not more than 2 inches less than door width on the push side by the height indicated.
1. Metal Plates: Stainless Steel, .050 inch (U.S. 16 gage) (1.6mm).

2.08 HARDWARE FINISHES

- A. Match items to the manufacturer's standard color and texture finish for the latch and lock sets (for push-pull units if no latch or lock sets).
- B. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.
- C. The designations used in schedules and elsewhere to indicate hardware finishes are the industry recognized standard commercial finishes, except as otherwise noted.
1. Rust-Resistant Finish: For iron and steel base metal required for exterior work and in areas shown as "High Humidity" areas (and also when designed with the suffix-RR), provide 0.2ml (0.005mm) thick copper coating on base metal before applying brass, bronze, nickel, or chromium plated finishes.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Mount hardware units at heights indicated in following applicable publication, except as specifically indicated or required to comply with governing regulation and except as otherwise directed by Architect.
1. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.
- B. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Where cutting and fitting is required to install hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation or application of surface protection with finishing work specified in the Division 9 Section. Do not install surface mounted items until finishes have been completed on the substrates involved.

1. Set units level, plumb, and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.
 2. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- C. Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements specified in Division 7 Section "Joint Sealers."
- D. Weatherstripping and Seals: Comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated.

3.02 ADJUSTING, CLEANING, AND DEMONSTRATING

- A. Adjust and check each operating item of hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate freely and smoothly or as intended for the application made.
- B. Clean adjacent surfaces soiled by hardware installation.
- C. Instruct Owner's personnel in proper adjustment and maintenance of door hardware and hardware finishes.

3.03 HARDWARE SCHEDULE

- A. General: Provide hardware for each door to comply with requirements of Section "Door Hardware," hardware set numbers indicated in door schedule, and in the following schedule of hardware sets.

3.04 HARDWARE SETS

Set #001

Doors: 101A

3 Hager BB1279 4.5" x 4.5" Full Mortise Ball Bearing Hinges

Standard Weight

Non-Rising Pin

Finish: US3 Bright Brass

1 Hager 3400 Series Cylindrical Privacy Lever Lockset

Privacy Function

Thumb-turn on Interior

Emergency Release on Exterior

Lever Design: As Selected by Architect

Finish: US3 Bright Brass

1 Hager 5100 Series Surface Door Closer

Sized for Door and Opening Conditions

Regular Arm - Finish: US3 Bright Brass

1 Hager Kick Plate - 8" High

Beveled Edges

Finish: US3 Bright Brass

Note: privacy lockset with inside push-button or thumb-turn locking; emergency access from corridor side

**SECTION 11 3013
RESIDENTIAL APPLIANCES**

PART 1 GENERAL**1.01 SECTION INCLUDES**

- A. Kitchen appliances.

1.02 RELATED REQUIREMENTS

- A. Section 26 0583 - Wiring Connections: Electrical connections for appliances.

1.03 REFERENCE STANDARDS

- A. UL (DIR) - Online Certifications Directory; Current Edition.

1.04 SUBMITTALS

- A. See Section 01 3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of residential equipment specified.
- C. Copies of Warranties: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.
- B. Electric Appliances: Listed and labeled by UL (DIR) and complying with NEMA Standards (National Electrical Manufacturers Association).

1.06 WARRANTY

- A. See Section 01 7800 - Closeout Submittals, for additional warranty requirements.
- B. Provide five (5) year manufacturer warranty on refrigeration system of refrigerators.

PART 2 PRODUCTS**2.01 KITCHEN APPLIANCES**

- A. Refrigerator: Free-standing, top-mounted freezer, and frost-free.
 - 1. Capacity: Total minimum storage of 17.5 cubic ft; minimum 15 percent freezer capacity.
 - 2. Energy Usage: Minimum 20 percent more energy efficient than energy efficiency standards set by U.S. Department of Energy (DOE).
 - 3. Features: Include glass shelves, automatic icemaker, light in freezer compartment, and in-door water and ice dispenser.
 - 4. Exterior Finish: Porcelain enameled steel, color white.
 - 5. Manufacturers:
 - a. Basis of Design: GE Appliances; GTS18HGNRWW: www.geappliances.com/#sle.
 - b. Substitutions: See Section 01 6000 - Product Requirements.
- B. Range: Electric, free-standing, with standard burners and removable drip pans.
 - 1. Size: 30 inches wide.
 - 2. Oven: Self-cleaning with electronic ignition.
 - 3. Elements: Four (4).
 - 4. Controls: Solid state electronic.
 - 5. Features: Include storage drawer, oven door window, broiler pan and grid, and oven light.
 - 6. Exterior Finish: Porcelain enameled steel, color white.
 - 7. Manufacturers:
 - a. Basis of Design: GE Appliances; JB256DMWW: www.geappliances.com/#sle. to match existing
 - b.
 - c. Substitutions: See Section 01 6000 - Product Requirements.

- C. Cooking Exhaust: Range hood.
 - 1. Size: 30 inches wide.
 - 2. Fan: Two-speed, 200 cfm
 - 3. Exhaust: Round.
 - 4. Features: Include cooktop light and removable grease filter.
 - 5. Exterior Finish: Painted steel, color white.
 - 6. Manufacturers:
 - a. Basis of Design: Broan-NuTone, LLC: www.broan-nutone.com/#sle. to match existing
 - 1) Model F403011 Under Cabinet Range Hood
 - b. Substitutions: See Section 01 6000 - Product Requirements.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify utility rough-ins are provided and correctly located.

3.02 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Anchor built-in equipment in place.

3.03 ADJUSTING

- A. Adjust equipment to provide efficient operation.

3.04 CLEANING

- A. Remove packing materials from equipment and properly discard.
- B. Wash and clean equipment.

END OF SECTION



PRE-BID Meeting Minutes

Project: Kendallville Housing Authority Lamplighter
Kitchen Renovations Phase 3
Meeting Date: October 15, 2026
Commission No.: F26042

1. Welcome to the Pre-Bid Conference for the Kendallville Housing Authority Lamplighter Kitchen Renovation project; Phase 3

2. Introductions

Owner - Kendallville Housing Authority
Andrea Pyle - Executive Director

Architect - MartinRiley Architects Engineers
Lisa Gulick - Project Manager
Lauren Mullins - Project Coordinator

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

3. Project Overview

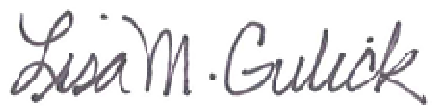
- a. Kitchen Renovations including work in 38 units (first floor: 18 units and the second floor: 20 units and a total of 4 ADA units)
 - a) Demo scope including but not limited to flooring, casework, ranges, range hoods, refrigerators
 - b) New construction scope including but not limited to: new Flooring, casework, painting, new ranges and range hoods, refrigerators, provide new kitchen sink and faucet
 - c) Alternate One: Provide the deductive cost to delete the construction of the new bathroom, including but not limited to associated demolition, architectural, plumbing, mechanical, electrical, finishes, fixtures, and other work associated with the bathroom
- b. Owner intends to continue to occupy portions of the building throughout the work.
- c. 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 take place following the October 28th board meeting. A notice to proceed shall be issued following the board meeting and construction to start immediately and be substantially completed by March 31st, 2027.
 - b) Work hours should 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, October 22nd, 2026, 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 **MARTIN RILEY** has received regarding the project and copies of the sign-in sheets.
 - a) The apartments will remain occupied throughout the construction
 - b) Dust partitions are required. Visqueen dust partitions shall be provided.
 - c) Existing building has space that can be used for storage
 - d) How many units can be under construction at one time? This will be issued in the addendum. Work shall be completed in each unit within 10 working days.
 - e) Contractors shall not drag existing appliances over finished floor and down the corridors over the carpet.

II. Tour site following the meeting

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

Submitted by:



Lisa Gulick, AIA
Project Manager

Issue Date: October 16, 2026

Cc: Attendees
Plan Holders - Via Addendum
File F26042

PRE-BID ATTENDEE LIST

Kendallville Housing Authority
Lamplighter Kitchen Renovations Phase 3

The following individuals have registered their attendance at the Pre-Bid held at 10:00 am, local time,
October 15, 2026, at 240 Angling Road.

Lisa Gulick
(printed name)
Martin Riley
(firm/company)

Lisa Gulick
(signature)
2604229914 lgulick@martin-riley.com
(phone and e-mail)

Andrea Pyle
(printed name)
KHA
(firm/company)

Andrea Pyle
(signature)
260-347-1091 apyle@khdlandplishite.com
(phone and e-mail)

McKenzie Perez
(printed name)
Hamilton Hunter Builders, Inc.
(firm/company)

McKenzie Perez
(signature)
(260)423-3571 mperez@hamiltonhunterbuilders.com
(phone and e-mail)

Jeremy Ellison
(printed name)
ACB General Contractor
(firm/company)

[Signature]
(signature)
(260)705-2047 jellison4135@gmail.com
(phone and e-mail)

Lauren Mullins
(printed name)
Martin Riley
(firm/company)

Lauren Mullins
(signature)
(260)422-7994 lmullins@martin-riley.com
(phone and e-mail)

Art Jones
(printed name)
G+L Corp.
(firm/company)

[Signature]
(signature)
260-242-1908 arthur@g-lcorp.com
(phone and e-mail)

CHARLES Z. HOSIER

(printed name)

TALON CUSTOM CONSTRUCTION, INC.

(firm/company)



(signature)

260-251-5017 TALONCUSTOMCONSTRUCTION@GMAIL.COM

(phone and e-mail)

(printed name)

(signature)

(firm/company)

(phone and e-mail)

(printed name)

(signature)

(firm/company)

(phone and e-mail)

(printed name)

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(phone and e-mail)