



May 10, 2024

City of Aurora  
720 N Broadway  
Aurora, IL 60505  
Attn: Jim Birchall

**RE: Aurora 5<sup>th</sup> Floor Communications Department**

Dear Mr. Birchall,

F.H. Paschen has agreed to the following scope of work with the City of Aurora. We are pleased to present the following scope of work for your review.

**Scope of Work- Carpentry**

- Scrape, patch, repair existing plaster walls.
- Repaint existing walls and wall mounted electrical.
- Re-varnish existing wood trims.
- Furnish and install new 2x2 Tegular Edge Tile dropped ceiling.
- Furnish and install new 2x2 carpet tile over existing 9 x 9 VCT tile.

**Scope of Work- Fire Alarm**

- Furnish and install (1) new wall mounted visual device in new office.
  - Install to include stub down to device and connection from NAC panel to new device.

**Scope of Work- HVAC**

- Furnish and install (1) Carrier 2 Ton Ductless Split Heat Pump System.
  - Indoor unit to be a ceiling cassette.
  - Outdoor unit to be mounted on rails.
  - Install includes refrigerant lines, outdoor air cassette connection, condensate drain, and start-up.
- Furnish and install thermostat and interface for connection to BAS.
- Crane will be used to raise and set unit onto roof and Olsson Roofing to seal roof rails and portal.

**Scope of Work- Electrical**

- Complete all demolition as required.
- Furnish and install (1) ceiling mounted audio visual (fire alarm).
- Furnish and install (6) Cat 6A dual cable additions for general network feeds.
- Furnish and install cable for (1) card reader and strike.
- Furnish and install (1) EM / Exit combo.
- Furnish and install (5) 2x4 (dimmbable) lay-in fixtures.
- Furnish and install 120v power to (6) locations.



### **Scope of Work- Fire Suppression**

- Furnish and install new white concealed pendent(s).

### **Scope of Work- Card Reader**

- Furnish and install the following equipment to accommodate the addition of (1) new card reader to expand the existing facility Commander Access Control System.
  - Qty. 1 | DirecDoor DD1FC Dual Reader Controller
  - Qty. 1 | Altronix AL400ULX 12/24VDC Power Supply
  - Qty. 2 | Power Sonic PS-12120 PS Series 12VDC 7Ah Battery
  - Qty. 1 | Ditek DK-120HW 120VAC Surge Protector
- Furnish and install the (1) card reader and (1) electric strike surge protector on the designated door on the 5th floor.
  - Qty. 1 | Schlage MT15 Wall Mount Card Reader
  - Qty. 1 | Ditek DTK-ESS Electric Strike Surge Protector
- Furnish and install low voltage access control cable from the card reader and Electric Strike Surge Protector to the new DirecDoor Panel.
  - Qty. LOT | 18 AWG 6 Conductor Non-Shielded Plenum Cable Furnish and install new 2x2 Tegular Edge Tile dropped ceiling.
  - Qty. LOT | 18 AWG 2 Conductor Non-Shielded Plenum Cable
- Secure low voltage access control cable above drop ceiling utilizing beam clamps and bridal rings. Cable shall be concealed behind drywall below drop ceiling.
  - Qty. LOT | Bridal Rings
  - Qty. LOT | Beam Clamps
- Utilize a licensed locksmith subcontractor to furnish and install (1) electric door strike and modify the frame to accommodate installation.
- Program newly installed card reader into Facility Commander.

### **Scope of Work- Flooring**

- Remove and dispose of existing flooring.
- Remove and dispose of existing vinyl cove base.
- Furnish and install full skim coat and sand concrete subfloor to allow for installation of new LVT.
- Furnish and install new Mohawk LVT.
- Furnish and install new Roppe 4" vinyl cove base.



The budgeted cost to furnish and install the above referenced work is **Ninety-Four Thousand Six Hundred Four Dollars and Twenty-Two Cents, \$94,604.22**

**Clarifications**

- This proposal *excludes* connection to BAS.
- This proposal *excludes* furnish and install of any new Thermopane replacement sash kits in existing windows.
- This proposal *excludes* any premium or overtime and is based on normal working hours.
- This proposal *excludes* any permit fees.
- This proposal *excludes* any engineering work.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal includes only the following items described in the above scope.

Please review this information at your earliest possible convenience and advise us as to how you wish to proceed. All required documents will be submitted at your request. If you have any questions or concerns, please do not hesitate to call.

---

City of Aurora	Date
<i>Dan Dunn</i>	5/10/24
F.H. Paschen, S.N. Nielsen & Associates, LLC	Date:

---