



February 18, 2016

City of Aurora  
Attn: Jim Birchall  
44 E. Downer Pl  
Aurora, IL 60507

**RE: GAR Building Renovations**

Dear Mr. Birchall:

F.H. Paschen has visited the project site with the City of Aurora and has agreed to the following scope of work and current existing conditions. We are pleased to present the following scope and budget for your review.

**Scope of Work**

***Carpentry***

- Install salvaged wainscoting, cap, base, and shoe in Angel Rm.
- Install salvaged wood trim filler at decorative entrance from hallway to Angel Rm.
- Install salvaged wood base and shoe in hallway.

***Flooring***

- Remove and salvage existing wood flooring in tower hallway.
- Supply and install 3/4" plywood subfloor in tower hallway and elevator lobby.
- Grind and remove staples in existing wood flooring to remain at Angel Rm.
- Patch where needed with existing wood from hallway.
- Sand existing wood flooring.
- Sand smooth, stain to match control sample as approved by owner.
- Apply two (2) coats of a water base matte finish.
- Provide new laminate flooring in hallway and elevator lobby as selected by owner.
- Cleanup and disposal of all debris
- Provide masonite floor protection after completion.

***Paint & Stain***

- Prime and paint new drywall in basement.
- Prime and paint plywood walls in basement.
- Prime and paint hollow metal doors and frames.
- Prepare and stain/varnish stairs and rails from basement to first floor.



- Prepare and stain unfinished wood trim throughout Angel Room and tower hallway.

### ***Electrical***

- Provide one new LED fixture (HBXA SpecGrade) in center of Angel Rm.
- Provide 30' scaffolding for installation of new LED light fixture.
- Install receptacles and trim on existing floor boxes in Angel Rm.
- Provide electrical hook-up to new display cabinets.
- Provide switch to control new display cabinets.
- Furnish and install one new electric cabinet unit heater in basement.
- Provide a circuit and install an existing light fixture in basement hallway.
- Provide and install one stairway fixture with wiremold raceway.

### **Clarifications**

- This proposal *excludes* any cabinetry scope. New cabinets to be furnished, installed, and finished by others.
- This proposal *excludes* new door hardware.
- This proposal *excludes* any exit sign work. To be provided by owner.
- This proposal *excludes* installation of water cooler in basement. To be provided by owner.
- This proposal *excludes* removal/disposal of existing cabinets in Angel Room. To be provided by owner.
- This proposal *excludes* the removal and disposal of any hazardous material.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any permit fees.
- This proposal includes a final cleaning.
- This proposal includes a payment and performance bond.
- This proposal includes scope development and construction management services.
- This proposal includes only the following items described in the above scope.

The cost to furnish and install the above referenced work is **Ninety Nine thousand, Five hundred Fifty \$99,550.**

### **Alternates**

- 1. Light fixture lift in Angel Room - Add \$7,800**  
Assumes lift will be installed at same time as LED light fixture from scaffolding already in place.
- 2. Finish wood floor on 2<sup>nd</sup> floor Tower – Add \$3,300**



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**F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC**  
GENERAL CONTRACTORS

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- 3. Stain/varnish 10 upper windows at stairwell – Add \$3,850**  
Includes unfinished wood sills and scaffolding for access.
- 4. Stain/varnish stairs and rail from 1<sup>st</sup> floor up to 2<sup>nd</sup> flr tower – Add \$5,500**
- 5. Chemically strip existing paint, sand, prep, stain and varnish 1<sup>st</sup> Flr – Add \$5,060**  
Includes interior side of doors, molding surrounding stained glass above doors, and 2 windows at stairwell.
- 6. Chemically strip existing paint, sand, prep, stain and varnish 10 upper windows - Add \$5,865**  
Includes painted trim at 10 upper windows at tower.

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.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Addie Domasica'.

Addie Domasica  
Project Manager

Cc: File