Delphi Stellar Communities
Facades Restoration Update
October 8, 2014

Cory Whitesell
HWC Engineering
Stellar Program Manager

Barry Knechtel
KJG Architecture
Facades Project Manager
Work has begun!
Agenda

• Construction Team Introduction
• Construction Schedule
• Construction expectations
• Communication
• Question and Answer Session
Facades Restoration Project

Construction Team
Construction Team

General Contractor: Kemna Restoration and Construction, Inc.

- Based in Indianapolis, IN.
- Has façade and historic restoration experience.
Construction Team

Architect: KJG Architecture, Inc.

Grant Administrator: KIRPC

Stellar Coordinator: HWC Engineering, Inc.
Construction Team

Contacts:

KJG : Barry Knechtel
  barry@kjgarchitecture.com
  (765) 497-4598

Kemna: James Payson
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  (317) 373-5144

KIRPC: Shawn Cain
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  (219) 253-6658
Facades Restoration Project

Construction Schedule
Construction Schedule

• Phase 1A
  – 108 N. Market St. (complete Dec. 1)
  – 113-115, 117-119 E. Main St. (complete Dec. 15)

• Phase 1B
  – Washington St. north of Main, Franklin St.
  – Complete in the spring

• Phase 2
  – Washington St. south of Main, Main St.
  – Complete October 1, 2015.
Construction Schedule

Phase 1A

- 108 N. Market St. to be done to stay compliant with State Farm signage requirements
- 113-115, 117-119 E. Main St. to be completed in advance of the Loft Apartment Project
Construction Schedule

Phase 1B

- Washington St. north of Main and Franklin St. to be done ahead of the Streetscape Project, which is scheduled to start in the Spring of 2015.
Construction Schedule

Phase 2

- Washington St. south of Main and the rest of Main St. to be done in Spring/Summer of 2015 to wrap up the façade project.
Construction Schedule


• 113-115 E. Main St.
• 117-119 E. Main St.
• 108 S. Market St.
Construction Schedule

Nov. ‘14 – Dec. ‘14

- 202 W. Main St.
- 204-206 W. Main St.
- 210 W. Main St.
Construction Schedule

Nov. ‘14 – Jan. ‘15

- 107-109 E. Main St.
- 114 E. Franklin St.
Construction Schedule

Nov. ‘14 – Jan. ‘15

• 111 E. Main St.
• 101 S. Washington St.
• 103 S. Washington St.
Construction Schedule

Nov. ‘14 – Feb. ‘15

- 111 S. Washington St.
- 119-121 S. Washington St.
- 120 N. Washington St.
Construction Schedule

Nov. ‘14 – March ‘15

• 103 W. Franklin St.
• 109 W. Franklin St.
• 111 W. Franklin St.
• 113-115 W. Franklin St.
Construction Schedule

March ‘15 – May ‘15
• 102 W. Main St.
• 104 W. Main St.
• 124 W. Main St.
• 110-112 W. Main St.
• 114-116 W. Main St.
Construction Schedule

April ‘15 – June ‘15

- 118-120 W. Main St.
- 122 W. Main St.
- 106 E. Main St.
- 108-110 E. Main St.
Construction Schedule

May ‘15 – July ‘15

• 112 E. Main St.
• 114-116 E. Main St.
• 118-120 E. Main St.
• 124 E. Main St.
Construction Schedule

June ‘15 – August ‘15
• 207 S. Washington St.
• 209-211 S. Washington St.
• 215 S. Washington St.
Facades Restoration Project

Construction Expectations
Construction Expectations

Restoration sequencing
• Windows/Storefront to be opened up for as short a time as possible.
• 3-4 Days from open to close
• Access to your tenant/residents open throughout project.
• Some work will be done in chunks as the contractors are available. (brick work, stucco repair, etc.)
Construction Expectations

Restoration sequencing (cont.)

• Most work on the upper areas will be done with a lift, keeping sidewalks open.

• Work at the street level may require sidewalks and parking to be temporarily closed.

• Work area to be clean and maintained.
Construction Expectations

Additional comments

• Every attempt will be made to minimize impact on parking
• Will protect building and occupants during demolition
• Some work will be done in chunks as the contractors are available. (brick work, stucco repair, etc.)
Facades Restoration Project

Communication
Communication

How to stay informed

• Kemna will contact you prior to beginning construction to coordinate access and work schedules.

• You can contact Barry at KJG Architecture with any questions or concerns.

• Kevin Kologinsky or Randy Strasser at the City can take questions and forward to KJG Architecture.
Communication

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Communication

How to stay informed (cont.)

- 24 hour response
  - We will contact you to let you know we got your message or email and either have a resolution or will let you know when to expect one.

- Meet directly with contractors at a weekly meeting.
Communication

How to stay informed (cont.)

• Weekly meetings are held every Monday morning at 9:00 AM at Kemna’s field office at 114 E. Main St.
  – Be on time, if no one shows up, they will get back to restoration work.
Communication

- Work together to solve problems and answer questions.
- Official information will come from the City or KJG Architecture.

Architect-GC Meeting

- KJG, Kemna, and KIRPC will meet bi-weekly to ensure project is on schedule and done to grant requirements.
Questions and Answers