



Jones Gillam Renz Architects

Address

730 N 9th St.
Salina, KS 67401

1881 Main St., Suite 301
Kansas City, MO 64108

Contact

jgr@jgrarchitects.com
(785) 827-0386

Web

jgrarchitects.com

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Residence at Veterans Park New Senior Development Knoxville, IA	Report No.	Five (5)
OWNER:	OPG Veterans Park Partners, LLC Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	August 11, 2025
CONTRACTOR:	Overland Construction Company 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Architect's Proj No.	24-3400
		Contract For:	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:

- a. Change mailboxes along south wall to (5) 4CADD-09 in lieu of (5) 4CADD-10 boxes.
- b. Add (1) 4CADS-04 mailbox along north wall, next to in-house mail slots. Parcel countertop has been shorted to gain space for additional mailbox.

Attachments:

1. Revised Specification Section 018500 Building Specialties
2. Revised Architectural Sheets A2.3 & A9.2

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386

mgillam@jgrarchitects.com

Copies to:

Dan Maximuk, Amanda Klaus – OPG
Eric Hubener – MCP Group
Ryan Lies – LST
Justin Strom – Snyder & Associates
Isaac Cundiff, Marcus Himmelberg – McClure

SECTION 108500

BUILDING SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Building specialties shall be furnished and installed as shown and herein specified. Installation shall be in accordance with the respective manufacturer's instructions. Certain manufacturer's products have been selected as a basic standard, and reference to these products has been made. Other manufacturers' products of equal capacities and design characteristics may be used, if approved by the Architect prior to the Bidding. The Contractor shall submit for approval shop drawings or standard cuts and illustrations or a combination thereof showing all items he proposes to use.

1.02 MAILBOXES

- A. Manufacturer – Florence Manufacturing Company
 - 1. (5) 4CADD-09 boxes - 9 mailbox compartments & 2 parcel lockers each, front loading mailboxes for recessed mounting with snap on outer trim kit.
 - 2. (1) 4CADS-04 boxes – 4 mailbox compartments & 1 parcel locker each, front loading mailboxes for recessed mounting with snap on outer trim kit.
- B. Total Mailboxes = 49; Total Parcel Lockers = 11
- C. Additional Features: Standard 5-pin cylinder tenant cam lock with two keys. Engraved identification number for slots with color fill.
 - 1. Mailbox Color: White
 - 2. Identification and color fill: Black
- D. Quantity and Size: Reference Drawings for configuration and number.

1.03 ALUMINUM FENCING

- A. Manufacturer – Ameristar Fence Products - Montage
- B. Product Options: Majestic Style, 2 Rail Panels, 4' tall, standard bottom rail, 4" standard picket space
- C. Color: Black, Location: Dog Park, Or approved equal

1.04 SITE EQUIPMENT

- A. Benches – (2) Total – Polywood Traditional Garden 60" Bench. Color TBD – Located by Dog Park
- B. Dog Waste Station – Complete Dog Waste Station, Single Pull from Dog-on-It Parks (Model #74085), Color: Black
- C. Bike Racks (2 total) – 5 wave rack from www.theparkcatalog.com

1.06 FIBERGLASS REINFORCED PLASTIC PANELING

- A. Product - Class A – Minimum .090 thickness panel. Include Manufacturer's vinyl molding at all corners, transitions, joints, and tops, bottoms, etc.
- B. Product shall be applied using manufacturer recommended adhesive and manufacturer recommended mechanical fasteners. Pre-drill rivet holes and silicone caulk prior to riveting.
- C. Locations: install 48" tall behind mop sink (1 total), at Mech 107, and 24" extended on each side past corner of the sink.

1.07 SIGNAGE

- A. Signs to be included in bid:
 - 1. Unit numbering & Room Designations
 - 2. Wayfinding, Exiting & Egress requirements
 - 3. Fire Riser Sign
 - 4. Parking & Site Amenities
 - 5. Monument, Entry signs
 - 6. Fitness & Leasing Office Signs
 - 7. All other required signage not listed
- B. Bid price should include design, purchase, delivery & installation.
- C. Finishes, design, style to be directed and approved by Owner/Architect prior to purchase.

- 1.08 CLOSET SHELVING
- A. Reference floors for location and installation height.
 - B. Easy to adjust system (without use of tools)
 - C. Manufacturers: **Organized Living, Freedom Rail** or approved equal.
 - a. Color: White
 - b. Components: Rails, Rod Stop, Clothes Rod, Ventilated Shelves, Brackets, Mounting hardware
 - c. Hanging rail mounted to wall per manufacturer's instructions: uprights spaced 36 inches apart to support 50 pounds.
- 1.09 GRAVITY VENILATORS
- A. Reference roof plan for location and quantity.
 - B. Install per manufacturer's recommendations. Contractor to provide and install all necessary accessories, including roof curb, for complete ventilator installation and weatherproofing.
 - C. Manufacturers: **Greenheck, GRS-18-QD** or approved equal.
 - a. Spun Aluminum Gravity Ventilator
 - b. Throat Area (Net Free Area) = 1.83 sf
 - c. 30x30 inch base with prepunched mounting holes for easy attachment to roof curb
 - d. All aluminum exterior for corrosion-resistant construction
 - e. Integral birdscreen to prevent entry of birds and small objects.
- 1.10 ELECTRIC FIREPLACE INSERTS
- A. Manufacturer: TS Touchstone Sideline Series Recessed Electric Fireplace Heater
 - B. Model: 80025 Sideline 45
 - C. 120v AC, Max 1500W, 12 amp
 - D. Size: 45" wide x 21.5" high x 5.5" deep
 - E. Color: Black
 - F. Remote controlled with 2 heat settings
 - G. Glass Crystal Media
- 1.11 WALL PAPER
- A. Product: Phillip Jeffries, 10748 Parker PVC Free, Noir Nuance
 - 1. Location – Community Room 101, accent wall behind TV/Fireplace. Reference drawings.
 - B. Product: Phillip Jeffries, 10777 Terra Tones PVC Free, Earthbound
 - 2. Location – Mail 103, north wall behind parcel table.
 - C. All adhesives, primers, caulks & sealants shall comply with Federal regulations applicable to low VOC requirements
- 1.12 WALL HOOKS
- A. Product: Amerock, Collection: Kodiak, Product #HBX37017G10, Finish: Satin Nickel. Or approved equal.
 - B. Size: 6" x 3"
 - C. Location – Fitness 104, south wall. (7) total. Reference drawings for location & heights.
- 1.13 STAINLESS STEEL STANDOFFS
- A. Product: 1 x 1-1/2 through grip standoffs, round stainless steel.
 - B. Locations – Fitness 104, Men 109, Women 111, Reference drawings.

END OF SECTION 108500



