



March 19, 2019

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

**RE: Aurora 1 S. Broadway Masonry Repairs Budget Letter**

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.

**Base Bid – Replace 52’ North Parapet: One Hundred Sixty Thousand Dollars - \$160,000.00**

- Area of repair is defined as 52’ long west portion of north parapet and 2’ west parapet return wall
- Remove and set aside existing terra cotta coping and cornice units (52 LF each)
- Demo and rebuild face brick masonry down to top of 3rd Floor cornice (approx. 9’ in height)
  - Salvage existing Roman bricks to rebuild face wythe as available
  - Balance for face wythe replacement brick shall be a closely color matched, commercially available brick
- Demo and re-build two interior brick wythes down to top of existing roof deck (averages approx. 3-10” in height)
  - Assumption that parapet wall is a total of three brick wythes thick (1 face brick wythe, 2 backup wythes)
- Re-set existing salvaged terra cotta coping and cornice units determined to be in good condition
- Set new cast stone coping and cornice replacement units, stain on site to color-match salvaged units
  - Base Bid includes replacement of 14 failed coping units and 14 failed cornice units
  - Coping joints shall be mortar, tooled slightly concave (or to match existing adjacent finish)
- Wash new masonry with appropriate masonry detergent after allowing sufficient time for mortar to cure.
- Remove and rework roof flashing as required.
- Base bid excludes scaffolding or swing stage to perform scope of work. See Alternate #02 and #03 for options. FHP would suggest proceeding with swing stage.

**Alternate #1 – Replace entire 84’ North Parapet Add: Eighty-Four Thousand Dollars - \$84,000.00**

- In lieu of partial 52’ parapet rebuild, perform full north parapet rebuild length of 84’ (scope otherwise identical to above)
  - Demo and rebuild face brick masonry down to top of 3rd Floor cornice (approx. 9’ in height)



- Interior brick wythes to top of roof deck (averages 3-0" in height overall, from NW corner to NE corner of building)
- Remove and rework roof flashing as required.
- Base bid excludes scaffolding or swing stage to perform scope of work. See Alternate #02 and #03 for options. FHP would suggest proceeding with swing stage.
- This cost is an added cost to the base bid.

**Alternate #2 – Scaffolding: Forty Thousand Five Hundred Dollars - \$40,500.00**

- Provide and install scaffolding on top of the existing canopy. The scaffolding will measure approximately 5' wide by 84' long by 40' high from the top of the canopy.
- Cost includes erection, dismantling, delivery, pickup and rental for 28 days. There will be an additional cost impact of \$65.00 each day after the 28-day rental.

**Alternate #3 – Swing Stage: Twenty-One Thousand Five Hundred Dollars - \$21,500.00**

- Install swing stage scaffolding with counterweights set at roof.

**Unit Price #01 – Coping Unit Per Cast Stone: Eighty-Three Dollars - \$83.00**

- Furnish (material only) additional coping unit (cast stone) beyond what is included in the base bid.

**Unit Price #02 – Cornice Unit Per Cast Stone: Two Hundred Thirty-Seven Dollars - \$237.00**

- Furnish (material only) additional cornice unit (cast stone) beyond what is included in the base bid.

**Clarifications**

- This proposal includes procurement fees. If procurement fees are not required, please advise and pricing will be modified accordingly.
- This proposal *excludes* structural engineering costs.
- This proposal *excludes* sidewalk canopy (scaffolding cost assumes canopy is in place).
- This proposal *excludes* temporary fencing.
- This proposal *excludes* any mechanical, electrical or plumbing work.
- This proposal *excludes* the disposal of any removed cabling as identified above.
- This proposal *excludes* the removal and disposal of any hazardous material.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any bonds.
- This proposal *excludes* any permit fees.
- This proposal assumes work to be complete during normal work hours. No premium time has been included.
- 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.

Respectfully,

*Mark Holmes*

Mark Holmes  
Assistant Project Manager

Cc: File