



April 15, 2022

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

RE: Aurora Council Chambers Improvements

Dear Mr. Birchall

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

Scope of Work

- Provide all abatement as required before any work begins. All abatement shall be in accordance with all applicable OSHA regulations and requirements.
- Properly remove and dispose of all asbestos containing materials as indicated on environmental report provided by Midwest Environmental.
- Remove and dispose of existing floor finish and wall base as indicated.
- Remove and dispose of existing wood trim and countertop at the dais as indicated.
- Remove and dispose of existing countertop at upper dais, platform and knee wall to remain as indicated.
- Remove and dispose of existing interior wall assemblies as indicated.
- Remove and dispose of existing auditorium seating as indicated.
- Remove and dispose of existing shades and blinds as indicated.
- Remove and dispose of existing acoustical ceiling tile and grid as indicated.
- Remove and dispose of existing doors, frames and hardware as indicated.
- Remove and dispose of existing mechanical as indicated.
- Remove and dispose of existing electrical as indicated.
- Fabricate and install roughly 54 LF of new wall mounted handrails as indicated.
- Fabricate and install new lintel as indicated.
- Furnish and install 21” of new ½” framing including “pony walls” ½” CDX fire-rated plywood with ½” Armorcore level 3.
- Furnish and install one (1) new door slab with hardware as indicated.
- Furnish and install new fire-rated blocking as required for new furnishings.
- Provide necessary labor and materials required to extend raised fire-rated floor and dias sections as indicated. Includes fire-rated wood framing, fire-rated plywood and Armocore / Kevlar.
- Furnish and install two (2) floor hatches as indicated.
- Furnish and install new acoustical ceiling tile and grid as indicated.
- Furnish and install four (4) wood column enclosures as indicated on A800/3.
- Furnish and install new dais wall, supports brackets, caps, wood base, quartz countertop, steel posts in wall and gate with hardware as indicated.



- Furnish and install CPT-1 as indicated.
- Furnish and install carpet padding as indicated.
- Furnish and install RB-1 as indicated.
- Prime and paint gypsum board walls as indicated.
- Prime and paint hollow metal door frames and doors as indicated.
- Prime and paint hollow metal interior window frames as indicated.
- Prime and paint metal railings as indicated.
- Furnish and install window film as indicated.
- Furnish and install window shades as indicated.
- Furnish and install two (2) lecterns as indicated.
- Design, furnish and install new chrome / white concealed pendent sprinklers for new finished ceilings.
 - Pricing *excludes* any fees associated with plan review / permitting and/or P.E. stamped submittal. Any permit or review fees to be removed from the owners contingency.
- New pendent heads to be connected to flexible arm-overs.
- Final inspection / hydrostatic test of system as required.
- Furnish and install eight (8) new diffusers as indicated.
- Furnish and install one (1) 208v/120v 3 phase 20 circuit sub panel as indicated.
- Furnish and install new conduit and wiring as required for new lighting as indicated.
- Furnish and install new light fixtures as indicated.
- Furnish and install new lighting control system as indicated.
- Furnish and install new conduit, wiring and receptacles, switching, etc. as indicated.
- Furnish and install new conduit and wiring for fire alarm as required.
- Furnish and install new conduit stubs with pull strings and junction boxes for low voltage wiring as required.
- Furnish and install new visual lighting sensors as required.
- Furnish and install new j-hooks for data cabling as necessary above acoustical ceiling tile.
- Reinstall FA devices as indicated.
 - Fire alarm to be completed by ADS
- Provide fire extinguishers for the duration of the project as per OSHA regulation.

Clarifications

- This proposal is based on the drawings provided by Kluber Architects + Engineers dated 07/26/2021 titled "Bid Documents" and Plan Review dated 9/15/2021.
- This proposal is based on the specifications provided by Kluber Architects + Engineers title "Project Manual for Council Chambers Improvements"
- This proposal includes a contingency allowance of \$25,000.00 as indicated.
- This proposal includes a cash allowance of \$35,000.00 as indicated for the furniture systems (raised dais and gangable audience chairs and chair carts).
- This proposal includes a cash allowance of \$7,500.00 as indicated for the Interior Dais Signage System.
- This proposal includes an allowance of \$206,715.00 as indicated for the AV scope of work. This price includes all A/V scope of work as provided by Key Code Media per the City of Aurora's request.
- This proposal includes all abatement as required and provided by Midwest Environmental.
- FHP assumes no material handling can be performed utilizing the buildings elevator.



- This proposal *excludes* staining / painting wood doors unless otherwise indicated.
- This proposal *excludes* painting any ceilings.
- This proposal *excludes* re-working of existing main or branch sprinkler piping.
- This proposal *excludes* testing and air balancing.
- This proposal *excludes* all mechanical work unless otherwise indicated above.
- This proposal *excludes* furnishing and install new audience seats, dais chairs and chair carts (see cash allowance).
- This proposal *excludes* any ballistics-rated wood doors.
- This proposal *excludes* any tablets or electronic control devices.
- This proposal *excludes* any fiber optic cables.
- This proposal *excludes* any furniture moving.
- This proposal *excludes* furnishing and install new signage (see cash allowance).
- This proposal *excludes* any moisture mitigation or moisture testing of the existing slab.
- This proposal *excludes* any floor leveling or patching of existing slab.
- This proposal *excludes* furnishing and/or installing furniture.
- This proposal *excludes* new windows / storefront.
- This proposal includes a payment and performance bond.
- This proposal includes a final construction cleaning upon completion of the project.
- This proposal *excludes* any permits or permit fees.
- This proposal *excludes* temporary facilities and controls.
- This proposal *excludes* any firestopping unless in rated wall assemblies.
- This proposal *excludes* any overtime or premium time and is based on normal working hours.
- This proposal is based on only the above scope of work.

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

Mark Holmes

4/15/2022

F.H. Paschen, S.N. Nielsen & Associates, LLC

Date: