ADDENDUM FOUR

Auburn Cord Duesenberg Automobile Museum
Showroom Façade Preservation Project
1600 S. Wayne Street
Auburn, IN 46706

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

Commission No.: F23105

Addendum Date: 22 December 2025

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:

- Adding alternates for glass configurations to help address some of the conveyed challenges for this bidding process. Base Bid will be similar to original bid documents but with updated film to address discontinuation. Addendum 2 configuration will become Alternate 2 but with no film. Alternate 1 added to give another option to address the concerns with the Base Bid configuration. Our intent is to address as best as can be the concerns that have been conveyed to us in order to have a successful and fair bid. If there are lingering concerns regarding feasibility they can be discussed prior to construction with the successful Contractor for possible modifications within the limits of bidding and grant regulations.
- Lead paint being addressed by removing loose material and encapsulating with lead encapsulating primer

CHANGES TO THE SPECIFICATIONS:

- Section 00 1100a **ADD** section attached hereto related to bid extension
- Section 00 0110 **REPLACE** section with attached that includes line item for Alternates Section
- Section 00 4150 **REPLACE** section with attached that includes additional addenda entry lines and alternate entry line items
- Section 01 2300 **ADD** section attached hereto related to alternates
- Section 08 8000 **REPLACE** section with attached to align with updated base bid and alternates
- Section 09 9123 **REPLACE** section with attached that includes lead encapsulation primer and modifies cleaning method
- Section 09 9113 **REPLACE** section with attached that includes lead encapsulation primer and modifies cleaning method

CHANGES TO DRAWINGS:

- Sheet A201 / A202 **REPLACE** text of Work Description Note 12 to read, “Base Bid: Remove window film on showroom windows. Clean and prep surface for new window film on all showroom windows, provide 3M Night Vision 35 or equal. Replace broken glass with tempered of similar thickness. Alternate 1: Provide new monolithic tempered glass at all storefront lites. Refer to specification for thickness. Provide film similar to Base Bid. Alternate 2: Provide new monolithic laminated glass at all storefront lites. Refer to specification for composition. No film”
- Sheet A201 / A202 **ADD** text to end of Work Description Note 11 to read, “Font and exact color hue to be selected by Owner / Architect”
- Sheet A201 / A202 **MODIFY** text of Work Description Note 14 to begin, “Hand tool clean and provide lead encapsulation primer.” Remainder of note still applies
- Sheet A201 / A202 **MODIFY** text of Work Description Note 16 to begin, “Hand tool clean and provide lead encapsulation primer at existing locations.” Remainder of note still applies to all locations
- Sheet A201 / A202 **ADD** additional Work Description Note 16 to point to storefront lintels for typical condition

ATTACHMENTS:

- Section 00 1100a - Bid Extension Notice
- Section 00 0110 – Table of Contents
- Section 00 4150 – Bid Supplement Form
- Section 01 2300 – Alternates
- Section 08 8000 – Glazing
- Section 09 9113 – Exterior Painting
- Section 09 9123 – Interior Painting
- Sheet A201
- Sheet A202

END OF ADDENDUM NUMBER FOUR

Notice of Bid Deadline Extension

Auburn Cord Duesenberg Automobile Museum
Showroom Facade Preservation Project

City of Auburn
210 East Ninth Street
Auburn, IN 46706
PH: 260-925-6450

Notice is hereby given, that the City of Auburn, DeKalb County, Indiana, by and through its Board of Public Works & Safety, and "Sub-recipient" Auburn Cord Duesenberg Automobile Museum (ACDAM), hereinafter referred to as the Owner, has extended the bid deadline to receive sealed bid packets for the construction of the ACDAM Showroom Facade Preservation Project.

Sealed bids must now be received by the City of Auburn Clerk-Treasurer's Office at 210 East Ninth Street, Auburn, Indiana 46706 no later than 9:30 A.M. (Local Time) on Thursday, January 8, 2026 instead of the original deadline of Thursday, December 18, 2025. Bids received after such hour will be returned unopened. Bids received prior to this time shall be opened and publicly read at the public meeting scheduled to take place on Thursday, January 8, 2026, at 10:00 A.M., in the Norman E. Yoder Council Chambers located at 206 East Ninth Street, Auburn, IN 46706. All interested citizens are invited to attend. The City of Auburn will make reasonable accommodations to people with disabilities. Any person with special needs should contact the ADA Coordinator, Bill Brandon at (260) 925-6455 or the Clerk-Treasurer's Office at (260) 925-6450 at least 72 hours before the scheduled meeting to discuss necessary special accommodations.

By the order of the City of Auburn Board of Public Works & Safety.

SECTION 00 0110
TABLE OF CONTENTS

END OF SECTION

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.

1.01 TO:

A. Board of Trustees
B. Auburn Cord Duesenberg Automobile Museum
C. 1600 S Wayne Street
D. Auburn, Indiana 46706

1.02 FOR:

A. Auburn Cord Duesenberg Automobile Museum
B. Masonry and Window Restoration

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

A. FORM NO. 96 (CURRENT EDITION) as prescribed by Indiana State Board of Accounts
B. CONTRACTOR'S BID SUPPLEMENT TO FORM 96
C. 5% BID BOND or CERTIFIED CHECK for 5% of the Bid
D. RECORD OF CONTACTED MINORITY BUSINESS ENTERPRISES (MBE) & EMERGING BUSINESS ENTERPRISES (EBE)
E. CONTRACTOR'S STATEMENT OF EQUAL EMPLOYMENT OPPORTUNITY POLICY
F. LIST OF SUBCONTRACTORS
G. CONSTRUCTION SCHEDULE
H. IRS FORM W-9
I. CERTIFICATION OF NON-SEGREGATED FACILITIES
J. NON-COLLUSION AFFIDAVIT
K. E-VERIFY OF WORK ELIGBILITY
L. AFFIDAVIT CONCERNING INVESTMENT ACTIVITIES IN IRAN

1.04 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:

1.05 BASE BID

The restoraction of masonry and windows as specified herein and identified on the drawings for the sum of:

_____ Dollars $_____

(Amount in words) (Figures)

1.06 ALTERNATE ONE: ONE LAYER OF TEMPERED GLASS AS INDICATED IN DRAWINGS AND SPECIFICATIONS:

A. _____ Dollars $_____

(Amount in words) (Figures)

1.07 ALTERNATE TWO: LAMINATED GLASS AS INDICATED IN DRAWINGS AND SPECIFICATIONS:

A. _____ Dollars $_____

(Amount in words) (Figures)

1.08 UNIT PRICES:

If extra work is necessary or requested, such extra work shall be completed according to written instructions from the Architect / Consultant and Owner for the following unit price:

1. The bidder shall state the amount to provide additional brick replacement at sporadic locations and replace with new brick matching color and texture of existing brick to remain.

   a. ADD $_____ per brick

2. The bidder shall state the amount to remove and replace damaged or deteriorated brick units of at least 10 or greater brick units in a localized area and replace with new brick of matching color and texture of extisting brick to remain.

   a. ADD $_____ per brick

3. The bidder shall state the amount to provide additional tuckpointing work including complete removal of all deteriorated mortar (3/4" min) and repoint with new mortar to match color, texture, and strength of existing mortar joints to remain

   a. ADD $_____ per square foot

4. The bidder shall state the amount to remove existng deteriorated brick / limestone mortar joints for complete removal of all deteriorated mortar (3/4" min) and repoint with new mortar to match color and texture of existing mortar joints to remain.

   a. ADD $_____ per lineal foot

5. The bidder shall state the amount to remove existing deteriorated masonry sealant joints and provide new foam backer rod and new tooled urethane sealant joint.
   a. ADD $_____ per lineal foot

6. The bidder shall state the amount to remove existing mortar joint for complete removal of mortar (1" min) and provide new foam backer road and new tooled urethane sealant joint.

   a. ADD $_____ per lineal foot

7. The bidder shall state the amount to remove mortar, apply bead of "Suregrout" or equal, insert new stitch bar tie and apply second/third bead of "Suregrout" over Stitch - Tie Bar and compact with trowel.

   a. ADD $_____ per each

8.

9. The bidder shall state the amount to remove damaged flat plaster and refinish with all needed coats to level and finish indicated in specificaiton and to match existing flat plaster.

   a. ADD $_____ per square foot

10. The bidder shall state the amount to remove damaged decorative plaster, rebuild, and refinish with all needed coats and forms to level and finish indicated in specificaiton and to match existing decorative plaster.

    a. ADD $_____ per lineal foot

1.09 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:

A. Addendum No. _____ Dated _____
B. Addendum No. _____ Dated _____
C. Addendum No. _____ Dated _____
D. Addendum No. _____ Dated _____
E. Addendum No. _____ Dated _____
F. Addendum No. _____ Dated _____

1.10 COMPLETION TIME: THE UNDERSIGNED AGREES TO BEGIN WORK PROMPTLY AND HAVE THE WORK SUBSTANTIALLY COMPLETED WITHIN THE TIME PERIOD IDENTIFIED IN THE INSTRUCTION TO BIDDERS COMPLETION TIME SCHEDULE.

1.11 DOCUMENTS: IN THE CASE OF AN INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION. THE BIDDER FURTHER ACKNOWLEDGES THAT THE CONTRACTOR HAS REVIEWED THE CONSTRUCTION DOCUMENTS FOR ERRORS, OMISSIONS OR INCONSISTENCIES AND SUBMITTED THOSE ITEMS FOR CLARIFICATION DURING THE BID PERIOD.

A. _____
   1. (Name and Title)

1.12 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.

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

1.14 STREET_____

1.15 CITY _____ STATE_____ ZIP_____

1.16 THE UNDERSIGNED DECLARES THEIR LEGAL STATUS AS:

1.17 _____

(Sole Proprietor, Partnership, or Corporation)

1.18 ORGANIZED UNDER THE LAWS OF THE STATE OF_____

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

1.20 _____

(Name of Entity)

1.21 _____

(Address)

1.22 _____

(Name and Title)

1.23 _____

(Signature)

1.24 SIGNED AND SEALED THIS

1.25 _____ DAY OF

1.26 _____ 20____

1.27 CONTRACTOR'S STATEMENT OF PERFORMANCE AND LABOR/MATERIAL PAYMENT BONDS: THE BIDDER HEREBY STATES THAT THE BONDS REQUIRED FOR THIS PROJECT WILL BE PROVIDED BY AND UNDERWRITTEN BY THE FOLLOWING COMPANY AND THAT THIS COMPANY IS RATED A OR A+ BY BEST INSURANCE REPORTS.

1.28 _____

(Name and Title)

1.29 _____

(Address)

1.30

END OF SECTION

SECTION 01 2300
ALTERNATES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Description of Alternates.

B. Procedures for pricing Alternates.

1.02 GENERAL

A. To allow the Owner to compare total costs where alternative materials and methods might be used, and to enable the Owner's decision prior to awarding the Contract, certain alternatives have been established as described in this Section of these Specifications.

B. Required alternatives are worded briefly. Claims for additional compensation will not be granted because of manifest omissions or discrepancies due to the brevity. Pertinent Sections of these Specifications describe the materials and methods required under the various alternatives.

C. Each bidder shall submit with his proposal in the space provided on the Bid Proposal Forms the total cost for stated alternates identifying the additions or deductions from the base bid lump sum amount for substituting, omitting, adding, changing, or altering materials, equipment, or construction from that shown on the Drawings or specified.

D. The difference in cost shall include omissions, changes, alterations, additions, and adjustments of trades as may be necessary because of each addition, substitution, omission, change, or alteration.

E. If the Owner elects to proceed on the basis of one or more of the Alternates, make modifications to the Work required in the furnishing and installation of the selected Alternate(s) to the approval of the Architect and at no additional cost to the Owner other than as proposed on the Bid Proposal Forms.

F. Definition: An Alternate is an amount proposed by Bidders and stated on the Bid Proposal Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.

G. Coordination: Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the project.

1.03 ACCEPTANCE OF ALTERNATES

A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.

B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.04 SCHEDULE OF ALTERNATES

A. Alternate No. One - One layer of tempered glass as indicated in drawings and specifications :

B. Alternate No. Two - Laminated glass as indicated in drawings and specifications:

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 08 8000
GLAZING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Glazing units.

B. Plastic films.

C. Glazing compounds.

1.02 RELATED REQUIREMENTS

A. Section 07 9200 - Joint Sealants: Sealants for other than glazing purposes.

B. Section 08 0300 - Conservation Treatment for Period Openings

C. Section 08 8723 - Safety and Security Films.

1.03 REFERENCE STANDARDS

A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.

B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).

C. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.

D. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2019).

E. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018 (Reapproved 2024).

F. ASTM C1036 - Standard Specification for Flat Glass; 2025.

G. ASTM C1172 - Standard Specification for Laminated Architectural Flat Glass; 2024.

H. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2025.

I. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2024.

J. GANA (GM) - GANA Glazing Manual; 2022.

K. GANA (SM) - GANA Sealant Manual; 2008.

L. IGMA TM-3000 - North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial & Residential Use; 1990 (Reaffirmed 2016).

M. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2023.

N. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2023.

O. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2023.

1.04 ADMINISTRATIVE REQUIREMENTS

A. Preinstallation Meeting: Convene a preinstallation meeting one week before starting work of this section; require attendance by each of the affected installers.

1.05 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements for submittal procedures.

B. Product Data on Glazing Unit and Plastic Film Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.

D. Samples: Submit two samples 12 by 12 inch in size of glass units.

E. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

1.06 QUALITY ASSURANCE

A. Perform Work in accordance with GANA (GM), GANA (SM), GANA (LGRM), and IGMA TM-3000 for glazing installation methods. Maintain one copy on site.

B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

C. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years documented experience.

1.07 MOCK-UPS

A. See Section 01 4000 - Quality Requirements for additional requirements.

B. Provide on-site glazing mock-up with the specified glazing components.

C. Locate where directed.

D. Approved mock-ups may remain as part of the Work.

1.08 FIELD CONDITIONS

A. Do not install glazing when ambient temperature is less than 40 degrees F.

B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

1.09 WARRANTY

A. See Section 01 7800 - Closeout Submittals for additional warranty requirements.

B. Heat Soaked Tempered Glass: Provide a five (5) year manufacturer warranty to include coverage for spontaneous breakage of fully tempered glass caused by nickel sulfide (NiS) inclusions.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Float Glass Manufacturers:
   1. Cardinal Glass Industries: www.cardinalcorp.com/#sle.
   2. Guardian Glass, LLC: www.guardianglass.com/#sle.
   3. Pilkington North America Inc: www.pilkington.com/na/#sle.
   4. Vitro Architectural Glass (formerly PPG Glass): www.vitroglazings.com/#sle.
   5. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
   1. Design Pressure: Calculated in accordance with ASCE 7.
   2. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
   3. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
   4. Glass thicknesses listed are minimum.

B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.

1. In conjunction with existing weather barrier related materials.

C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:
   1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 7 computer program.
   2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 7 computer program.
   3. Solar Optical Properties: Comply with NFRC 300 test method.

2.03 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
   1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
   2. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
   3. Thicknesses: As indicated; provide greater thickness as required for exterior glazing wind load design.

B. Laminated Glass: Float glass laminated in accordance with ASTM C1172.
   1. Laminated Safety Glass: Complies with ANSI Z97.1 - Class B or 16 CFR 1201 - Category I impact test requirements.
   2. Ionoplast Interlayer: 0.090 inch thick, minimum.

2.04 GLAZING UNITS

A. Monolithic Exterior Vision Glazing:
   1. Applications: Exterior glazing unless otherwise indicated.
   2. Glass Type: Annealed and fully tempered float glass depending on location and code requirements.
   3. Tint: Clear.
   4. Base Bid: Reset existing
      a. Replace broken with tempered
      b. Refer to other sections and drawings for film requirements
   5. Alternate 1: Tempered
      a. Lite Thickness: 1/2 inch, nominal
      b. Refer to other sections and drawings for film requirements
   6. Alternate 2: Laminated
      a. Outboard LiteThickness: 5/16 inch, nominal.
         1) Fully tempered
      b. Inboard Lite Thickness: 1/4 inch, nominal
         1) Annealed
      c. No film
   7. Glass properties as required to match existing glass as closely as possible

2.05 PLASTIC FILMS

A. Solar Control Plastic Film: Polyester type.
   1. Application: Locations as indicated on drawings.
   2. Manufacturers:
      a. Basis of Design: 3M Window Films; Night Vision 35: solutions.3m.com/wps/portal/3M/en_US/Window_Film/Solutions/#sle.
      b. Substitutions: See Section 01 6000 - Product Requirements.

2.06 LAMINATED GLASS INTERLAYERS

A. Safety and Security Ionoplast Interlayer for Laminated Glazing:
   1. Functionality: Post-breakage safety and security.
   2. Applications:

a. Interior laminated pane of glass unit.

3. Color: Clear.
4. Thickness: As required for indicated performance of laminated glass application.
5. Manufacturers:

2.07 GLAZING COMPOUNDS

A. Glazing Putty: Polymer modified latex recommended by manufacturer for outdoor use, knife grade consistency; full color range.

B. Polyurethane Sealant: Single component, chemical curing, nonstaining, nonbleeding; ASTM C920 Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 20 to 35; color as selected.

2.08 ACCESSORIES

A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch by width of glazing rabbet space minus 1/16 inch by height to suit glazing method and pane weight and area.

B. Spacer Shims: Neoprene, 50 to 60 Shore A durometer hardness; ASTM C864 Option II. Minimum 3 inch long by one half the height of the glazing stop by thickness to suit application, self adhesive on one face.

C. Glazing Clips: Manufacturer's standard type.

PART 3 EXECUTION

3.01 VERIFICATION OF CONDITIONS

A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.

B. Verify that the minimum required face and edge clearances are being provided.

C. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.

D. Verify that sealing between joints of glass framing members has been completed effectively.

E. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.

B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.

C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

3.03 INSTALLATION, GENERAL

A. Install glazing in compliance with written instructions of glass, gaskets, and other glazing material manufacturers, unless more stringent requirements are indicated, including those in glazing referenced standards.

B. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.

C. Do not exceed edge pressures around perimeter of glass lites as stipulated by glass manufacturer.

D. Set glass lites of system with uniform pattern, draw, bow, and similar characteristics.

E. Set glass lites in proper orientation so that coatings face exterior or interior as indicated.

F. Prevent glass from contact with any contaminating substances that may be the result of construction operations such as, and not limited to the following; weld splatter, fire-safing, plastering, mortar droppings, and paint.

3.04 INSTALLATION - WET GLAZING METHOD (SEALANT AND SEALANT)

A. Application - Exterior Glazed: Set glazing infills from the exterior of the building.

B. Place setting blocks at 1/4 points and install glazing pane or unit.

C. Install removable stops with glazing centered in space by inserting spacer shims both sides at 24 inch intervals, 1/4 inch below sight line.

D. Fill gaps between glazing and stops with sealant to depth of bite on glazing, but not more than 3/8 inch below sight line to ensure full contact with glazing and continue the air and vapor seal.

E. Apply sealant to uniform line, flush with sight line. Tool or wipe sealant surface smooth.

3.05 INSTALLATION - WET GLAZING METHOD (COMPOUND AND COMPOUND)

A. Application - Interior Glazed: Set glazing infills from the interior of the building.

B. Install glazing resting on setting blocks. Install applied stop and center pane by use of spacer shims at 24 inch centers, kept 1/4 inch below sight line.

C. Locate and secure glazing pane using glazers' clips.

D. Fill gaps between glazing and stops with glazing compound until flush with sight line. Tool surface to straight line.

3.06 INSTALLATION - PLASTIC FILM

A. Install plastic film with adhesive, applied in accordance with film manufacturer's instructions.

B. Place without air bubbles, creases or visible distortion.

C. Install film tight to perimeter of glass and carefully trim film with razor sharp knife. Provide 1/16 inch to 1/8 inch gap at perimeter of glazed panel unless otherwise required. Do not score the glass.

3.07 FIELD QUALITY CONTROL

A. See Section 01 4000 - Quality Requirements for additional requirements.

B. Monitor and report installation procedures and unacceptable conditions.

3.08 CLEANING

A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.

B. Remove nonpermanent labels immediately after glazing installation is complete.

C. Clean glass and adjacent surfaces after sealants are fully cured.

D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

3.09 PROTECTION

A. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

END OF SECTION

SECTION 09 9113
EXTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints.

C. Scope: Finish exterior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
   1. Exposed surfaces of steel lintels and ledge angles.

D. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Stainless steel, copper, anodized aluminum, bronze, terne-coated stainless steel, zinc, and lead.
   5. Marble, granite, slate, and other natural stones.
   6. Floors, unless specifically indicated.
   7. Brick, glass unit masonry, architectural concrete, cast stone, integrally colored plaster and stucco.
   8. Glass.
   9. Concealed pipes, ducts, and conduits.

1.02 RELATED REQUIREMENTS

A. Section 09 9123 - Interior Painting.

1.03 DEFINITIONS

A. Comply with ASTM D16 for interpretation of terms used in this section.

1.04 REFERENCE STANDARDS

A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.

B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2024.

C. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

D. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

E. SSPC-SP 2 - Hand Tool Cleaning; 2024.

1.05 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g. "alkyd enamel").
   2. MPI product number (e.g. MPI #47).
   3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
   4. Manufacturer's installation instructions.

5. If proposal of substitutions is allowed under submittal procedures, explanation of substitutions proposed.

C. Samples: Submit two paper chip samples, 2x2 inch in size illustrating range of colors and textures available for each surface finishing product scheduled.

D. Manufacturer's Instructions: Indicate special surface preparation procedures.

E. Maintenance Data: Submit data including finish schedule showing where each product/color/finish was used, product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.

F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 01 6000 - Product Requirements, for additional provisions.
2. Extra Paint and Finish Materials: 1 gallon of each color; from the same product run, store where directed.
3. Label each container with color in addition to the manufacturer's label.

1.06 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum three years experience and approved by manufacturer.

1.07 MOCK-UPS

A. See Section 01 4000 - Quality Requirements, for general requirements for mock-up.

B. Locate where directed by Architect.

C. Mock-up may remain as part of the work if approved.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.09 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the paint product manufacturer's temperature ranges.

B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

C. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes from the same manufacturer to the greatest extent possible.
1. If a single manufacturer cannot provide specified products, minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.
2. Substitution of other products by the same manufacturer is preferred over substitution of products by a different manufacturer.

B. Paints:
1. PPG Paints: www.ppgpaints.com/#sle.
2. Sherwin-Williams Company: www.sherwin-williams.com/#sle.

C. Primer Sealers: Same manufacturer as top coats.
   1. Sentinel Products: senpro.com
      a. Lead encapsulation

D. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed paint.
   1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
   3. Supply each paint material in quantity required to complete entire project's work from a single production run.
   4. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.
   5. The use of deep colors or high contrast colors will require a minimum of three or more finish coats over primer to achieve satisfactory hiding results.

B. Volatile Organic Compound (VOC) Content:
   1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
      a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
      b. Architectural coatings VOC limits of Indiana.
   2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

C. Flammability: Comply with applicable code for surface burning characteristics.

D. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

E. Colors: To be selected from manufacturer's full range of available colors.
   1. Selection to be made by Architect after award of contract.

2.03 PAINT SYSTEMS - EXTERIOR

A. Paint ME-OP-3L - Ferrous Metals, Unprimed, Latex, 3 Coat:
   1. Lead Encapsulation Primer: Sentinel Lead Encapsulant or equal
      a. Install per manufacturer and AHJ requirements
   2. One coat of latex primer; SW Pro Industrial Pro-Cryl Universal Primer, B66-1300.
      a. Provide as needed for paint coatings per manufacturer recommendations following lead ensapsulant
   3. Semi-gloss: Two coats of latex enamel; SW Pro Industrial Sher-Cryl HPA Acrylic Semi-Gloss, B66-1300 Series.

B. Paint ME-OP-2L - Ferrous Metals, Primed, Latex, 2 Coat:
   1. Lead Encapsulation Primer: Sentinel Lead Encapsulant or equal
      a. Install per manufacturer and AHJ requirements
   2. Touch-up with rust-inhibitive primer; SW Pro Industrial Pro-Cryl Universal Primer, B66-1300.
      a. Provide as needed for paint coatings per manufacturer recommendations following lead ensapsulant
   3. Semi-gloss: Two coats of latex enamel; SW Pro Industrial Sher-Cryl HPA Acrylic Semi-Gloss, B66-1300 Series.

C. Paint MgE-OP-3L - Galvanized Metals, Latex, 3 Coat:

1. Lead Encapsulation Primer: Sentinel Lead Encapsulant or equal
   a. Install per manufacturer and AHJ requirements
2. One coat galvanize primer, SW Pro Industrial Pro-Cryl Universal Primer, B66-1300.
   a. Provide as needed for paint coatings per manufacturer recommendations following lead ensapsulant
3. Semi-gloss: Two coats of latex enamel; SW Pro Industrial Sher-Cryl HPA Acrylic Semi-Gloss, B66-1300 Series.

2.04 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been properly prepared.

B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

D. Test shop-applied primer for compatibility with subsequent cover materials.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Remove or repair existing paints or finishes that exhibit surface defects.

D. Remove surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.

E. Seal surfaces that might cause bleed through or staining of topcoat.

F. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

G. Galvanized Surfaces:
   1. Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.
   2. Prepare surface according to SSPC-SP 2.

H. Ferrous Metal:
   1. Solvent clean according to SSPC-SP 1.
   2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
   3. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and SSPC-SP-2: Hand Tool Cleaning. Protect from corrosion until coated.

3.03 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

C. Apply each coat to uniform appearance.

D. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply additional coats until complete hide is achieved.

E. Sand wood and metal surfaces lightly between coats to achieve required finish.

F. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

G. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

3.04 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

3.05 PROTECTION

A. Touch-up damaged finishes after Substantial Completion.

END OF SECTION

SECTION 09 9123
INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.

B. Field application of paints.

C. Materials for backpriming woodwork.

D. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
   1. Mechanical and Electrical:
      a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
      b. In finished areas, paint shop-primed items.
      c. Paint dampers exposed behind louvers, grilles, and convector and baseboard cabinets to match face panels.

E. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
   5. Stainless steel, anodized aluminum, bronze, terne-coated stainless steel, and lead items.
   6. Marble, granite, slate, and other natural stones.
   7. Floors, unless specifically indicated.
   8. Brick, architectural concrete, cast stone, integrally colored plaster, and stucco.
   9. Glass.
   10. Concealed pipes, ducts, and conduits.

1.02 RELATED REQUIREMENTS

A. Section 09 9113 - Exterior Painting.

1.03 DEFINITIONS

A. Comply with ASTM D16 for interpretation of terms used in this section.

1.04 REFERENCE STANDARDS

A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.

B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2024.

C. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

D. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).

E. SSPC-SP 2 - Hand Tool Cleaning; 2024.

1.05 SUBMITTALS

A. See Section 01 3000 - Administrative Requirements, for submittal procedures.

B. Product Data: Provide complete list of products to be used, with the following information for each:

1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
2. MPI product number (e.g., MPI #47).
3. Cross-reference to specified paint system products to be used in project; include description of each system.
4. Manufacturer's installation instructions.
5. If proposal of substitutions is allowed under submittal procedures, explanation of substitutions proposed.

C. Samples: Submit two paper chip samples, 2x2 inch in size illustrating range of colors and textures available for each surface finishing product scheduled.

D. Maintenance Data: Submit data including finish schedule showing where each product/color/finish was used, product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and finished surfaces, and color samples of each color and finish used.

E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
1. See Section 01 6000 - Product Requirements, for additional provisions.
2. Extra Paint and Finish Materials: 1 gal of each color; from the same product run, store where directed.
3. Label each container with color in addition to the manufacturer's label.

1.06 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum three years documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum three years experience and approved by manufacturer.

1.07 MOCK-UP

A. See Section 01 4000 - Quality Requirements, for general requirements for mock-up.

B. Locate where directed by Architect.

C. Mock-up, if approved, may remain as part of the work.

1.08 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

1.09 FIELD CONDITIONS

A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.

B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

C. Minimum Application Temperatures for Paints: 50 degrees F for interiors unless required otherwise by manufacturer's instructions.

D. Provide lighting level of 80 fc measured mid-height at substrate surface.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Provide paints and finishes from the same manufacturer to the greatest extent possible.

1. If a single manufacturer cannot provide specified products; minor exceptions will be permitted provided approval by Architect is obtained using the specified procedures for substitutions.

B. Paints:
   1. Pittsburgh Paints: www.ppgpaints.com/#sle.
   2. Sherwin-Williams Company: www.sherwin-williams.com/#sle.

C. Primer Sealers: Same manufacturer as top coats.
   1. Sentinel Products: senpro.com
      a. Lead encapsulation

D. Substitutions: See Section 01 6000 - Product Requirements.

2.02 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
   1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
   3. Supply each paint material in quantity required to complete entire project's work from a single production run.
   4. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.
   5. The use of deep colors or high contrast colors will require a minimum of three or more finish coats over primer to achieve satisfactory hiding results.

B. Volatile Organic Compound (VOC) Content:
   1. Provide paints and finishes that comply with the most stringent requirements specified in the following:
      a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
      b. Architectural coatings VOC limits of Indiana.
   2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

C. Flammability: Comply with applicable code for surface burning characteristics.

D. Sheens: Provide the sheens specified; where sheen is not specified, sheen will be selected later by Architect from the manufacturer's full line.

E. Colors: To be selected from manufacturer's full range of available colors.
   1. Selection to be made by Architect after award of contract.
   2. Allow for minimum of seven colors for each system, unless otherwise indicated, without additional cost to Owner.
      a. Review site conditions and painting existing scheme before bid
   3. Extend colors to surface edges; colors may change at any edge as directed by Architect.
   4. In finished areas, finish pipes, ducts, conduit, and equipment the same color as the wall/ceiling under which they are mounted.

2.03 PAINT SYSTEMS - INTERIOR

A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, plaster, uncoated steel, shop primed steel, and galvanized steel.
   1. Two top coats and one coat primer.

B. Paint MI-OP-3L - Ferrous Metals, Unprimed, Latex, 3 Coat:
   1. Lead Encapsulation Primer: Sentinel Lead Encapsulant or equal
      a. Install per manufacturer and AHJ requirements

2. One coat of latex primer; SW Pro Industrial Pro-Cryl Universal Primer.
    a. Provide as needed for paint coatings per manufacturer recommendations following lead ensapsulant
3. Eggshell: SW Pro Industrial DTM Acrylic Eg-Shel, B66-1250 Series

C. Paint MI-OP-2L - Ferrous Metals, Primed, Latex, 2 Coat:
1. Lead Encapsulation Primer: Sentinel Lead Encapsulant or equal
    a. Install per manufacturer and AHJ requirements
2. Touch-up with latex primer, ; SW Pro Industrial Pro-Cryl Universal Primer.
    a. Provide as needed for paint coatings per manufacturer recommendations following lead ensapsulant
3. Eggshell: SW Pro Industrial DTM Acrylic Eg-Shel, B66-1250 Series

D. Paint MgI-OP-3L - Galvanized Metals, Latex, 3 Coat:
1. Lead Encapsulation Primer: Sentinel Lead Encapsulant or equal
    a. Install per manufacturer and AHJ requirements
2. One coat galvanize primer.
    a. Provide as needed for paint coatings per manufacturer recommendations following lead ensapsulant
3. Eggshell: SW Pro Industrial DTM Acrylic Eg-Shel, B66-1250 Series

E. Paint GI-OP-WE -Gypsum Board/Plaster, Epoxy, 3 Coat:
1. One coat of latex primer sealer; SW ProMar 200 Zero VOC Latex Primer, B28W2600
2. Eggshell: Two coats of waterbased epoxy; SW Pro Industrial Pre-Catalyzed Waterbased Epoxy Eg-Shel, K45 Series.

2.04 PRIMERS

A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.

2.05 ACCESSORY MATERIALS

A. Accessory Materials: Provide primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials as required for final completion of painted surfaces.

B. Patching Material: Latex filler.

C. Fastener Head Cover Material: Latex filler.

PART 3 EXECUTION

3.01 EXAMINATION

A. Do not begin application of paints and finishes until substrates have been adequately prepared.

B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

D. Test shop-applied primer for compatibility with subsequent cover materials.

E. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
1. Gypsum Wallboard: 12 percent.
2. Plaster and Stucco: 12 percent.

3.02 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

C. Remove or repair existing paints or finishes that exhibit surface defects.

D. Remove surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.

E. Seal surfaces that might cause bleed through or staining of topcoat.

F. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

G. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.

H. Plaster: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high-alkali surfaces.

I. Galvanized Surfaces:
   1. Remove surface contamination and oils and wash with solvent according to SSPC-SP 1.
   2. Prepare surface according to SSPC-SP 2.

J. Ferrous Metal:
   1. Solvent clean according to SSPC-SP 1.
   2. Shop-Primed Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
   3. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and SSPC-SP-2: Hand Tool Cleaning. Protect from corrosion until coated.

3.03 APPLICATION

A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.

B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.

E. Dark Colors and Deep Clear Colors: Regardless of number of coats specified, apply as many coats as necessary for complete hide.

F. Sand wood and metal surfaces lightly between coats to achieve required finish.

G. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.

H. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

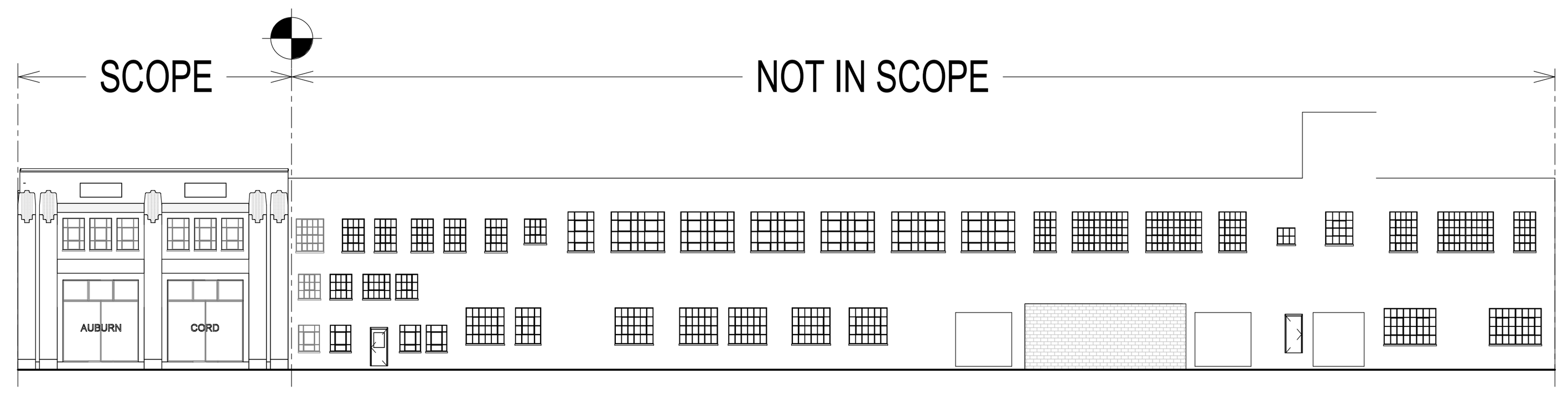
3.04 CLEANING

A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

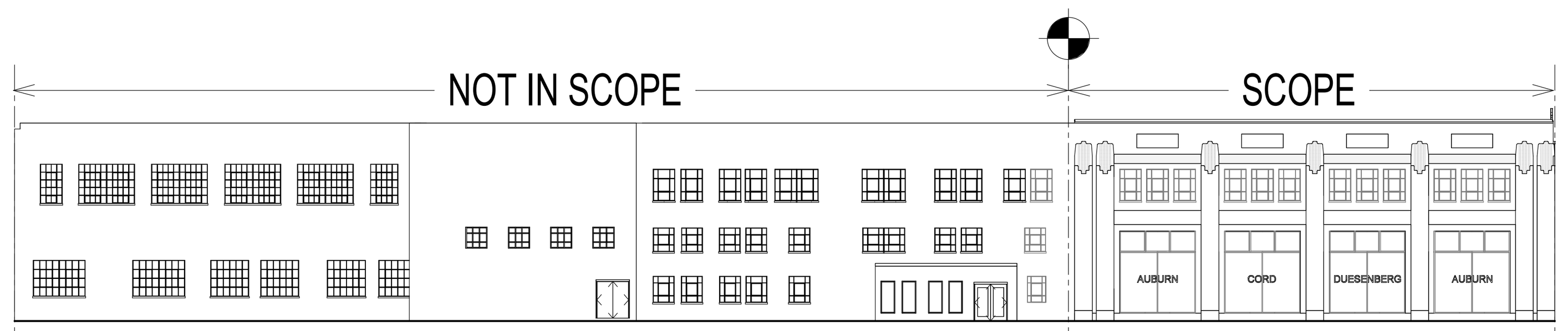
3.05 PROTECTION

A. Touch-up damaged finishes after Substantial Completion.

END OF SECTION



6 Overall South Elevation
N.T.S.



5 Overall North Elevation
N.T.S.

Masonry Restoration Legend

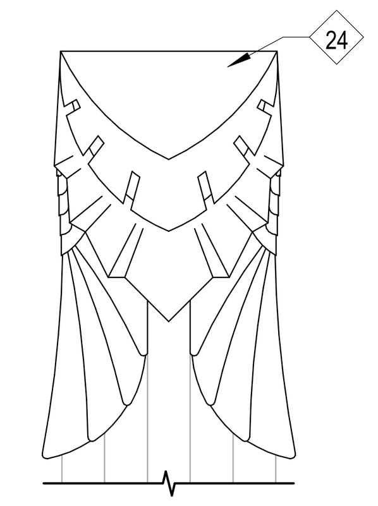
(brick hatch)	AREA OF BRICK TO SPOT POINT (SP)
(diagonal cross-hatch)	AREA OF CRACKED FACE BRICKS TO BE REMOVED AND REPLACED (RB)
(vertical line hatch)	AREA OF BRICKS TO BE REMOVED, SALVAGED (REPLACED IF NEEDED), AND RESET FOR LINTEL REMOVAL

AUBURN CORD DUESENBERG AUTOMOBILE MUSEUM:

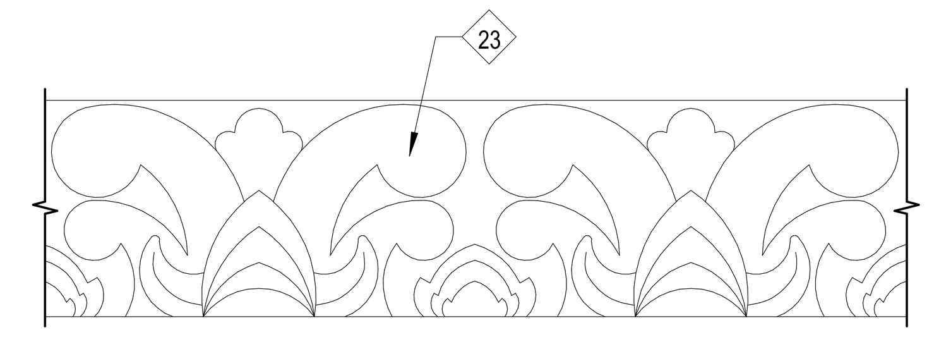
TOTAL MINIMUM ADDITIONAL QUANTITIES TO BE INCLUDED WITHIN THE BASE BID FOR UNFORSEEN RESTORATION ABOVE WHAT IS SHOWN ON THE ELEVATIONS:

BRICK REPLACEMENT	QTY 25
BRICK SPOT POINTING	QTY 600 SF
FLAT PLASTER	QTY 500 SF

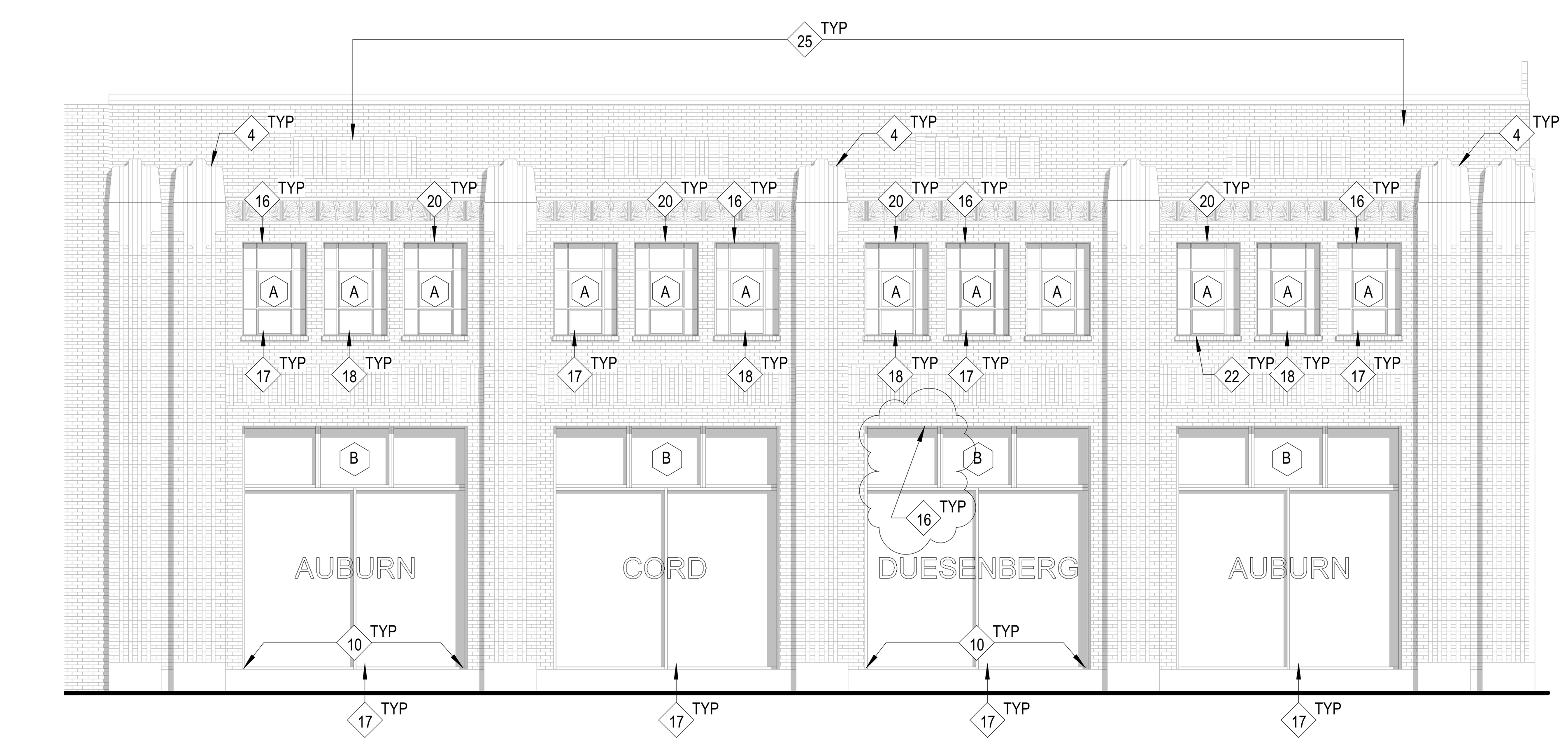
PROVIDE SCHEDULE OF VALUES FOR EACH ITEM LISTED ABOVE



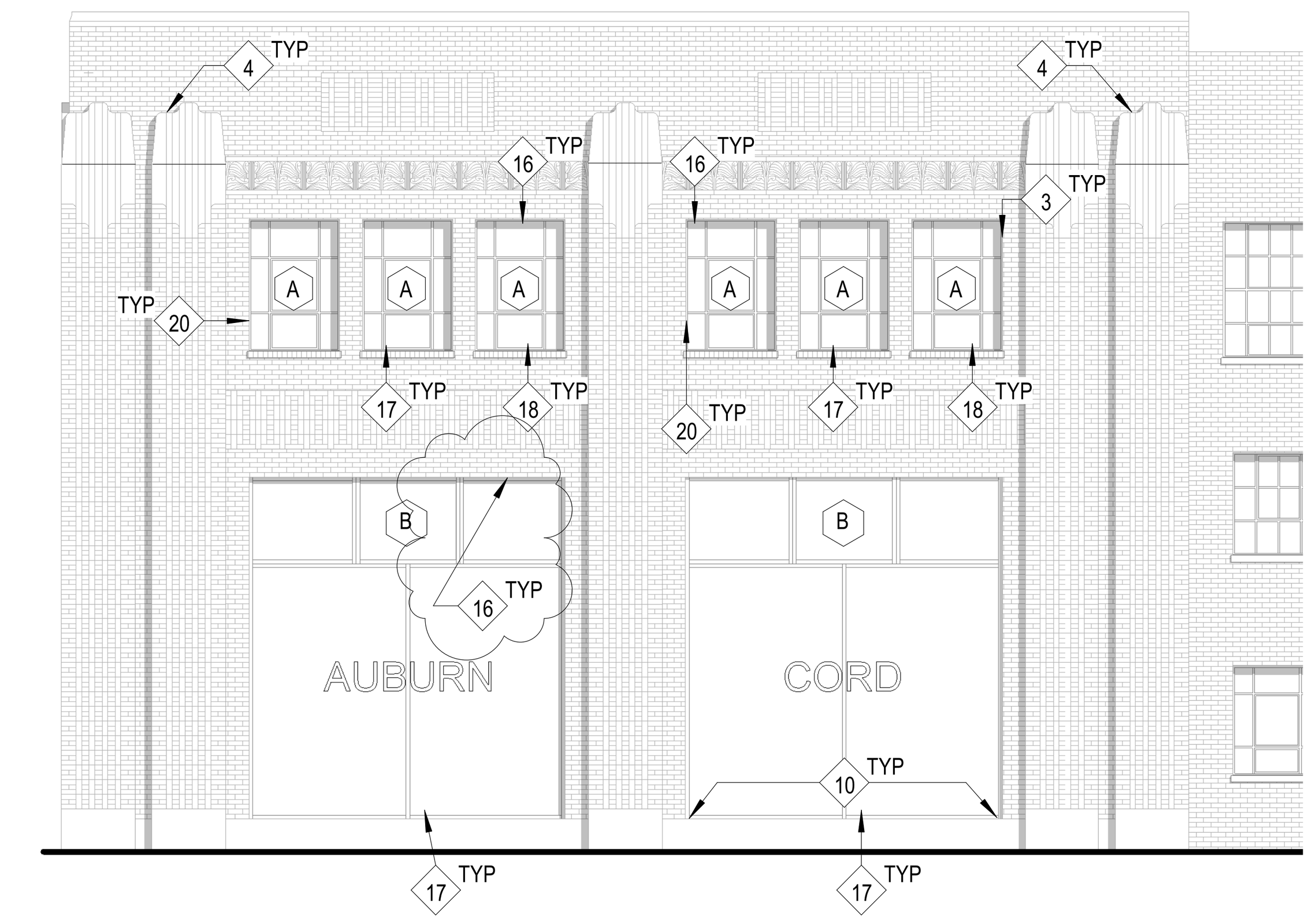
8 Decorative Plaster Capital
N.T.S.



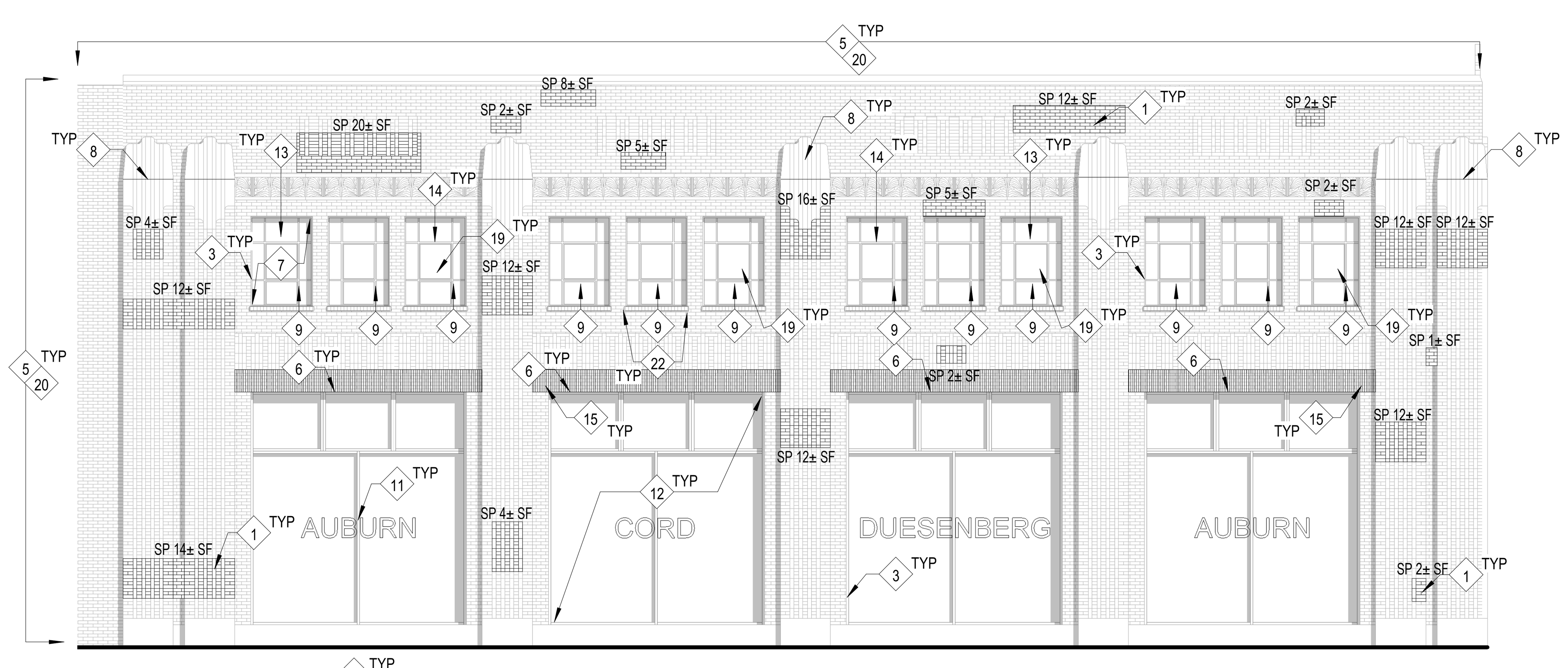
7 Decorative Plaster Cornice
N.T.S.



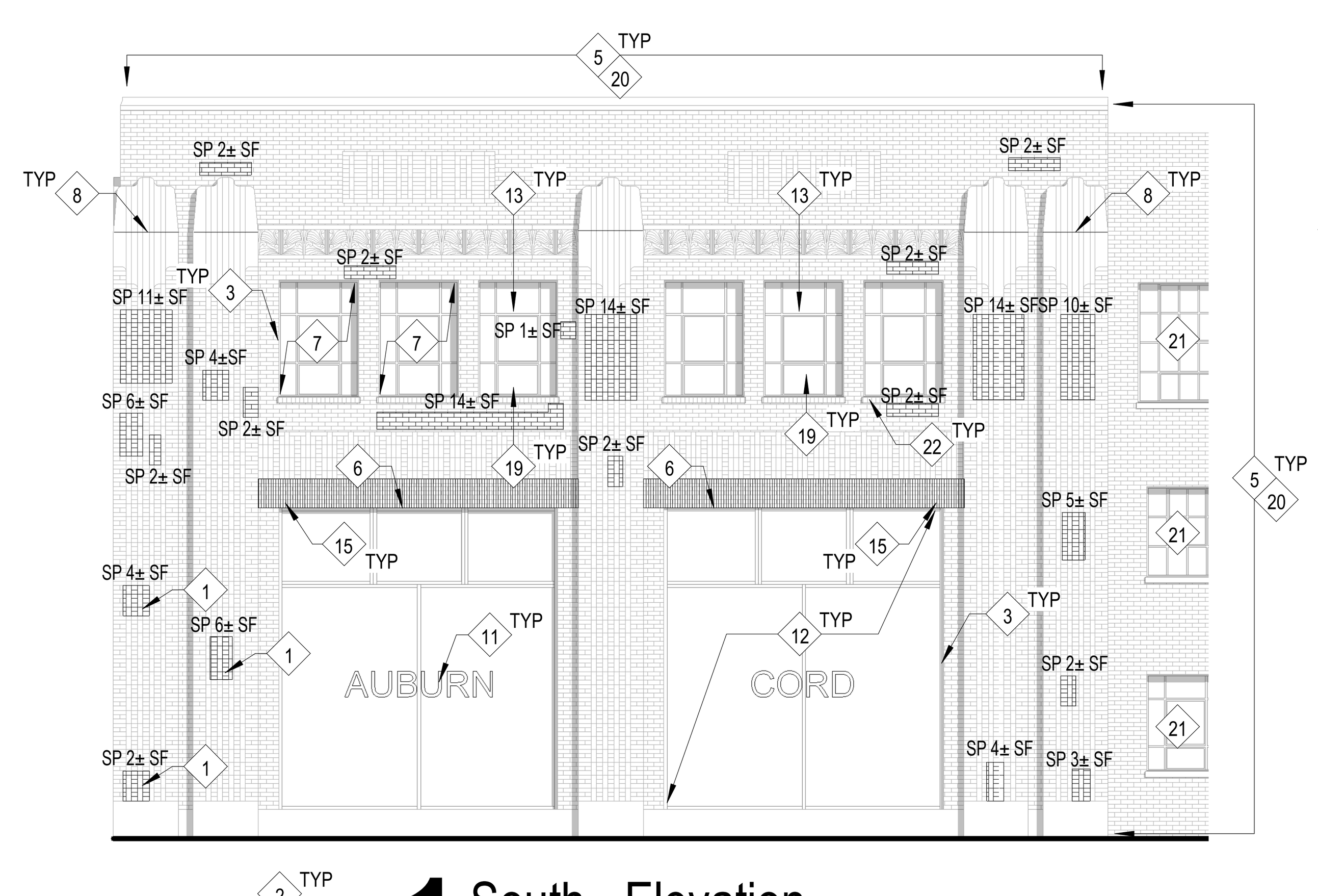
4 North - Elevation
1/8" = 1'-0"



3 South - Elevation
1/8" = 1'-0"



2 North - Elevation
1/8" = 1'-0"



1 South - Elevation
1/8" = 1'-0"

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 TREATED 2x WOOD BLOCKING INFILL. CONTRACTOR TO FIELD VERIFY THE SCOPE OF WORK.
7. PROVIDE PRIMER AND PAINT AS REQUIRED FOR AREAS AFFECTED BY DEMOLITION. INTERIOR PRIMER AND PAINT TO EXTEND TO NEXT CORNER PAST AFFECTED AREA. EXTEND CEILING PAINT ENTIRE SURFACE ON HORIZONTAL FLAT FROM EXTERIOR WALL TO NEXT BULKHEAD . PAINT ORNATE PLASTER ON BULKHEAD, DISTANCE EQUAL TO FURTHEST LOCATION DISTURBED. MATCH COLORS.
8. REINSTALL SALVAGED WINDOW TREATMENTS
9. FURNITURE, CASEWORK, AND CARS MAY BE SITUATED IN FRONT OF OPENINGS. CONTRACTOR RESPONSIBLE FOR MOVING FURNITURE IF REQUIRED. OWNER RESPONSIBLE FOR MOVING CARS AND SMALLER INCIDENTAL ITEMS AND EQUIPMENT. COORDINATE WITH OWNER.
10. INCOMPLETE ORIGINAL DRAWINGS ARE AVAILABLE UPON REQUEST FOR REFERENCE. EXISTING CONDITIONS MAY OR MAY NOT MATCH ORIGINAL DRAWINGS
11. PROVIDE DUST BARRIER TO SEPARATE WORK AREA FROM REMAINDER OF FACILITY. REPAIR ANY SURFACES AFTER REMOVAL FOLLOWING COMPLETION OF PROJECT
12. AT COMPLETION OF PROJECT, TURN OVER AT LEAST (1) SET OF PLASTER MOLDS OF ALL DECORATIVE PLASTER PATTERNS ADDRESSED IN THIS SCOPE TO OWNER

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 FOR NEW WORK.
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. SALVAGE BRICK FOR REUSE. REMOVE OLD MORTAR AND OTHER MATERIALS. PREPARE FOR REINSTALLATION
12. PROVIDE DUST MITIGATION BARRIER DURING DEMOLITION, REFER TO SPECIFICATION

Work Description Notes

1 GRIND OUT/CHISEL EXISTING MORTAR JOINTS AT IDENTIFIED LOCATIONS MINIMUM 3/4" DEEP (DEEPER AS REQUIRED) FOR COMPLETE REMOVAL OF ALL DETERIORATED/CRACKED MORTAR AND CAULKING. CLEAN ALL DUST AND DEBRIS FROM JOINTS AND FACE OF BRICK SPOT POINT (S.P.) WITH NEW MORTAR (MATCH EXISTING ORIGINAL MORTAR - SEE MORTAR TESTING REQUIREMENTS IN SPECIFICATIONS). PROTECT EDGES OF BRICK DURING REMOVAL OF EXISTING MORTAR. ENLARGE VOIDS OR HOLES (EXCEPT FOR WEEP HOLE LOCATIONS) AND COMPLETELY FILL WITH MORTAR. PACK MORTAR IN 1/4" MAXIMUM LIFTS

2 PROTECT LANDSCAPING FROM CONSTRUCTION ACTIVITIES. REPLACE DAMAGED SHRUBS, REPLACE MULCH, FILL ANY TRENCHES AND RESEED AS NEEDED, REFER TO SPECIFICATION

3 CUT, SCRAPE, CLEAN AND/OR GRIND OUT ALL SEALANTS, BACKER ROD, DIRT, DEBRIS MORTAR, AND OTHER DELETERIOUS MATERIAL FROM ALL WINDOW FRAME PERIMETER SEALANT JOINTS. PRIME JOINT AS REQUIRED BY MANUFACTURER AND PROVIDE NEW BACKER ROD AND CONTINUOUS TOOLED URETHANE SEALANT

4 PROVIDE BOND BREAKER TAPE OF EXISTING MORTAR JOINT AND PROVIDE CONTINUOUS TOOLED FILLET BEAD OF URETHANE SEALANT AROUND PERIMETER OF CAP STONE

5 CLEAN ALL MASONRY, BRICK, LIMESTONE, ETC FREE OF ALL DIRT AND OTHER CONTAMINANTS WITH WATER WASHING AND CHEMICAL CLEANER (USE APPROPRIATE CLEANER FOR EACH MATERIAL). WASH AT LOWEST PRESSURE TO ACHIEVE RESULTS. START AT 100 PSI AND PROGRESS TO A MAX OF 400 PSI. CONCSULT PRESERVATION BRIEF 1 FOR ADDITIONAL INFORMATION. PROTECT ALL SURFACES FROM DAMAGE

6 REMOVE BRICK TO ACCOMMODATE REMOVAL OF EXISTING STEEL LINTEL. SALVAGE, CLEAN, AND REINSTALL EXISTING BRICK TO MATCH EXISTING COURSING. PROVIDE NEW STEEL LINTEL. PROVIDE NEW RUST INHIBITING PRIMER AND 2 COATS OF EXTERIOR FINISH PAINT ON NEW STEEL LINTEL. PROVIDE NEW POLYMER FABRIC COATED STAINLESS STEEL THRU WALL FLASHING AND NEW 16 OZ COPPER DRIP EDGE. PROVIDE NEW MANUFACTURERS TERMINATION BAR, FLEXIBLE FLASHING, SEALANT, AND COTTON WEEPS AT 24" C/C. PROVIDE ALL WORK FOR A COMPLETE INSTALLATION. REFER TO NOTE 23 FOR RELATED WORK

7 OWNER TO SALVAGE WINDOW TREATMENT(S) TO ACCOMODATE NEW WORK AND REINSTALL ALL WINDOW TREATMENTS

8 CUT, SCRAPE, CLEAN AND/OR GRIND OUT ALL SEALANTS, BACKER ROD, DIRT, DEBRIS, MORTAR, AND OTHER DELETERIOUS MATERIAL FROM JOINT. PRIME JOINTS AS REQUIRED BY MANUFACTURER AND PROVIDE NEW BACKER ROD AND CONTINUOUS TOOLED URETHANE SEALANT

9 SALVAGE STORM WINDOW TO ACCOMMODATE NEW WORK. REINSTALL FOLLOWING OTHER WORK SCOPE

10 CUT OUT ALL EXISTING SEALANT AT ALL SHOWROOM WINDOW SILL HEAD JOINTS. PRIME JOINT AS REQUIRED BY MANUFACTURER AND PROVIDE NEW BACKER ROD AND NEW CONTINUOUS TOOLED URETHANE SEALANT

11 PROVIDE NEW EXTERIOR GRADE 24" TALL GOLD VINYL LETTERING WITH ¼" BLACK VINYL BORDER. VINYL TO BE 2 MIL CAST VINYL FILM WITH UV INHIBITORS AND 8 YEAR WARRANTY. FONT AND EXACT COLOR HUE TO BE SELECTED BY OWNER / ARCHITECT

12 BASE BID: REMOVE WINDOW FILM ON SHOWROOM WINDOWS. CLEAN AND PREP SURFACE FOR NEW WINDOW FILM ON ALL SHOWROOM WINDOWS, PROVIDE 3M NIGHT VISION 35 OR EQUAL. REPLACE BROKEN GLASS WITH TEMPERED OF SIMILAR THICKNESS.

ALTERNATE 1: PROVIDE NEW MONOLITHIC TEMPERED GLASS AT ALL STOREFRONT LITES. REFER TO SPECIFICATION FOR THICKNESS. PROVIDE FILM SIMILAR TO BASE BID.

ALTERNATE 2: PROVIDE NEW MONOLITHIC LAMINATED GLASS AT ALL STOREFRONT LITES. REFER TO SPECIFICATION FOR COMPOSITION. NO FILM

13 REMOVE AND SALVAGE ALL NON-BROKEN PANES OF GLASS. REMOVE METAL STOPS BEING CAUTIOUS AS TO NOT BREAK ANY. RETAP ANY METAL STOP AS NECESSARY. REMOVE EXCESS PAINT FROM PANES. PREP AREA FOR REINSTALLATION OF SALVAGED NON-BROKEN PANES OF GLASS. REPLACE ANY PANES OF GLASS BROKEN DURING REMOVAL. REINSTALL GLASS SET IN BED OF SEALANT. GLASS TO MATCH EXISTING COLOR, PATTERN, AND TINT AS SURROUNDING GLASS.

14 HAND TOOL CLEAN AND PROVIDE LEAD ENCAPSULATION PRIMER. PREP AND PAINT BOTH SIDES OF WINDOW FRAME WITH RUST INHIBITING PRIMER AND PAINT. PREP INTERIOR OPENING AND PAINT

15 REMOVE AND REINSTALL LIGHTS AS REQUIRED TO REPLACE LINTELS AND RECREATE PLASTER MOULDINGS

16 HAND TOOL CLEAN AND PROVIDE LEAD ENCAPSULATION PRIMER AT EXISTING LOCATIONS. CLEAN, PRIME, AND PAINT LINTEL. PROVIDE NEW RUST INHIBITING PRIMER AND (2) COATS OF EXTERIOR FINISH PAINT ON STEEL LINTEL. COLOR TO BE SELECTED BY OWNER / ARCHITECT

17 SAND, PRIME, AND STAIN EXISTING WOOD WINDOW STOOLS

18 PROVIDE SEALANT AT HEAD AND JAMBS OF EACH VENT. DO NOT SEAL BOTTOM OF VENTS. SEALANT TO BE PLACED BETWEEN MAIN FRAME AND SASH. CLEAN UP SQUEEZE OUT AFTER VENT IN LATCHED POSITION

19 REMOVE SCREEN FROM VENTED OPERABLE PORTION OF WINDOW.

20 PATCH ALL DETERIORATED PLASTER. SAND, PRIME, AND PAINT PLASTER AT WINDOW OPENING. ± 480 SF OF FLAT PLASTER REPAIRS AND OPENINGS AND EXTERIOR WALLS. CONTRACTOR TO REVIEW FULL SCOPE DURING BIDDING

21 NOT IN CONTRACT

22 REMOVE MORTAR FROM PERIMETER HEAD JOINTS. PROVIDE BACKER ROD AND SEALANT AT HEAD JOINTS ADJACENT TO FACE BRICK

23 CREATE MOLD OF DECORATIVE PLASTER PIECES ABOVE SHOWROOM WINDOWS. PROVIDE FRAMING AND INFILL FOLLOWING LINTEL REPLACEMENT. PROVIDE DECORATIVE PLASTER TO MATCH EXISTING. BLEND NEW PLASTER TO EXISTING FOR SMOOTH TRANSITION

24 CREATE MOLD(S) OF PILASTER DECORATIVE PLASTER. PROVIDE FRAMING, BLOCKING AND OTHER INFILL AS REQUIRED. PROVIDE NEW PLASTER AND DECORATIVE PLASTER TO MATCH EXISTING. BLEND NEW PLASTER TO EXISTING FOR SMOOTH TRANSITION.

25 CONTRACTOR TO REMOVE FOAM PANELS FROM THE "AUBURN BUILT GALLERY" WINDOW OPENING AT NORTHWEST CORNER OF 3RD FLOOR. SAVE AND REINSTALL AT COMPLETION OF OTHER SCOPE.

Renovation Work for :
Facade Restoration
1600 Wayne St.
Auburn, IN 46706

MARTINRILEY
architects-engineers
221 West Baker Street
Fort Wayne, Indiana 46802
pho 260.422.7994
fax 260.426.2067

RONALD F. ROSS II REGISTERED No. AR11100060 STATE OF INDIANA ARCHITECT

REVISION:		DATE:
1	Addendum 2	2025-12-12
2	Addendum 4	2025-12-22

DRAWN BY:	BMM	REVIEWED BY:	ALW
COMMISSION NUMBER:	F23105	DATE:	2025-11-18

A201

BUILDING ELEVATIONS

F23105 Facade Restoration
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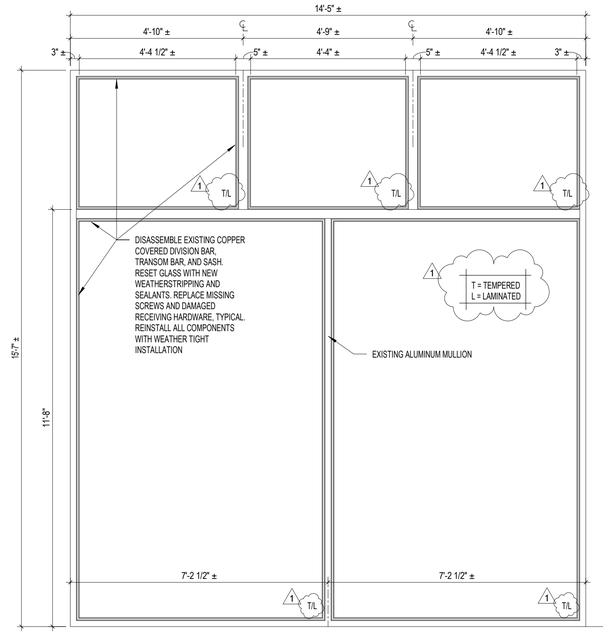
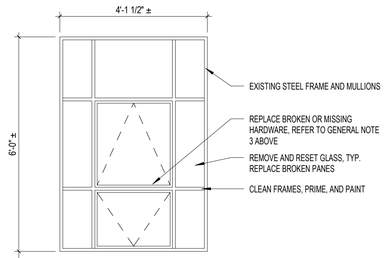


Window Schedule

Mark	Rough Opening Width	Rough Opening Height	Material	Glass	Sill Height	Comments
A	4' - 1 1/2" ±	6' - 0" ±	STL	MONO	3' - 0" ±	
B	14'-5" ±	15'-7" ±				

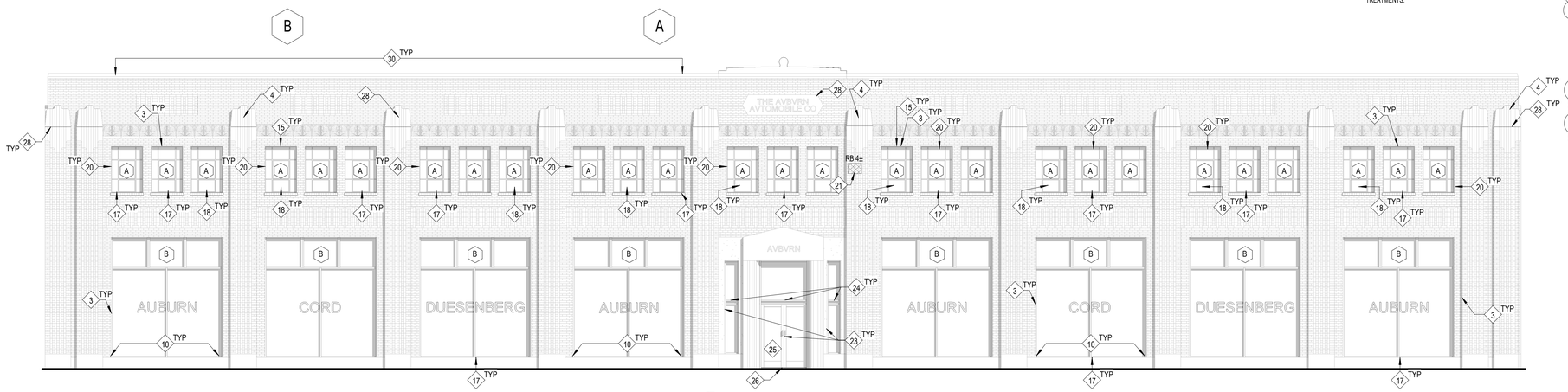
GENERAL NOTES:

1 PROVIDE ANY AND ALL COMPONENTS REQUIRED FOR WEATHER TIGHT AND AESTETICALLY COMPLETE WINDOW RESTORATION
2 DIMENSIONS ARE APPROXIMATE. FIELD VERIFY ALL OPENINGS
3 PROVIDE $500 ALLOWANCE FOR REPLACEMENT WINDOW VENT LATCHES
4 REMOVE FILM AND LETTERING REPLACE AS SPECIFIED
5 REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS
6 PROVIDE $1,500 ALLOWANCE FOR STOREFRONT WINDOW SYSTEM GLASS / COPPER ANCHORAGE
7 REPLACE DAMAGED STOREFRONT WOOD AT (4) LOCATIONS. LOCATIONS ARE IN THE CENTRAL UPPER LITES OF THE STOREFRONT. WOOD TO MATCH EXISTING SPECIES AND GRAIN PATTERN. APPROXIMATE TOTAL OF 66 LINEAL FEET. STAIN TO MATCH



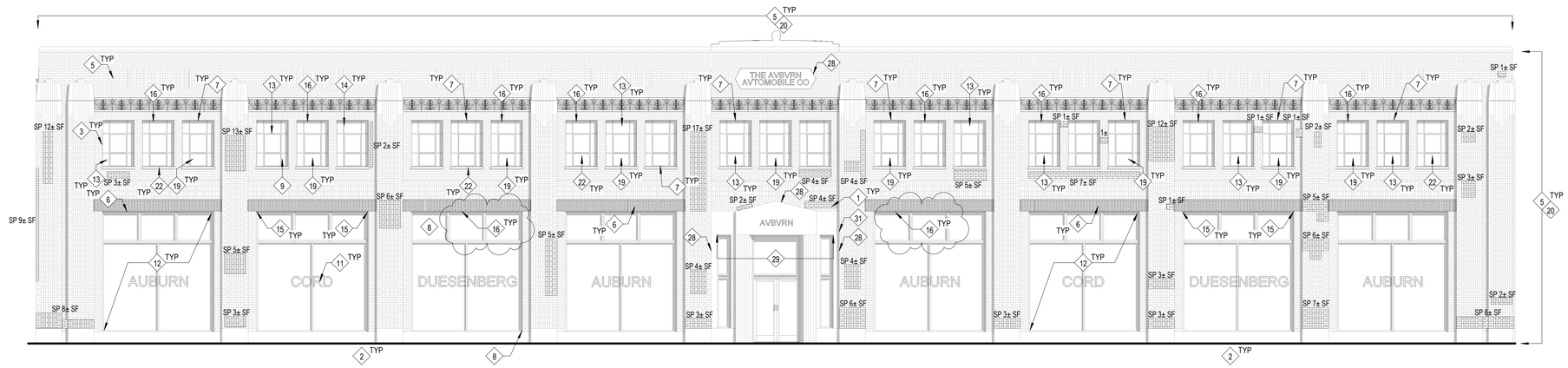
Masonry Restoration Legend

- AREA OF BRICK TO SPOT POINT (SP)
- AREA OF CRACKED FACE BRICKS TO BE REMOVED AND REPLACED (RB)
- AREA OF BRICKS TO BE REMOVED, SALVAGED (REPLACED IF NEEDED), AND RESET FOR LINTEL REMOVAL



2 West - Elevation

1/8" = 1'-0"



1 West - Elevation

1/8" = 1'-0"

Work Description Notes

1 GRIND OUT/CHISEL EXISTING MORTAR JOINTS AT IDENTIFIED LOCATIONS MINIMUM 3/4" DEEP (DEEPER AS REQUIRED) FOR COMPLETE REMOVAL OF ALL DETERIORATED/CRACKED MORTAR AND CAULKING. CLEAN ALL DUST AND DEBRIS FROM JOINTS AND FACE OF BRICK SPOT POINT (S.P.) WITH NEW MORTAR (MATCH EXISTING ORIGINAL MORTAR - SEE MORTAR TESTING REQUIREMENTS IN SPECIFICATIONS) - PROTECT EDGES OF BRICK DURING REMOVAL OF EXISTING MORTAR. ENLARGE VOIDS OR HOLES (EXCEPT FOR WEEP HOLE LOCATIONS) AND COMPLETELY FILL WITH MORTAR. PACK MORTAR IN 1/4" MAXIMUM LIFTS

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4 PROVIDE BOND BREAKER TAPE OF EXISTING MORTAR JOINT AND PROVIDE CONTINUOUS TOOLED FILLET BEAD OF URETHANE SEALANT AROUND PERIMETER OF CAP STONE

5 CLEAN ALL MASONRY, BRICK, LIMESTONE, ETC FREE OF ALL DIRT AND OTHER CONTAMINANTS WITH WATER WASHING AND CHEMICAL CLEANER (USE APPROPRIATE CLEANER FOR EACH MATERIAL). WASH AT LOWEST PRESSURE TO ACHIEVE RESULTS. START AT 100 PSI AND PROGRESS TO A MAX OF 400 PSI. CONCSULT PRESERVATION BRIEF 1 FOR ADDITIONAL INFORMATION. PROTECT ALL SURFACES FROM DAMAGE

6 REMOVE BRICK TO ACCOMMODATE REMOVAL OF EXISTING STEEL LINTEL. SALVAGE, CLEAN, AND REINSTALL EXISTING BRICK TO MATCH EXISTING COURSING. PROVIDE NEW STEEL LINTEL. PROVIDE NEW RUST INHIBITING PRIMER AND 2 COATS OF EXTERIOR FINISH PAINT ON NEW STEEL LINTEL. PROVIDE NEW POLYMER FABRIC COATED STAINLESS STEEL THRU WALL FLASHING AND NEW 16 OZ COPPER DRIP EDGE. PROVIDE NEW MANUFACTURERS TERMINATION BAR, FLEXIBLE FLASHING, SEALANT, AND COTTON WEEPS AT 24" C/C. PROVIDE ALL WORK FOR A COMPLETE INSTALLATION. REFER TO NOTE 23 FOR RELATED WORK.

7 OWNER TO SALVAGE WINDOW TREATMENT(S) TO ACCOMODATE NEW WORK AND REINSTALL ALL WINDOW TREATMENTS.

8 PATCH IN REPLACEMENT WOOD AT BROKEN STOOL. PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING

9 SALVAGE STORM WINDOW TO ACCOMMODATE NEW WORK. REINSTALL FOLLOWING OTHER WORK SCOPE

10 CUT OUT ALL EXISTING SEALANT AT ALL SHOWROOM WINDOW SILL HEAD JOINTS. PRIME JOINT AS REQUIRED BY MANUFACTURER AND PROVIDE NEW BACKER ROD AND NEW CONTINUOUS TOOLED URETHANE SEALANT

11 PROVIDE NEW EXTERIOR GRADE 24" TALL GOLD VINYL LETTERING WITH ¼" BLACK VINYL BORDER. VINYL TO BE 2 MIL CAST VINYL FILM WITH UV INHIBITORS AND 8 YEAR WARRANTY. FONT AND EXACT COLOR HUE TO BE SELECTED BY OWNER / ARCHITECT

12 BASE BID: REMOVE WINDOW FILM ON SHOWROOM WINDOWS. CLEAN AND PREP SURFACE FOR NEW WINDOW FILM ON ALL SHOWROOM WINDOWS. PROVIDE 3M NIGHT VISION 35 OR EQUAL. REPLACE BROKEN GLASS WITH TEMPERED OF SIMILAR THICKNESS.

ALTERNATE 1: PROVIDE NEW MONOLITHIC TEMPERED GLASS AT ALL STOREFRONT LITES. REFER TO SPECIFICATION FOR THICKNESS. PROVIDE FILM SIMILAR TO BASE BID.

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14 HAND TOOL CLEAN AND PROVIDE LEAD ENCAPSULATION PRIMER. PREP AND PAINT BOTH SIDES OF WINDOW FRAME WITH RUST INHIBITING PRIMER AND PAINT. PREP INTERIOR OPENING AND PAINT

15 REMOVE AND REINSTALL LIGHTS AS REQUIRED TO REPLACE LINTELS AND RECREATE PLASTER MOULDINGS

16 HAND TOOL CLEAN AND PROVIDE LEAD ENCAPSULATION PRIMER AT EXISTING LOCATIONS. CLEAN, PRIME, AND PAINT LINTEL. PROVIDE NEW RUST INHIBITING PRIMER AND (2) COATS OF EXTERIOR FINISH PAINT ON STEEL LINTEL. COLOR TO BE SELECTED BY OWNER / ARCHITECT

17 SAND, PRIME, AND STAIN EXISTING WOOD WINDOW STOOLS

18 PROVIDE SEALANT AT HEAD AND JAMBS OF EACH VENT. DO NOT SEAL BOTTOM OF VENTS. SEALANT TO BE PLACED BETWEEN MAIN FRAME AND SASH. CLEAN UP SQUEEZE OUT AFTER VENT IN LATCHED POSITION

19 REMOVE SCREEN FROM VENTED OPERABLE PORTION OF WINDOW.

20 PATCH ALL DETERIORATED PLASTER. SAND, PRIME, AND PAINT PLASTER AT WINDOW OPENINGS AND OTHER AREAS OF REPAIR. ±460 SF OF FLAT PLASTER REPAIRS AND OPENINGS AND EXTERIOR WALLS. CONTRACTOR TO REVIEW FULL SCOPE DURING BIDDING

21 REMOVE CRACKED/SPALLED BRICK (RB) AND MORTAR AT LOCATIONS ON ELEVATIONS AND INSTALL NEW BRICK TO MATCH EXISTING IN SIZE, COLOR, AND TEXTURE. PACK NEW MORTAR (MATCH EXISTING ORIGINAL MORTAR - SEE MORTAR TESTING REQUIREMENTS IN SPECIFICATIONS) - NEW MORTAR TO MATCH EXISTING COLOR, TOOL JOINTS TO MATCH EXISTING PROFILE

22 REMOVE MORTAR FROM PERIMETER HEAD JOINTS. PROVIDE BACKER ROD AND SEALANT AT HEAD JOINTS ADJACENT TO FACE BRICK

23 CLEAN AND SAND WOOD FRAMES, DOORS, TRIMS, AND ADDITIONAL ASSOCIATED WOOD BOTH SIDES OF EXTERIOR WINDOWS AND DOORS. PREPARE SURFACES FOR NEW WORK. STAIN ALL WOOD. COLOR AS SELECTED BY ARCHITECT AND OWNER TO BE SIMILAR TO EXISTING STAIN COLOR

24 PROVIDE PRE-FINISHED BRAKE METAL FLASHING. PROVIDE BLOCKING TO FACILITATE SLOPE. FLASHING TO INCLUDE 1" BACK DAM AND HEMMED FRONT DRIP EDGE. PROVIDE BEAD OF SEALANT ON TOP OF BACK DAM AND AT SIDES. TRIM FLASHING AROUND WOOD TRIM PROFILES

25 ADJUST VERICAL RODS TO FULLY ENGAGE LATCHES, PROVIDE NEW BRASS SCREWS FOR KICK PLATES INTERIOR AND EXTERIOR, CLEAN HINGES AND REMOVE OLD STAIN, REMOVE OLD SEALANTS AT GLASS AND PROVIDE NEW URETHANE SEALANT. PROVIDE $500 ALLOWANCE FOR ADDITIONAL DOOR REMEDIATION

26 REMOVE LOOSE WOOD FIBERS, TREAT REMAINING FIBERS AT LOCATION OF RESTORATION WITH ABATRON LIQUIDWOOD OR EQUAL. REBUILD FRAME WITH ABATRON WOODEPOX TINTED TO MATCH WOOD. REFINISH DOOR FRAME

28 CUT, SCRAPE, CLEAN AND/OR GRIND OUT ALL SEALANTS, BACKER ROD, DIRT, DEBRIS, MORTAR, AND OTHER DELETERIOUS MATERIAL FROM JOINT. PRIME JOINTS AS REQUIRED BY MANUFACTURER AND PROVIDE NEW BACKER ROD AND CONTINUOUS TOOLED URETHANE SEALANT

29 PROVIDE POWDER COATED ALUMINUM EXTRUSION TO UNDERSIDE OF LIMESTONE. EXTRUSION TO BE SIMILAR TO KAWNEER MUNTIN GRID H-1906 PROFILE. COORDINATE PLACEMENT FROM WALL FACE WITH ARCHITECT. ADHESIVELY APPLY TO SURFACE

30 CONTRACTOR TO REMOVE FOAM PANELS FROM THE "AUBURN BUILT GALLERY" WINDOW OPENING AT NORTHWEST CORNER OF 3RD FLOOR. SAVE AND REINSTALL AT COMPLETION OF OTHER SCOPE.

31 REMOVE LOOSE CAT 5/6 CABLES AND BOX UP TO CEILING. TERMINATE CABLES IN CEILING FOR REST OF SYSTEM TO REMAIN OPERATIONAL. PATCH HOLES IN PLASTER AND PAINT

Renovation Work for :

Facade Restoration

1600 Wayne St.
Auburn, IN 46706

AUBURN CORD DUESENBERG AUTOMOBILE MUSEUM

MARTIN RILEY
architects • engineers

221 West Baker Street
Fort Wayne, Indiana 46802

pho 260.422.7994
fax 260.426.2067

REVISION:		DATE:
1	Addendum 2	2025-12-12
2	Addendum 4	2025-12-22

DRAWN BY: BMM
REVIEWED BY: ALW
COMMISSION NUMBER: F23105
DATE: 2025-11-18

A202

BUILDING ELEVATIONS

F23105 Facade Restoration
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