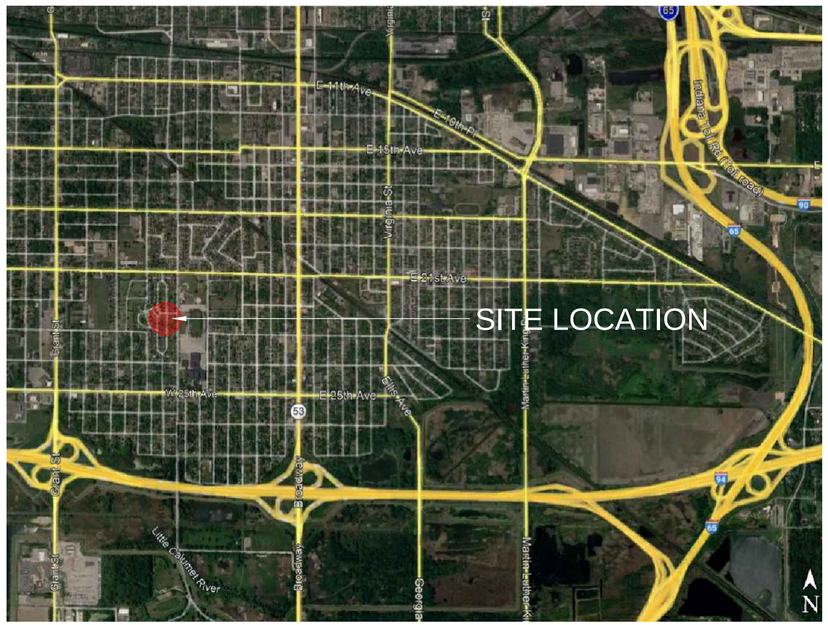
DEMOLITION SERVICES at DELANEY COMMUNITY

GHA SOLICITATION NO.: 2021-100-023

21st AVENUE & HARRISON STREET
IN 11-07

ISSUED FOR BID
SEPTEMBER 24, 2021



1 LOCATION SITE PLAN

2 DELANEY COMMUNITY TYPICAL BUILDINGS

DRAWING LIST

DC-G100 COVER SHEET
DC-D100 DEMOLITION SITE PLAN
DC-U100 DEMOLITION UTILITIES PLAN AND GENERAL NOTES
DC-U200 DEMOLITION UTILITIES
DC-A100 BLDG TYPE A (PHOTOS, PLANS)
DC-A200 BLDG TYPE B (PHOTOS, PLANS)
DC-A300 BLDG TYPE C (PHOTOS,PLANS)
DC-A400 NON-DWELLING BLDGS (PHOTOS, PLANS)
DC-N100 NEW SITE PLAN

ABATEMENT (SPC SPECIALTY CONSULTING, INC.)
DC-ABT100 SITE PLAN

GENERAL SCOPE OF WORK INCLUDES DEMOLITION OF ALL DWELLING AND NON-DWELLING BUILDINGS ON THE PROPERTY, INCLUDING: ALL ASSOCIATED UNDERGROUND FOOTINGS, STRUCTURES, ETC.; HAZARDOUS MATERIALS ABATEMENT; COORDINATION WITH UTILITY COMPANIES; REMOVAL OF ALL UTILITY LINES OVERHEAD AND UNDERGROUND (GAS, WATER, ELECTRIC, CABLE, ETC.); REMOVAL OF ALL ASPHALT AND CONCRETE ROADS, PARKING LOTS, WALKWAYS ON THE PROPERTY; SELECTED SITE IMPROVEMENTS INCLUDING NEW CONCRETE CURBS AND GUTTERS AT PROPERTY ENTRIES; GRADING AND SEEDING.

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606
www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

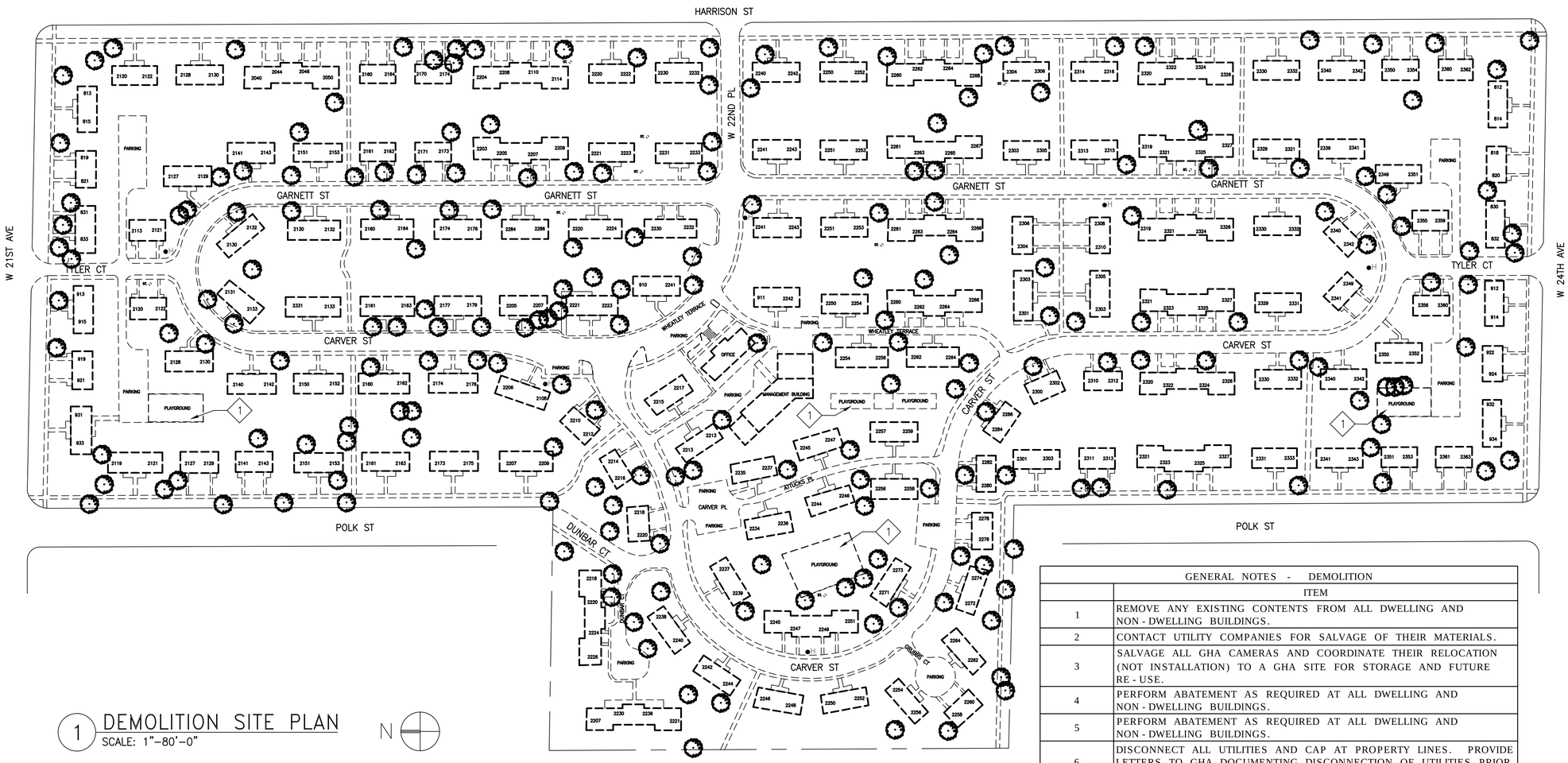
SHEET TITLE

COVER SHEET

SHEET NUMBER

DC-G100

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\G\Sheet\Delaney East\G-100_21011-001_DE_COVER SHEET & DRAWING LIST.dwg TAB: COVER SHEET



1 DEMOLITION SITE PLAN
SCALE: 1"–80'–0"

N

KEYNOTES - DEMOLITION	
◇	ITEM
1	REMOVE EXISTING CONCRETE PLAYGROUND PERIMETER CURB IN ITS ENTIRETY.

GENERAL NOTES - DEMOLITION	
	ITEM
1	REMOVE ANY EXISTING CONTENTS FROM ALL DWELLING AND NON - DWELLING BUILDINGS.
2	CONTACT UTILITY COMPANIES FOR SALVAGE OF THEIR MATERIALS.
3	SALVAGE ALL GHA CAMERAS AND COORDINATE THEIR RELOCATION (NOT INSTALLATION) TO A GHA SITE FOR STORAGE AND FUTURE RE - USE.
4	PERFORM ABATEMENT AS REQUIRED AT ALL DWELLING AND NON - DWELLING BUILDINGS.
5	PERFORM ABATEMENT AS REQUIRED AT ALL DWELLING AND NON - DWELLING BUILDINGS.
6	DISCONNECT ALL UTILITIES AND CAP AT PROPERTY LINES. PROVIDE LETTERS TO GHA DOCUMENTING DISCONNECTION OF UTILITIES PRIOR TO DEMOLITION.
7	PRIOR TO DEMOLITION, GHA/GEC REP IS TO BE NOTIFIED TO CONFIRM BUILDINGS ARE CLEAN OF DEBRIS.
8	DEMOLISH ALL BUILDINGS AND REMOVE ALL FOUNDATIONS; PROPERLY DISPOSE OF DEMOLITION MATERIALS.
9	DEMOLISH ASPHALT AND CONCRETE AREAS AS INDICATED; PROPERLY DISPOSE OF DEMOLITION MATERIALS.
10	PROTECT ALL TREES UNLESS INDICATED TO BE REMOVED ON THE DRAWINGS.
11	BACKFILL PER SPECIFICATIONS TO 6" BELOW GRADE.
12	GRADE AND SEED.

LEGEND:

ONE–STORY BUILDING/STRUCTURE TO BE DEMOLISHED. FOUNDATION WALLS AND FOOTINGS TO BE REMOVED. BACKFILL ALL AREAS WITHIN DEMOLITION "FOOTPRINTS" IN ACCORDANCE WITH SPECIFICATIONS AND CODES UP TO A LEVEL OF 6" BELOW FINISHED GRADE.

EXISTING CONCRETE WALKWAYS, CURBS, GUTTERS, DRIVEWAYS, DRIVEWAY APRONS, ASPHALT PARKING TO BE REMOVED. AFTER REMOVAL, ALL AREAS TO BE FILLED WITH TOP SOIL.

EXISTING TREE TO REMAIN. CONTRACTOR IS TO PROVIDE TREE PROTECTION AND PROTECT ROOT SYSTEM; ONLY REMOVE A TREE IF IT IS DAMAGED BY FOUNDATION REMOVAL/DEMOLITION.

ST. ○ EXISTING TREE STUMP TO BE REMOVED (SIZE VARIES, VERIFY SIZE IN FIELD)

●H FIRE HYDRANT TO BE REMOVED

RESIDENTIAL BUILDING TYPES KEY:

TYPE–A
TOTAL NO. OF BUILDINGS: 81
NO. OF UNITS IN EACH BLDG–2

TYPE–C
TOTAL NO. OF BUILDINGS– 32
NO. OF UNITS IN EACH BLDG–2

TYPE–B
TOTAL NO. OF BUILDINGS– 16
NO. OF UNITS IN EACH BLDG–4

SCALE: 1" = 80'–0"
0 40 80

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606
www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

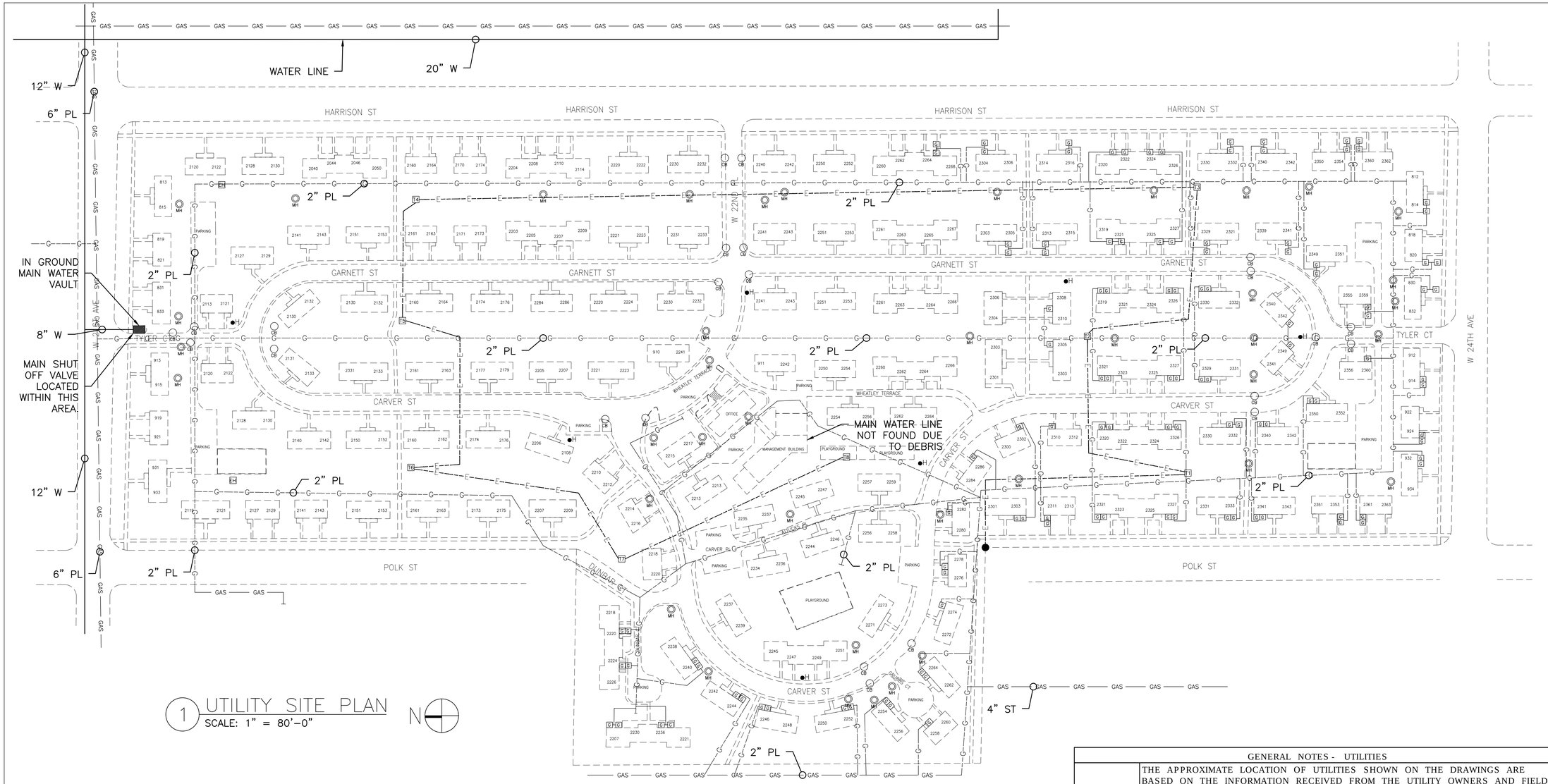
SHEET TITLE

DEMOLITION SITE PLAN

SHEET NUMBER

DC-D100

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1_21011-DE_Site Demolition Plan.dwg TAB: DEMOLITION SITE PLAN



1 UTILITY SITE PLAN
SCALE: 1" = 80'-0"

N

LEGEND:

- ELECTRICAL HANDHOLE
- EH EXISTING FIRE HYDRANT AND UNDERGROUND FEED TO BE REMOVED
- MH EXISTING MANHOLE AND RELATED PIPING TO REMAIN (CITY/UTILITY OWNED)
- CB EXISTING CATCH BASIN AND RELATED PIPING TO REMAIN (CITY/UTILITY OWNED). ADJUST LID HEIGHTS TO MATCH NEW FINISHED GRADE
- ---E--- MAIN UNDERGROUND POWER LINE (TO BE DEMOLISHED)
- ---G--- UNDERGROUND GAS LINE (TO BE DEMOLISHED)
- GAS MAIN UNDERGROUND GAS LINE

GENERAL NOTES - UTILITIES	
1	THE APPROXIMATE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE BASED ON THE INFORMATION RECEIVED FROM THE UTILITY OWNERS AND FIELD SURVEY OF APPARENT SURFACE FEATURES SUCH AS MANHOLES. AS BUILT DRAWINGS FOR UTILITIES ON GHA PROPERTY DO NOT EXIST. WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL AND GAS LINES ARE EXPECTED TO EXIST BETWEEN THE INDIVIDUAL BUILDINGS AND THE PUBLIC RIGHT OF WAY.
2	CONTRACTOR SHALL CONTACT GHA MAINTENANCE STAFF A MINIMUM OF 2 WEEKS PRIOR TO DEMOLITION TO IDENTIFY UTILITIES WITHIN GHA PROPERTY IF POSSIBLE.
3	CONTRACTOR SHALL CONTACT THE INDIANA UTILITY ONE CALL SERVICE (IN 811) A MINIMUM OF 48 HOURS IN ADVANCE OF DEMOLITION.
4	CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO DEMOLITION.
5	CONTRACTOR SHALL CUP AND CAP OFF ALL UTILITIES RUNNING TO THE BUILDINGS TO BE DEMOLISHED AT THE PROPERTY LINE IN ACCORDANCE WITH THE REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND STATE AND LOCAL BUILDING CODES. IF UTILITIES WITHIN THE GHA PROPERTY SERVE OTHER BUILDINGS TO REMAIN, UTILITIES SHALL BE CAPPED AND REMOVED TO THE GREATEST EXTENT POSSIBLE AND SERVICE MAINTAINED TO BUILDINGS TO REMAIN. UNDERGROUND UTILITIES TO BE DEMOLISHED ARE TO BE REMOVED AND TRENCHES BACKFILLED WITH SUITABLE MATERIAL.
6	CONTRACTOR SHALL NOTIFY GHA A MINIMUM OF 48 HOURS IN ADVANCE OF TEMPORARY UTILITY SERVICE SHUT DOWNS.
7	CONTRACTOR SHALL PROTECT ALL UTILITIES THAT ARE TO REMAIN AND REPAIR ANY DAMAGE INCURRED AT NO ADDITIONAL COST.
8	CONTRACTOR TO MAINTAIN EXISTING DRAINAGE FACILITIES FREE FROM DEBRIS THROUGHOUT THE PERIOD OF DEMOLITION.
9	CONTRACTOR SHALL CLEAN ALL STORM SEWERS WITHIN WORK LIMITS AT THE CONCLUSION OF DEMOLITION.

SCALE: 1" = 80'-0'
0 40 80

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606
www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

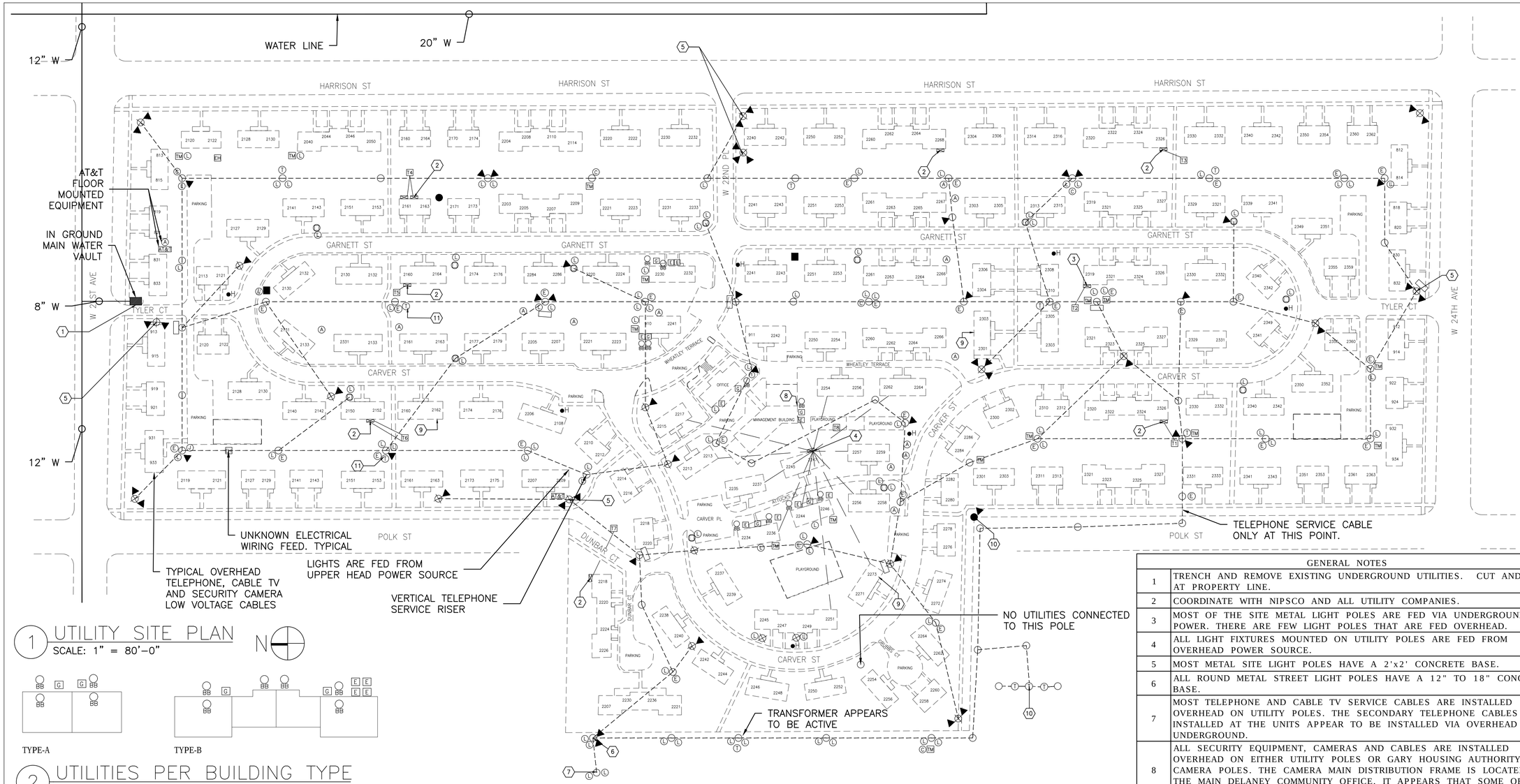
SHEET TITLE

DEMOLITION UTILITIES PLAN AND GENERAL NOTES

SHEET NUMBER

DC-U100

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE_Utility Plan.dwg TAB: DC-U100



1 UTILITY SITE PLAN

SCALE: 1" = 80'-0"

2 UTILITIES PER BUILDING TYPE

SCALE: 1/32"=1'-0"

LEGEND:

- GARY HOUSING UTILITY POLE
- EXISTING FIRE HYDRANT AND UNDERGROUND FEED TO BE REMOVED
- GHA CAMERA POLE
- GHA CAMERA EQUIPMENT
- GHA SECURITY CAMERA
- T# TRANSFORMERS WITH NUMBERS
- L LIGHT FIXTURE
- BUFFALO BOX
- T NIPSCO ELECTRICAL UTILITY SOURCE
- ORIGINAL ROUND METAL LIGHT POLE WITH NO LIGHT FIXTURE WITH 2'x2' CONCRETE BASE
- C COMCAST AMPLIFIER
- EH ELECTRICAL HANDHOLE
- OVERHEAD POWER & LOW VOLTAGE CABLES
- 1 METAL 4"x4" LIGHT POLE WITH ONE FIXTURE
- 2 METAL 4"x4" LIGHT POLE WITH TWO FIXTURES
- ROUND LIGHT POLE WITH ONE LIGHT FIXTURE WITH 12" CONCRETE BASE
- A AT&T SERVICE GROUND LEVEL BOX
- AT&T GRADE LEVEL EQUIPMENT (MAIN)
- 4"x4" METAL LIGHT POLE WITH 2'x2' BASE
- E DWELLING BUILDING ELECTRICAL METER
- G DWELLING BUILDING GAS METER
- W DWELLING BUILDING WATER METER
- TM DWELLING BUILDING TELEPHONE SERVICE
- ELECTRICAL DISTRIBUTION PANEL
- E ELECTRICAL JUNCTION BOX WITH UNDERGROUND CONDUIT CONNECTIONS
- J POLE MOUNTED GROUND LEVEL JUNCTION BOX

KEYNOTES

	ITEM
⬡	
1	MAIN SHUT-OFF VALVE LOCATED WITHIN THIS AREA. CONTRACTOR TO COORDINATE THE SHUTTING OFF OF THE DELANEY COMMUNITY WATER SYSTEM WITH GHA AND GARY, INDIANA WATER PROVIDER PRIOR TO THE START OF ANY WORK.
2	240/120V, 1PH; 3W ELECTRICAL DISTRIBUTION PANELS.
3	400AMP, 240/120V, 1PH; 3W ELECTRICAL DISTRIBUTION PANEL.
4	600AMP, 240/120V, 1PH; 3W ELECTRICAL DISTRIBUTION PANEL.
5	LICENSE PLATE CAMERAS.
6	UTILITY POLE WITH TWO VERTICAL UNDERGROUND FEEDERS. IT APPEARS THAT THE FEEDERS HAVE BEEN REMOVED. THERE IS OVERHEAD MEDIUM VOLTAGE WIRING AND TELEPHONE CABLES THAT RUN WEST AND SOUTH ALONG THE UTILITY POLES. THERE ARE SEVEN UTILITY POLES THAT ARE LOCATED TO THE WEST SIDE OF THE DELANEY PROPERTIES.
7	THERE IS OVERHEAD WIRING FOR THE SITE LIGHTING AND THEIR OVERHEAD TELEPHONE SERVICE CABLES. THE TELEPHONE SERVICE CABLES COME FROM THE GROUND LEVEL.
8	MAIN WATER LINE. BUFFALO BOX NOT FOUND DUE TO DEBRIS.
9	BUILDING WITH BASEMENT.
10	NIPSCO INCOMING UNDERGROUND ELECTRICAL SERVICE.
11	ABANDONED.

GENERAL NOTES

1	TRENCH AND REMOVE EXISTING UNDERGROUND UTILITIES. CUT AND CAP AT PROPERTY LINE.
2	COORDINATE WITH NIPSCO AND ALL UTILITY COMPANIES.
3	MOST OF THE SITE METAL LIGHT POLES ARE FED VIA UNDERGROUND POWER. THERE ARE FEW LIGHT POLES THAT ARE FED OVERHEAD.
4	ALL LIGHT FIXTURES MOUNTED ON UTILITY POLES ARE FED FROM OVERHEAD POWER SOURCE.
5	MOST METAL SITE LIGHT POLES HAVE A 2'x2' CONCRETE BASE.
6	ALL ROUND METAL STREET LIGHT POLES HAVE A 12" TO 18" CONCRETE BASE.
7	MOST TELEPHONE AND CABLE TV SERVICE CABLES ARE INSTALLED OVERHEAD ON UTILITY POLES. THE SECONDARY TELEPHONE CABLES INSTALLED AT THE UNITS APPEAR TO BE INSTALLED VIA OVERHEAD AND UNDERGROUND.
8	ALL SECURITY EQUIPMENT, CAMERAS AND CABLES ARE INSTALLED OVERHEAD ON EITHER UTILITY POLES OR GARY HOUSING AUTHORITY CAMERA POLES. THE CAMERA MAIN DISTRIBUTION FRAME IS LOCATED IN THE MAIN DELANEY COMMUNITY OFFICE. IT APPEARS THAT SOME OF THE CAMERAS ARE IN USE.
9	EXISTING INTERIOR AND EXTERIOR CAMERAS AND CAMERA EQUIPMENT TO BE REMOVED BY OTHERS. COORDINATE THE SCHEDULE TIME OF THE CAMERA SYSTEM REMOVAL WITHGARY HOUSING AUTHORITY PRIOR TO THE START OF ANY WORK.
10	GEC TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT THEIR SERVICE EQUIPMENT.
11	MAIN WATER STUBUP IS LOCATED IN THE KITCHEN AREA NEAR THE PERIMETER WALL
12	BUFFALO BOX IS APPROXIMATELY 4' FROM THE EXTERIOR WALL IN THE DIRECTION OF THE KITCHEN WALL.
13	MAIN GAS LINE STUBUP IS LOCATED NEAR THE GROUND LEVEL FROM THE ENTRANCE DOOR FOR EACH UNIT. IT IS UNKNOWN WHETHER THE GAS SERVICE HAS BEEN TURNED OFF.
14	TOTAL OF (8) FLOOR MOUNTED TRANSFORMERS.
15	ALL TRANSFORMERS LOCATED ON THE GROUND AND ON THE POLES WITHIN THE PROPERTY LINE IS OWNED BY GARY HOUSING AUTHORITY. THIS INFORMATION WAS CONFIRMED WITH NIPSCO'S
16	GEC WAS TOLD BY GARY HOUSING AUTHORITY PERSONAL THAT ONE OF THE OVERHEAD TRANSFORMERS LOCATED NEAR THE 23RD AVENUE AND POLK STREET IS OWNED BY GARY HOUSING AUTHORITY.
17	THERE APPEARS TO BE POWER TO SOME OF THE UNITS. FRONT ENTRANCE LIGHTS ARE ON. IT IS UNKNOWN WHICH UNITS HAVE POWER AND WHICH UNITS POWER WAS TURNED OFF.
18	THERE APPEARS TO BE POWER TO THE SITE LIGHTING. SOME OF THE SITE LIGHTING ARE ON IN SOME LOCATIONS DURING THE EARLY MORNING.

SCALE: 1/32" = 1'-0"
24 16 8 0 8 16 24 48 72

SCALE: 1" = 80'-0"
0 40 80

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606
www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

SHEET TITLE

DEMOLITION UTILITIES

SHEET NUMBER

DC-U200

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE_Utility Plan.dwg TAB: DC-U200

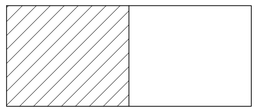
FRONT

REAR

LEFT

RIGHT

REFERENCE PHOTOS – EXTERIOR

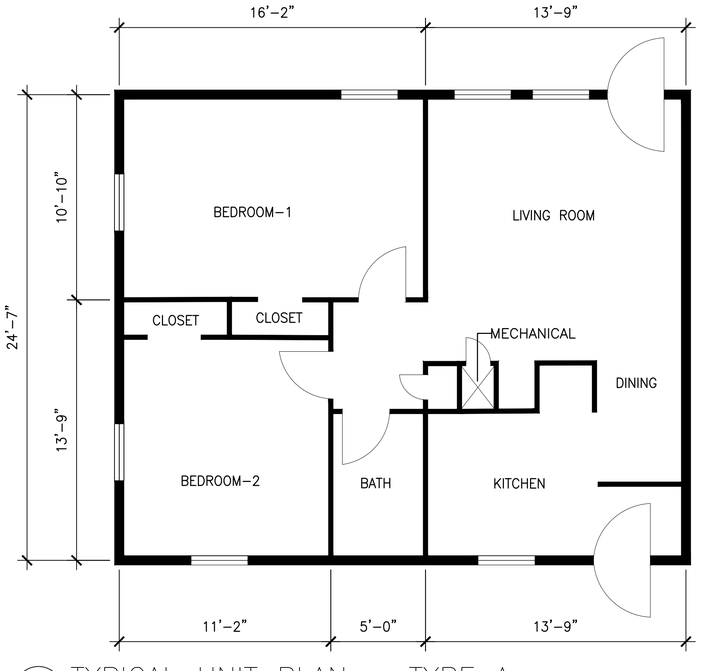


TYPE– A

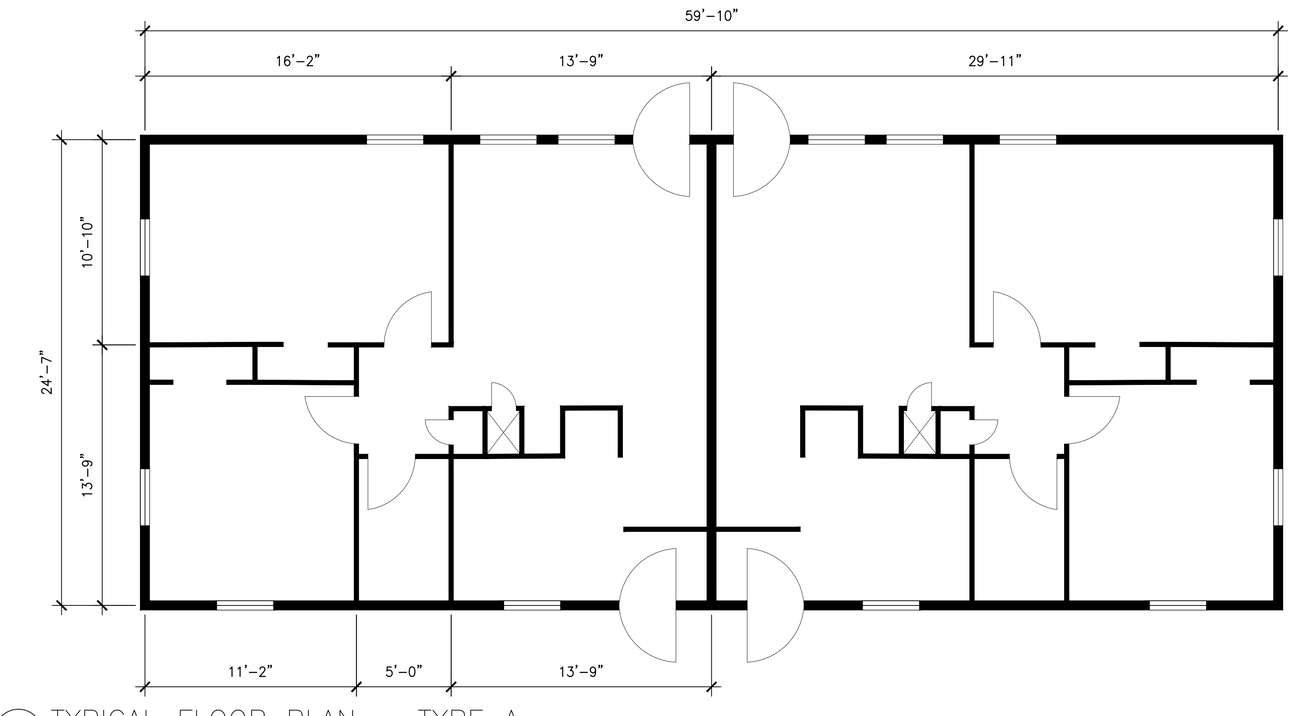
- TWO UNITS
- EACH BUILDING HAS 2–TWO BEDROOM UNITS

TYPE A– BUILDING DESCRIPTION

- ALL SLAB ON GRADE WITH THE EXCEPTION OF TWO BUILDINGS WHICH HAVE FULL BASEMENT, AND EXTERIOR STAIRS & RAMPS FOR ACCESS TO BASEMENT
- EXTERIOR WALLS: 10" THICK BRICK (W/RED FACE BRICK) ON CMU FOUNDATIONS
- INTERIOR PARTITIONS, POURED CONCRETE, TYPICALLY 5" THICK.
- CEILINGS: PLASTER ON GYPSUM BOARD
- FLOORING: VINYL COMPOSITION TILE IN ALL ROOMS
- ROOF: ASPHALT SHINGLES ON SHEATHING, WOOD TRUSS, HIP STYLE ROOF
- FORCED AIR HEATING SYSTEM IN EACH UNIT
- ELECTRICAL PANEL LOCATED IN KITCHEN
- CONCRETE STOOPS/PADS OUTSIDE BOTH EXTERIOR DOORS
- CONCRETE WALK LINKS TO SIDEWALKS
- SMALL CONCRETE PATIO WITH SMALL MASONRY WALLS



1 TYPICAL UNIT PLAN – TYPE A
SCALE: 1/4" = 1'



1 TYPICAL FLOOR PLAN – TYPE A
SCALE: 1/4" = 1'

SCALE: 1/4" = 1'–0"
4 0 2 4 8

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606
www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

SHEET TITLE

BLDG TYPE A (PHOTOS PLANS)

SHEET NUMBER

DC-A100

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE - Type A.dwg TAB: BLDG TYPE A (PHOTOS PLANS)

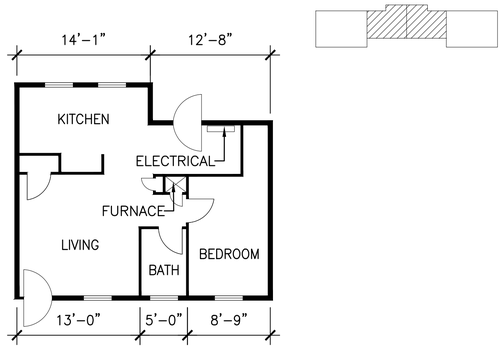
FRONT

REAR

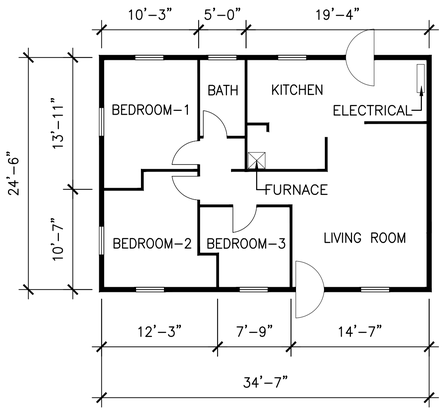
LEFT

RIGHT

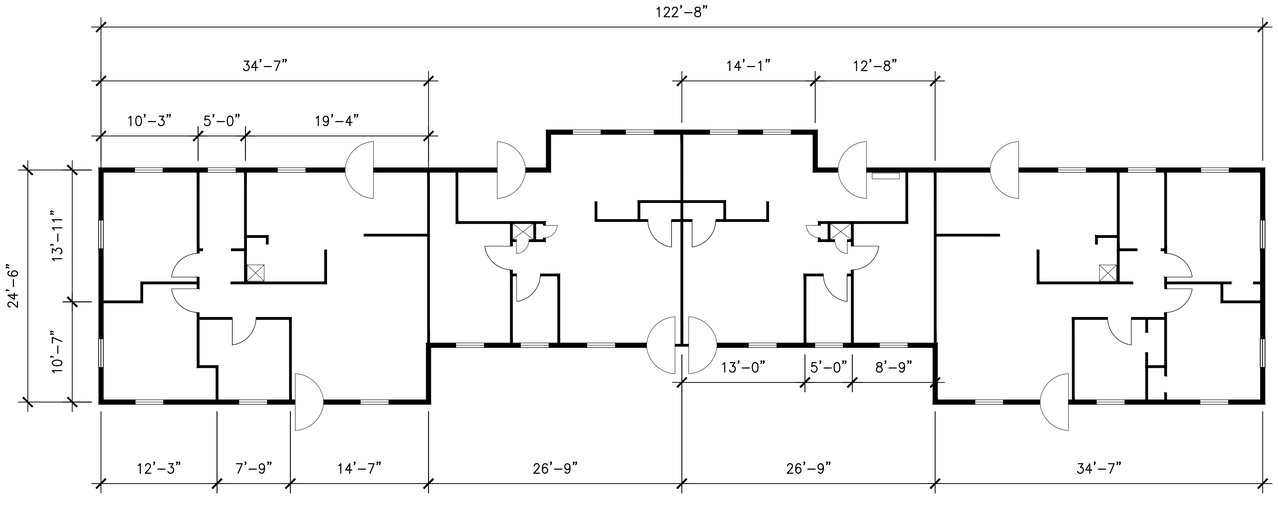
REFERENCE PHOTOS – EXTERIOR



INNER UNIT



END UNIT



1 TYPICAL FLOOR PLAN – TYPE B
SCALE: 1/8" = 1'

TYPE B – TYPICAL BUILDING DESCRIPTION

- EXTERIOR WALLS: 10" THICK BRICK (W/RED FACE BRICK) ON CMU FOUNDATIONS
- INTERIOR PARTITIONS, POURED CONCRETE, TYPICALLY 5" THICK.
- SLAB ON GRADE
- CEILINGS: PLASTER ON GYPSUM BOARD
- FLOORING: VINYL COMPOSITION TILE IN ALL ROOMS
- ROOF: ASPHALT SHINGLES ON SHEATHING, WOOD TRUSS, HIP STYLE ROOF
- FORCED AIR HEATING SYSTEM IN EACH UNIT
- ELECTRICAL PANEL LOCATED IN KITCHEN
- CONCRETE STOOPS/PADS OUTSIDE BOTH EXTERIOR DOORS
- CONCRETE WALK LINKS TO SIDEWALKS
- SMALL CONCRETE PATIO WITH SMALL MASONRY WALLS

TYPE– B

- FOUR UNITS, TWO INNER UNITS ARE THE SAME AND THE TWO OUTER UNITS ARE THE SAME (MIRRORED)
- TWO 3–BEDROOM UNITS, TWO 1–BEDROOM UNITS

N

SCALE: 1/8" = 1'–0"
8 0 4 8 16

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606
www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

SHEET TITLE

BLDG TYPE B (PHOTOS PLANS)

SHEET NUMBER

DC-A200

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE - Type B.dwg TAB: BLDG TYPE B (PHOTOS PLANS)

FRONT

REAR

LEFT

RIGHT

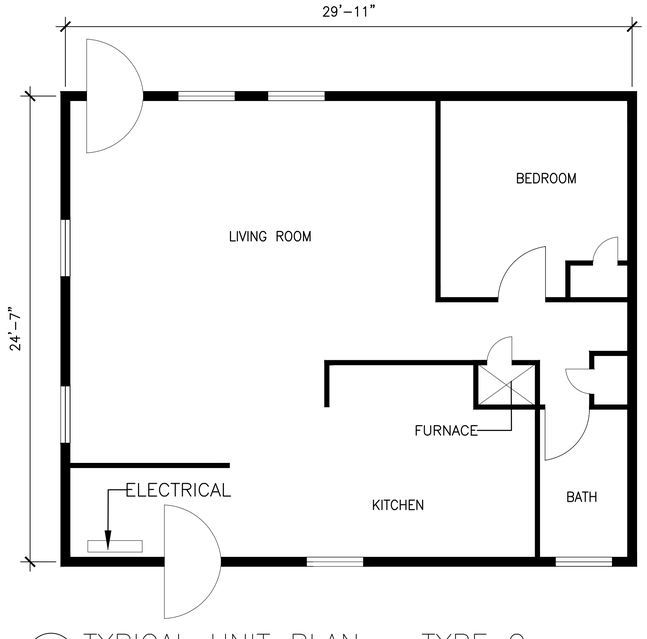
REFERENCE PHOTOS – EXTERIOR

TYPE C– TYPICAL BUILDING DESCRIPTION

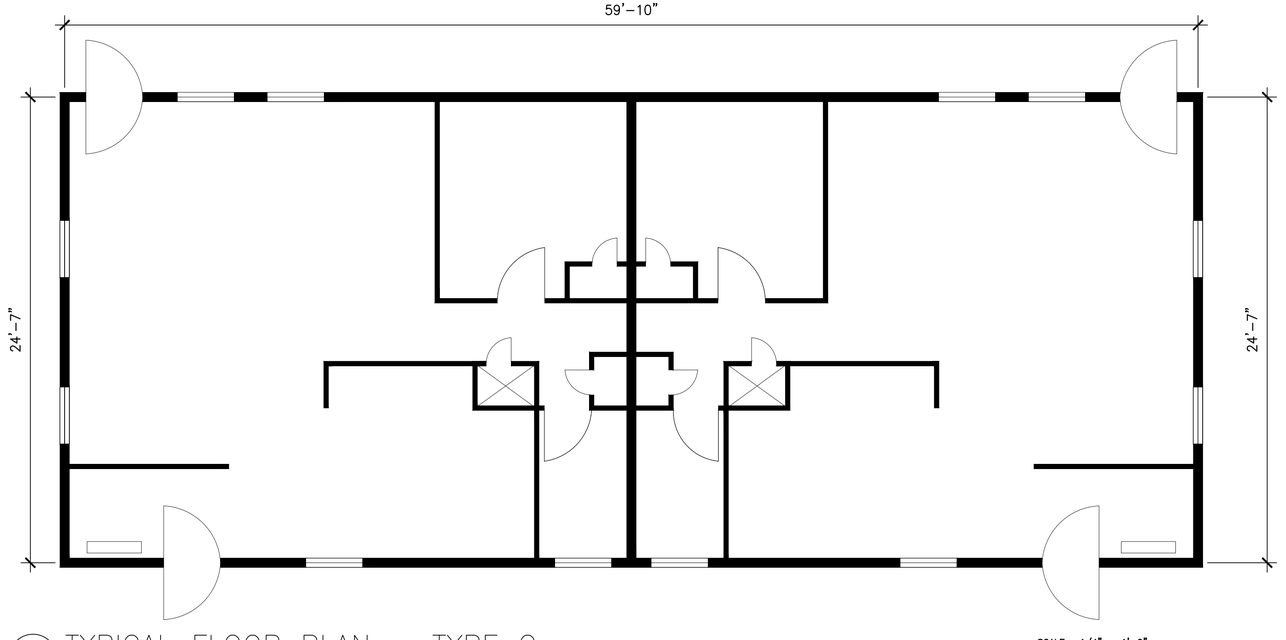
- EXTERIOR WALLS: 10" THICK BRICK (W/RED FACE BRICK) ON CMU FOUNDATIONS
- INTERIOR PARTITIONS, POURED CONCRETE, TYPICALLY 5" THICK.
- CEILINGS: PLASTER ON GYPSUM BOARD
- FLOORING: VINYL COMPOSITION TILE IN ALL ROOMS
- ROOF: ASPHALT SHINGLES ON SHEATHING, WOOD TRUSS, HIP STYLE ROOF
- FORCED AIR HEATING SYSTEM IN EACH UNIT
- ELECTRICAL PANEL LOCATED IN KITCHEN
- CONCRETE STOOPS/PADS OUTSIDE BOTH EXTERIOR DOORS
- CONCRETE WALK LINKS TO SIDEWALKS
- SMALL CONCRETE PATIO WITH SMALL MASONRY WALLS

TYPE– C

- TWO UNITS
- EACH BUILDING HAD 2 1–BEDROOM UNITS (MIRRORED)



1 TYPICAL UNIT PLAN – TYPE C
SCALE: 1/4" = 1'



1 TYPICAL FLOOR PLAN – TYPE C
SCALE: 1/4" = 1'

SCALE: 1/4" = 1'–0"
4 0 2 4 8

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE - Type C.dwg TAB: BLDG TYPE C (PHOTOS PLANS)

Gary Housing Authority

GHA

GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT

Globetrotters® Engineering Corporation

ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606

www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

1	ISSUED FOR BIDS	09/24/21

NO. DESCRIPTION DATE

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

SHEET TITLE

BLDG TYPE C (PHOTOS PLANS)

SHEET NUMBER

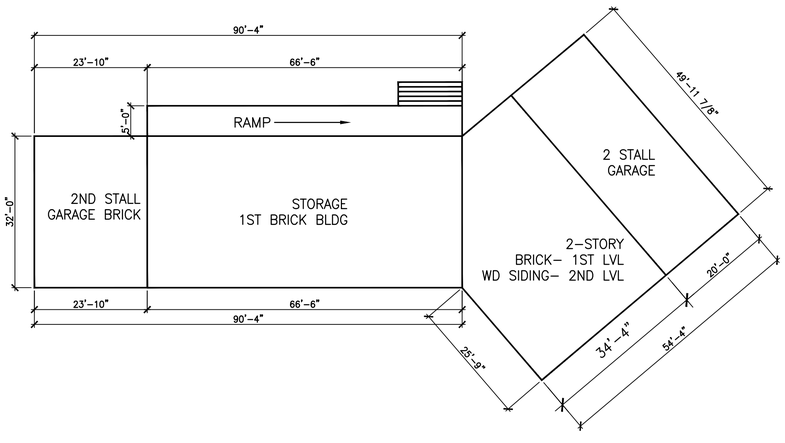
DC-A300

MANAGEMENT BUILDING

MAIN OFFICE

ADMINISTRATION BUILDING

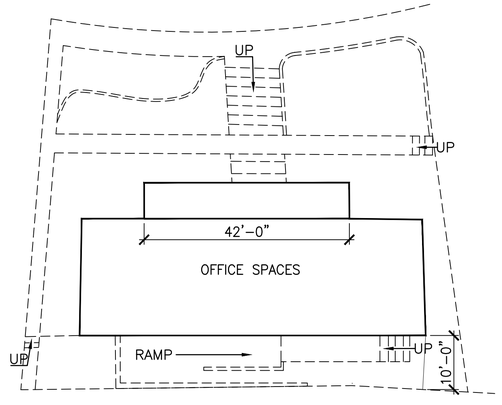
REFERENCE PHOTOS – EXTERIOR



- CONTAINS LARGE ASSEMBLY (CURRENTLY USED AS STORAGE)
- TWO LARGE 3–STALL GARAGES
- CLASSROOM TYPE SPACES LOCATED ABOVE STORAGE PORTION OF BUILDING
- EXTERIOR: PRIMARILY BRICK MASONRY WITH WOOD SIDING ON PORTION OF THE SECOND FLOOR

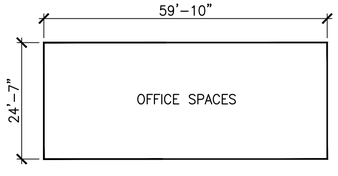
ADMINISTRATION BUILDING:
- TYPE A BUILDING WITH TYPICAL APARTMENT LAYOUT FORMERLY USED AS OFFICES

1 MANAGEMENT BUILDING
SCALE: 1/16" = 1'



- FORMERLY USED AS OFFICES
- HAS FULL BASEMENT ACCESSED BY EXTERIOR STAIRS AND RAMPS
- LARGE MASONRY RETAINING WALL AT FRONT

2 ADMINISTRATIVE BUILDING
SCALE: 1/16" = 1'



TYPICAL TYPE–A BUILDING WITH OFFICE SPACES:
- TYPE A BUILDING, INTERIOR RENOVATED FOR OFFICE USE
- INTERIOR PARTITIONS: STUD PARTITIONS WITH DRYWALL

LARGE MULTI–USE MANAGEMENT BUILDING:
- CONTAINS LARGE ASSEMBLY (CURRENTLY USED AS

3 OFFICE BUILDING
SCALE: 1/16" = 1'

SCALE: 1/16" = 1'–0"
8 0 8 16 24 32 40

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT
Globetrotters® Engineering Corporation
ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606

www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

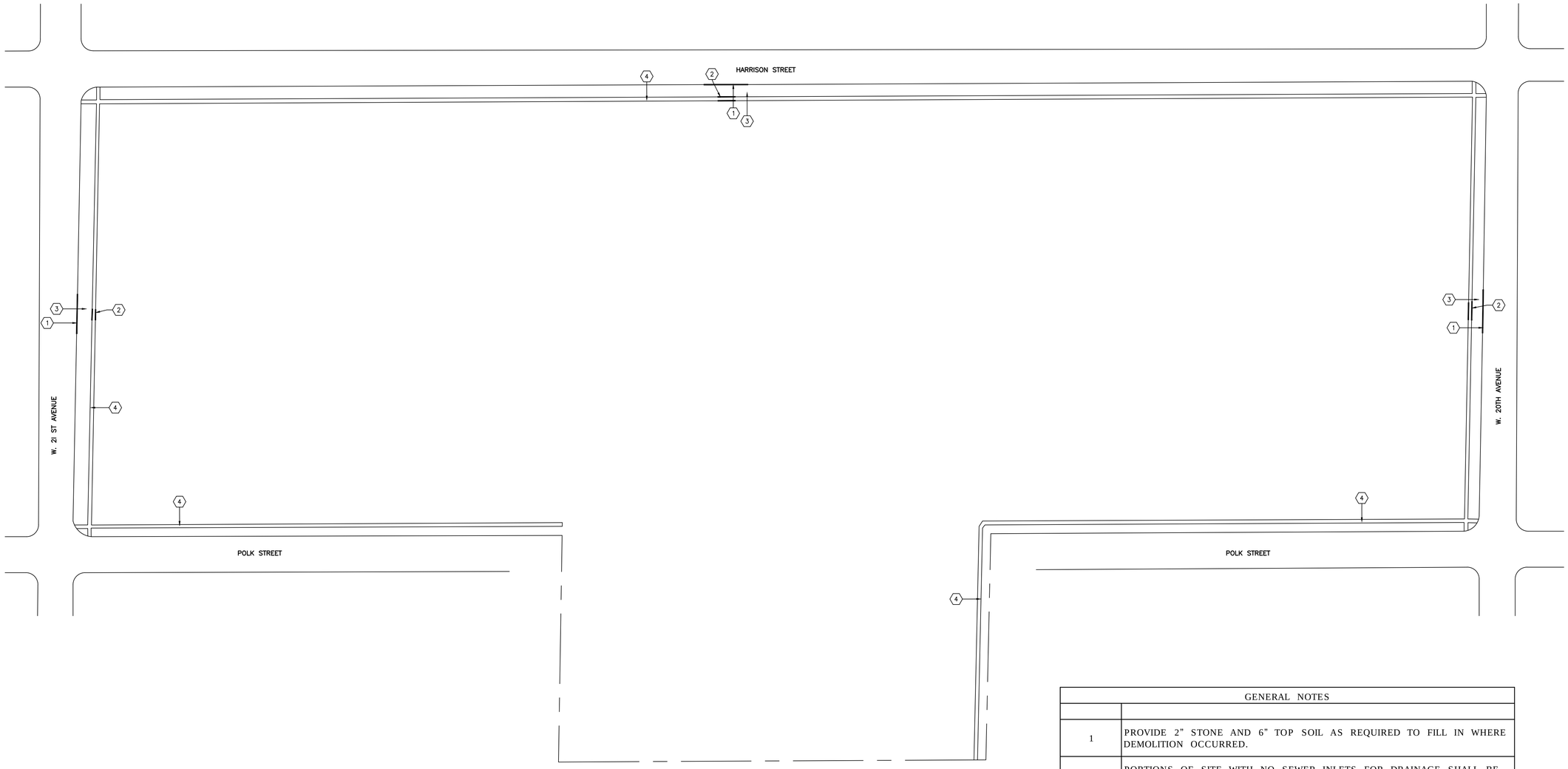
SHEET TITLE

NON DWELLING BLDG (PHOTOS,PLANS)

SHEET NUMBER

DC-A400

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE -NON DWELLING BLDG.dwg TAB: BLDG TYPE C (PHOTOS PLANS)



1 NEW SITE PLAN
SCALE: 1" = 50-'-0"

N

GENERAL NOTES	
1	PROVIDE 2" STONE AND 6" TOP SOIL AS REQUIRED TO FILL IN WHERE DEMOLITION OCCURRED.
2	PORTIONS OF SITE WITH NO SEWER INLETS FOR DRAINAGE SHALL BE FILLED AND GRADED TO A MINIMUM OF 2% SLOPE TO PREVENT PONDING OF STORM WATER ON SITE.
3	PROVIDE CONCRETE AND SITE IMPROVEMENTS AS INDICATED AND REQUIRED.
4	PROVIDE HYDROSEED PER SPECIFICATIONS.
5	NO CLEANING OF CATCH BASINS IS REQUIRED. HOWEVER, CONTRACTOR IS TO PROTECT DEMOLITION DEBRIS FROM ENTERING THE SYSTEM.

KEYNOTES - SITE IMPROVEMENTS	
⬡	ITEM
1	NEW CONCRETE CURB AND GUTTER TO MATCH EXISTING
2	NEW SIDEWALK TO MATCH EXISTING
3	NEW TOPSOIL AND SEEDING TYPICAL WHERE ASPHALT PARKWAYS WERE REMOVED.
4	EXISTING SIDEWALK TO REMAIN.

SCALE: 1" = 50'-0"
0 50 100

BY: nedhi.abraham
PLOT DATE/TIME: Sep 29, 2021 / 3:41pm
FILE: P:\projects\21011\001\A\Sheet\DELANEY EAST\D-1-21011-DE_New Site Plan.dwg TAB: NEW SITE PLAN

Gary Housing Authority

GHA

GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

DELANEY COMMUNITY

DEMOLITION SERVICES

21st AVENUE & HARRISON ST
GARY, INDIANA 46407

PRIME CONSULTANT

Globetrotters® Engineering Corporation

ENGINEERS - ARCHITECTS
300 S. Wacker Drive
Chicago, IL 60606

www.GEC-GROUP.com
312-922-6400

GLOBETROTTERS ENGINEERING CORPORATION ("GEC") RETAINS ALL PROPRIETARY RIGHTS AND COPYRIGHTS, STATUTORY AND COMMON LAW, TO THESE PLANS AND DESIGNS. USE OF THE DRAWINGS OTHER THAN FOR THEIR INTENDED PURPOSE, REPRODUCTION, ALTERATION, OR ASSIGNMENT TO ANY THIRD PARTY SHALL NOT OCCUR WITHOUT EXPRESS WRITTEN CONSENT BY GEC. GEC ASSUMES NO RESPONSIBILITY FOR ANY DRAWING NOT USED IN COMPLIANCE WITH THIS PARAGRAPH.

ISSUANCES

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDS	09/24/21

SEAL

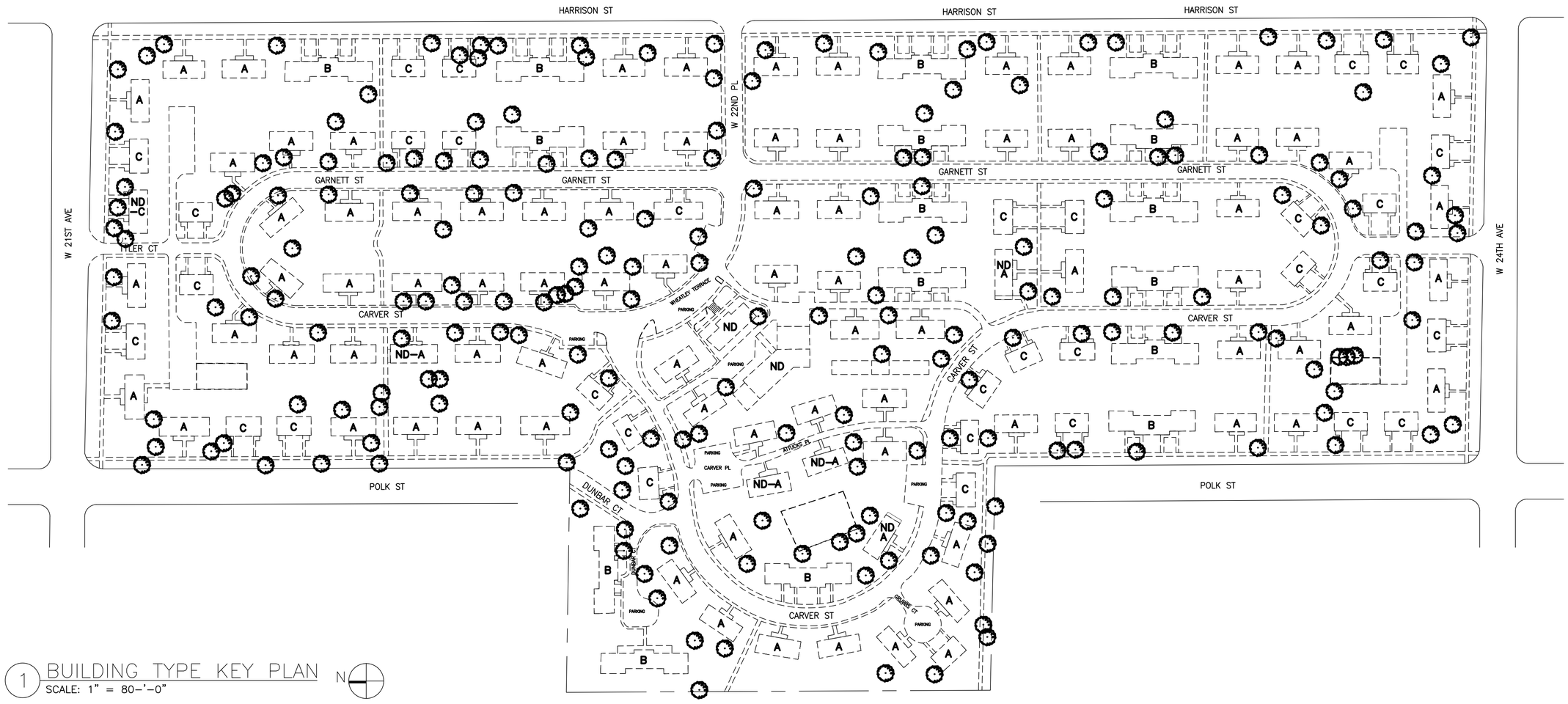
DRAWN BY NA/AK/MKL
CHECKED BY ML
GHA NO. 2021-100-003
GEC NO. 21011.001

SHEET TITLE

NEW SITE PLAN

SHEET NUMBER

DC-N100



1 BUILDING TYPE KEY PLAN
SCALE: 1" = 80'-0"

N

NOTE:
REFER TO SPECIFICATIONS FOR TABLE OF HAZARDOUS MATERIALS ABATEMENT QUANTITIES

BLDG TYPE	NO. OF BLDGS
A	81
B	16
C	32
ND	8

SUMMARY OF HAZARDOUS MATERIALS

TABLE I - DELANEY COMMUNITY

Material Description	Material Location	*Estimated Quantity	Comments
Floor tile and Mastic	Interior, Througout	173,250 SF	1 - 3 Layers of floor tile
Transite Flue	Interior and Exterior	3,150 LF	
Transite Siding	Exterior	6,220 SF	
Pipe Insulation and fittings	Interior, Througout	1,300 LF	
Window Glazing	Interior, Througout	2300 LF	
***Note: All quantities must be field verified by the contractor prior to bidding.**			

GENERAL ABATEMENT NOTES	
1	ASBESTOS ABATEMENT WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO OSHA, NESHAP, AND IDEM REGULATIONS. MOST STRINGENT METHOD TO BE UTILIZED WHEN THERE IS CONFLICT REGARDING ANY SPECIFIED METHOD.
2	ESTIMATED QUANTITIES OF ASBESTOS CONTAINING MATERIALS (ACM) ARE PROVIDED IN THE SPECIFICATION TABLES, HOWEVER, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE QUANTITIES OF ALL ACM IN THE FIELD BEFORE BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE REMOVAL OF ALL ACM.
3	CONTRACTOR SHALL NOT COLLECT SAMPLES OF ANY MATERIAL TO VERIFY THE ASBESTOS CONTENT OF THE MATERIAL. ANY QUESTION ABOUT THE SCOPE OR VERIFICATION SHALL BE OBTAINED IN WRITING PRIOR TO BIDDING.
4	CONTRACTOR SHALL NOT PERFORM ANY ENVIRONMENTAL MITIGATION AND / OR ABATEMENT WORK WHEN OCCUPANTS ARE PRESENT. WHEN THE PREMISES ARE OCCUPIED, THE CONTRACTOR SHALL PROVIDE APPROPRIATE SEPARATION BARRIERS TO ENSURE THE SAFETY OF OCCUPANTS.
5	ELECTRICAL SYSTEM AND COMPONENTS IN THE WORK AREA SHALL BE SHUT DOWN AND LOCKED OUT FOR THE DURATION OF PROJECT. CONTRACTOR SHALL PROVIDE TEMPORARY POWER FROM OUTSIDE SOURCE EQUIPPED WITH GROUND - FAULT CIRCUIT INTERRUPTER AT THE SOURCE.
6	ALL ASBESTOS ABATEMENT SHALL BE CONDUCTED USING WET METHODS UNDER NEGATIVE PRESSURE. NO DRY REMOVAL SHALL BE PERMITTED. NO VISIBLE EMISSION FROM WORK AREA SHALL BE PERMITTED.
7	ALL LAYERS OF VINYL FLOOR TILE AND MASTIC (INCLUDING ALL NON - ACM LAYERS BETWEEN FLOOR TILES AND MASTIC AND / OR MATERIALS, IF ANY) SHALL BE REMOVED AS ACM.

SCALE: 1" = 80'-0"
0 40 80

Gary Housing Authority
GHA
GARY HOUSING AUTHORITY
578 BROADWAY
GARY, INDIANA 46402

SPC
SPECIALTY CONSULTING, INC.
Architects, Engineers & Scientists

DELANEY COMMUNITY

21ST AVE & HARRISON ST
GARY, INDIANA 46407

GHA NO. 2021-100-003

REVISIONS

NO.	DESCRIPTION	DATE
#	-	-

DRAWN BY: -
CHECKED BY: -
APPROVED BY: -
DRAWN DATE: -

WARNING: ASBESTOS-CONTAINING BUILDING MATERIALS ARE OR MAY BE PRESENT IN THIS BUILDING. AN ASBESTOS MANAGEMENT PLAN IS AVAILABLE IN THE SCHOOL FOR REVIEW UPON REQUEST. NO PERSON MAY DISTURB ASBESTOS-CONTAINING MATERIALS UNLESS THAT PERSON IS A LICENSED ASBESTOS WORKER OR CONDUCTS SUCH WORK IN ACCORDANCE WITH SPECIFICATION(S) CONTAINED IN THE PROJECT DOCUMENTS AND IN COMPLIANCE WITH ILLINOIS DEPARTMENT OF HEALTH RULES AND REGULATIONS.

ABATEMENT PLAN

SHEET NUMBER :

DC-ABT-1