



CITY OF AURORA

PURCHASING DIVISION OF FINANCE DEPARTMENT
44 E. DOWNER PLACE, P.O. BOX 2067
AURORA, ILLINOIS 60507-2067

PURCHASE ORDER

301143

DATED: 05/31/2023

PHONE (630) 256-3550
FAX (630) 256-3559

CHANGE ORDER No. 5 06/13/2023

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FH PASCHEN, SN NIELSEN & ASSOC
5515 N. EAST RIVER ROAD
CHICAGO, IL 60656

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CITY OF AURORA
CENTRAL SERVICES
BASEMENT
44 E DOWNER PL
AURORA, IL 60507

INVOICES NOT DIRECTED TO PURCHASING WILL DELAY PAYMENT

ORDER SUBJECT TO TERMS AND CONDITIONS

REQUISITION #	REQUISITION DATE	TERMS	DATE REQUIRED	IL TAX EXEMPTION #	
157763	05/14/2024	NET	05/31/2023	E9996-0842-07	
ACCOUNT #	CUSTOMER ACCT #	CONTRACT #	PROJECT #	FEIN	
Multiple Accounts				36-6005778	
LINE #	QUANTITY	UOM	ITEM NUMBER AND DESCRIPTION	UNIT COST	EXTENDED COST

CHANGE ORDER CONFIRMATION COPY - DO NOT DUPLICATE

1	144,272.64	EA	35 N. BROADWAY EMERGENCY MASONRY REPAIRS ***** <i>Per proposal dated May 30, 2023.</i> <i>Location: 35 N. Broadway Aurora, IL</i> <i>Per Resolution R20-221 Approved September 22, 2020</i> <i>Please e-mail PO to: Jared Witt at JWitt@fhpaschen.com</i>	1.0000	144,272.64
2	8,100.00	EA	STRUCTURAL ENGINEERING SERVICES	1.0000	8,100.00
3	149,495.75	EA	EMERGENCY SHORING AND DEMOLITION	1.0000	149,495.75
4	1.00	EA	AURORA 35 N. BROADWAY MASONRY WALL, RAFTER & ROOF. PER PROPOSAL DATED 9/15/2023 <i>LOCATION: 35 N. BROADWAY AURORA, IL</i> <i>PLEASE E-MAIL PO TO: Jared Witt AT JWitt@fhpaschen.com</i>	489,032.5400	489,032.54
5	1.00-	EA	CREDIT MEMO DATED MAY 9, 2024	48,900.0000	(48,900.00)



CITY OF AURORA

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44 E. DOWNER PLACE, P.O. BOX 2067
AURORA, ILLINOIS 60507-2067

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PURCHASE ORDER

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DATED: 05/31/2023

CHANGE ORDER No. 5 06/13/2023

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CENTRAL SERVICES
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INVOICES NOT DIRECTED TO PURCHASING WILL DELAY PAYMENT

ORDER SUBJECT TO TERMS AND CONDITIONS

REQUISITION #	REQUISITION DATE	TERMS	DATE REQUIRED	IL TAX EXEMPTION #
157763	05/14/2024	NET	05/31/2023	E9996-0842-07
ACCOUNT #	CUSTOMER ACCT #	CONTRACT #	PROJECT #	FEIN
Multiple Accounts				36-6005778

LINE #	QUANTITY	UOM	ITEM NUMBER AND DESCRIPTION	UNIT COST	EXTENDED COST
6	1.00-	EA	REMOVE ROOFING PER EMAIL DATED NOVEMBER 9, 2023	21,200.0000	(21,200.00)

9/6/23 Added line 3 per Estimate dated 7/14/23.jp

ACCT NO	PROJECT	AMOUNT
60100004104078		720,800.93

TOTAL AMOUNT: \$720,800.93

DIRECTOR OF PURCHASING


Jolene Coulter

THE CITY OF AURORA REQUIRES THAT ALL CITY PURCHASES BE PREAUTHORIZED BY THE ISSUANCE OF PURCHASE ORDERS. IF A VENDOR DELIVERS ANY MERCHANDISE WITHOUT VALID PURCHASE ORDER, NO LIABILITY EXISTS FOR THE CITY OF AURORA. OUR PURCHASE ORDER NUMBER SHOULD BE REFLECTED ON YOUR INVOICE.



March 28, 2023

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

RE: Aurora 35 North Broadway Emergency Masonry Repairs

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.

Scaffolding

- Erect 107 LF of 6' wide heavy duty sidewalk canopy.
- Erect 107 LF of 25' high pipe scaffolding with decking for worker access.

The budgeted cost to complete the above scope of work with 28 days of rent is **\$30,870.54**.
Each additional 28 days of rent is **\$3,895.79**.

Masonry Work

- Remove 75% of the exterior Architectural Masonry Finish (AMF) at the North Elevation.
 - Examine condition of brick masonry and mortar after AMF is removed.
- Grind and repoint mortar joints at exterior side of wall.
- Replace damaged or spalled bricks at exterior side of walls as budget allows.
- Repair masonry at the parapet walls as budget allows.
- Replace damaged or spalled bricks at interior side of wall as budget allows.
- All mortar shall be type "N."

The budgeted cost to complete the above scope of work is **\$144,288.59**.

The cost to complete the *entire* above scope of work, with (2) months of rent is \$179,054.93.

Clarifications

- This proposal *excludes* any permits/permit fees.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any removal of hazardous materials.
- 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.

F.H. PASCHEN

F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. East River Road, Chicago, IL 60656
p. 773.444.3474 f. 773.693.0064 | www.fhpaschen.com



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

Dan Dunn

3/28/2023

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

Date:



Final Estimate
 Jared Witt
 F.H. Paschen
 20-16 - 2020 City of Aurora JOC F.H. Paschen - First Option - 10/01/2021 to 9/30/2022
 Aurora 35 North Broadway Emergency Masonry Repairs - 4623-225

Estimator: Jared Witt

Division Summary (MF04)

01 - General Requirements	\$48,441.50
02 - Existing Conditions	\$1,060.00
03 - Concrete	
04 - Masonry	\$68,402.82
05 - Metals	
06 - Wood, Plastics, and Composites	
07 - Thermal and Moisture Protection	
08 - Openings	
09 - Finishes	
10 - Specialties	
11 - Equipment	
12 - Furnishings	
13 - Special Construction	
14 - Conveying Equipment	
21 - Fire Suppression	
22 - Plumbing	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)	
25 - Integrated Automation	
Totalling Components	
Priced Line Items	\$166,406.38
RSMeans CHICAGO IL CCI 2023 115.70%	\$26,125.80

Aurora 35 North Broadway Emergency Masonry Repairs

26 - Electrical	
27 - Communications	
28 - Electronic Safety and Security	
31 - Earthwork	
32 - Exterior Improvements	
33 - Utilities	
34 - Transportation	
35 - Waterway and Marine Transportation	
41 - Material Processing and Handling Equipment	
44 - Pollution Control Equipment	
46 - Water and Wastewater Equipment	
48 - Electric Power Generation	
Alternate	\$48,502.06
Trades	
Assemblies	
FMR	
MF04 Total (Without totalling components)	\$166,406.38

2020 City of Aurora JOC F.H. Paschen Standard (-7.00000%)	\$(13,477.25)
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Grand Total **\$179,054.93**

Final Estimate

Estimator: Jared Witt Aurora 35 North Broadway Emergency Masonry Repairs

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0850-L Cost adjustment factors, dust protection, add to construction costs for particular job requirements, maximum dustless grinding and dust protection procedures per OSHA standards.	Costs	180,000.00000	11.00000%	\$19,800.00	RSMZ2FAC L, O&P
2	01-54-23-75-1220 Scaffolding specialties, sidewalk bridge, heavy duty steel posts & beams, 2 posts, 8' to 10' wide, incl. parapet protection & waterproofing, material cost is rent/month Line item used to provide heavy duty sidewalk canopy.	L.F.	107.00000	\$198.00	\$21,186.00	RSMZ2FAC M, L, O&P
3	01-54-23-75-1510 Scaffolding specialties, sidewalk bridge, tubular steel scaffold frames, incl. planking, material cost is rent/month Line item used to provide high pipe scaffolding with decking for worker access.	L.F.	107.00000	\$58.50	\$6,259.50	RSMZ2FAC M, L, O&P
4	01-54-36-50-1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck Mobilization and demobilization of masonry crew	Ea.	2.00000	\$228.00	\$456.00	RSMZ2FAC L, E, O&P
5	01-54-36-50-1300 Mobilization or demobilization, delivery charge for equipment, hauled on 3-ton capacity towed trailer Mobilization and demobilization of canopy scaffolding	Ea.	2.00000	\$370.00	\$740.00	RSMZ2FAC L, E, O&P
01 - General Requirements Total						
					\$48,441.50	
02 - Existing Conditions						
6	02-41-19-19-0700 Selective demolition, rubbish handling, dumpster, 10 C.Y., 3 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost Disposal of construction debris.	Week	2.00000	\$530.00	\$1,060.00	RSMZ2FAC M, O&P
02 - Existing Conditions Total						
					\$1,060.00	
04 - Masonry						
7	04-01-20-20-0300 Pointing masonry, tuck, cut and re-point, hard mortar, running bond SF of North Facade = 1,856.25 SF	S.F.	1,856.25000	\$9.75	\$18,098.44	RSMZ2FAC M, L, O&P
8	04-05-16-30-0300 Grout, concrete masonry unit (CMU) cores, 10" thick, 0.340 C.F./S.F., pumped, excludes blockwork SF of North Facade = 1,856.25 SF	S.F.	1,856.25000	\$6.10	\$11,323.13	RSMZ2FAC M, L, E, O&P
9	04-21-13-13-2600 Brick veneer masonry, buff or grey brick, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing SF of North Facade = 1,856.25 SF	S.F.	1,856.25000	\$21.00	\$38,981.25	RSMZ2FAC M, L, O&P
90 LF x 27.5 LF = 2,475 SF / 75% of the area needs to be regrouted = 1,856.25 SF						
90 LF x 27.5 LF = 2,475 SF / 75% of the area needs to have brick veneer installed = 1,856.25 SF						

Final Estimate

Estimator: Jared Witt Aurora 35 North Broadway Emergency Masonry Repairs

Item	Description	UM	Quantity	Unit Cost	Total	Book
04 - Masonry						
04 - Masonry Total						
Alternate						
10	01-54-23-75-122D Demo - Scaffolding specialties, sidewalk bridge, heavy duty steel posts & beams, 2 posts, 8' to 10' wide, incl. parapet protection & waterproofing, material cost is renl/month Take down and remove pedestrian canopy when complete.	L.F.	107.0000	\$143.55	\$15,359.85	CUSTOM L O&P
11	01-54-23-75-1510 Demo - Scaffolding specialties, sidewalk bridge, tubular steel scaffold frames, incl. planking, material cost is renl/month Take down and remove pedestrian canopy when complete.	L.F.	107.0000	\$47.61	\$5,094.27	CUSTOM L O&P
12	04-21-13-13-2600 Demo - Brick veneer masonry, buff or grey brick, running bond, truckload lots, scaffolding, grout and reinforcing 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes SF of North Facade = 1,856.25 SF 90 LF x 27.5 LF = 2,475 SF / 75% of this area needs to be demo'd = 1,856.25 SF	S.F.	1,856.2500	\$15.11	\$28,047.94	CUSTOM L O&P
Alternate Total					\$48,502.06	

3/28/2023 Proposal accepted by the undersigned for the sum of \$ _____
 Performance period required from date notice to proceed is received by contractor: _____ calendar days.
 Work to be performed to the standards of the industry or trade.

F.H. Paschen

By: _____
 Title: _____
 Date: _____

Engineering Office Approval

By: _____
 Title: _____
 Date: _____

Contracting Office Approval

By: _____
 Title: _____
 Date: _____

Final Estimate

Estimator: Jared Witt
Alternate

Aurora 35 North Broadway Emergency Masonry Repairs

Item	Description	UM	Quantity	Unit Cost	Total	Book
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Project Number: 4623-225

Delivery Order Number:

Line Item Estimate Amount: _____

Estimate Grand Total 179,054.93



June 13, 2023

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

RE: Aurora 35 North Broadway Engineering Services

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

- Emergency Site evaluation of Existing condition of masonry where some masonry veneer has been removed.
- Court appearance on June 22, 2023, to explain findings from emergency meeting.
- Post site evaluation after approximately 100% of masonry veneer has been removed.
- Prepare post evaluation structural report on the conditions and make recommendations for remediation of deficiencies.
- Final site evaluation and final report after masonry work is completed.

Clarifications

- This proposal *excludes* any permits/permit fees.
- 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

Dan Dunn

6/13/2023

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

Date:

F.H. PASCHEN

F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. East River Road, Chicago, IL 60656
p. 773.444.3474 f. 773.693.0064 | www.fhpassen.com



F.H. PASCHEN

Final Estimate
Jared Witt
F.H. Paschen
20-16 - 2020 City of Aurora JOC F.H. Paschen - First Option - 10/01/2021 to 9/30/2022
Aurora 35 North Broadway Engineering Services - 4623-255

Estimator: Jared Witt

Division Summary (MF04)

01 - General Requirements	\$621.00	26 - Electrical	
02 - Existing Conditions		27 - Communications	
03 - Concrete		28 - Electronic Safety and Security	
04 - Masonry		31 - Earthwork	
05 - Metals		32 - Exterior Improvements	
06 - Wood, Plastics, and Composites		33 - Utilities	
07 - Thermal and Moisture Protection		34 - Transportation	
08 - Openings		35 - Waterway and Marine Transportation	
09 - Finishes		41 - Material Processing and Handling Equipment	
10 - Specialties		44 - Pollution Control Equipment	
11 - Equipment		46 - Water and Wastewater Equipment	
12 - Furnishings		48 - Electric Power Generation	
13 - Special Construction		Alternate	\$6,900.00
14 - Conveying Equipment		Trades	
21 - Fire Suppression		Assemblies	
22 - Plumbing		FMR	
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		MF04 Total (Without totalling components)	\$7,521.00
25 - Integrated Automation			

Totalling Components

Priced Line Items	\$7,521.00
RSMMeans CHICAGO, IL CCI 2023Q2, 115.80%	\$1,168.32
2020 City of Aurora JOC F.H. Paschen Standard (-7.0000%)	\$(609.65)
Grand Total	\$8,099.67

Final Estimate

Estimator: Jared Witt **Aurora 35 North Broadway Engineering Services**

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-11-31-20-0070 Construction management fees, for work to \$250,000 Line item includes all costs associated with FHP coordination and oversight over the planning and design phase with the engineering services.	Project	6,900.0000	9.00000%	\$621.00	RSM22FAC O&P
01 - General Requirements Total					\$621.00	

Alternate						
2	Engineering Services	Cost for emergency site evaluation and post site evaluation with structural report on existing conditions	LSUM	1.0000	\$6,900.00	CUSTOM B
Alternate Total					\$6,900.00	

6/13/2023 Proposal accepted by the undersigned for the sum of \$ _____
 Performance period required from date notice to proceed is received by contractor: _____ calendar days.
 Work to be performed to the standards of the industry or trade.

F.H. Paschen

By: _____
 Title: _____
 Date: _____

Engineering Office Approval
 By: _____
 Title: _____
 Date: _____

Contracting Office Approval
 By: _____
 Title: _____
 Date: _____

Project Number: 4623-255
 Delivery Order Number: _____
 Line Item Estimate Amount: _____

Estimate Grand Total **8,099.67**



July 14, 2023

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

RE: Aurora 35 N. Broadway Emergency Shoring and Demolition

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

- Demo remaining 25% of cementitious coating at North Elevation.
- Demo parapet wall that is determined to be too heavy / dense.
- Furnish and install temporary shoring.
- Temporary removal of ceiling panels as required to install shoring.
- Completion of ceiling drywall demo as required to install shoring.
- Dismantle and remove shoring at the end of term.

Clarifications

- This proposal includes 6 months of shoring rental beginning on 6/26/23. Each additional month of rental will cost \$1,552.50.
- This proposal *excludes* any permits/permit fees.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any removal of hazardous materials.
- 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

Dan Dunn

7/14/2023

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

Date:

F.H. PASCHEN

F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. East River Road, Chicago, IL 60656
p. 773.444.3474 f. 773.693.0064 | www.fhpassen.com



F.H. PASCHEN

Final Estimate
Jared Witt
F.H. Paschen
20-16 - 2020 City of Aurora JOC F.H. Paschen - First Option - 10/01/2021 to 9/30/2022
Aurora 35 N Broadway Emergency Shoring and Demolition - 4623-260

Estimator: Jared Witt

Division Summary (MF04)

01 - General Requirements		\$104,368.00
02 - Existing Conditions		
03 - Concrete		
04 - Masonry		\$19,026.56
05 - Metals		
06 - Wood, Plastics, and Composites		
07 - Thermal and Moisture Protection		
08 - Openings		
09 - Finishes		
10 - Specialties		\$601.68
11 - Equipment		
12 - Furnishings		
13 - Special Construction		
14 - Conveying Equipment		
21 - Fire Suppression		
22 - Plumbing		
23 - Heating, Ventilating, and Air-Conditioning (HVAC)		
25 - Integrated Automation		
Totalling Components		
Priced Line Items		\$138,815.30
RSMeans CHICAGO, IL, CCI 2023Q2, 115.80%		\$21,932.82
26 - Electrical		
27 - Communications		
28 - Electronic Safety and Security		
31 - Earthwork		
32 - Exterior Improvements		
33 - Utilities		
34 - Transportation		
35 - Waterway and Marine Transportation		
41 - Material Processing and Handling Equipment		
44 - Pollution Control Equipment		
46 - Water and Wastewater Equipment		
48 - Electric Power Generation		
Alternate		\$14,819.06
Trades		
Assemblies		
FMR		
MF04 Total (Without totalling components)		\$138,815.30

2020 City of Aurora JOC F.H. Paschen Standard (-7.00000%) **\$11,252.37**

Grand Total **\$149,495.75**

Final Estimate

Estimator: Jared Witt Aurora 35 N Broadway Emergency Shoring and Demolition

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-0850-M Cost adjustment factors, dust protection, add to construction costs for particular job requirements, maximum Dustless grinding and dust protection procedures according to OSHA standards.	Costs	149,000.00000	4.0000%	\$5,960.00	RSM22FAC M, O&P
2	01-31-13-20-0280 Field personnel, superintendent, maximum	Week	1.6000	\$4,225.00	\$6,760.00	RSM22FAC L, O&P
3	01-54-23-70-0090 Scaffolding, steel tubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excludes planks Cost to erect and dismantle shoring 84LF * 2LF = 160SF	C.S.F.	160.0000	\$268.00	\$42,880.00	RSM22FAC L, O&P
4	01-54-23-75-1220 Scaffolding specialties, sidewalk bridge, heavy duty steel posts & beams, 2 posts, 8' to 10' wide, incl. parapet protection & waterproofing, material costs rent/month Shoring rental cost for top plates, shoring posts, and bottom plates 80LF + 80LF + 84LF = 244LF	L.F.	244.0000	\$198.00	\$48,312.00	RSM22FAC M, L, O&P
5	01-54-36-50-1200 Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck	Ea.	2.0000	\$228.00	\$456.00	RSM22FAC L, E, O&P
01 - General Requirements Total					\$104,368.00	
04 - Masonry						
6	04-01-20-20-0300 Pointing masonry, tuck, cut and re-point, hard mortar, running bond 90 LF x 27.5 LF = 2,475 SF / 25% of the area needs to be tuckpointed = 618.75	S.F.	618.7500	\$9.75	\$6,032.81	RSM22FAC M, L, O&P
7	04-21-13-13-2600 Brick veneer masonry, buff or gray brick, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing 90 LF x 27.5 LF = 2,475 SF / 25% of the area needs to be tuckpointed = 618.75	S.F.	618.7500	\$21.00	\$12,993.75	RSM22FAC M, L, O&P
04 - Masonry Total					\$19,026.56	
09 - Finishes						
8	09-05-05-10-0220 Ceiling demolition, drywall, on metal frame, 2 layers, 5/8" gypsum board, remove Finish ceiling drywall demo as required 7(2'x2') + 7(1'x1') + 7(3'x1') = 56sf	S.F.	56.0000	\$1.53	\$85.68	RSM22FAC L, O&P
9	09-05-05-10-1500 Ceiling demolition, ceiling tile, wood fiber, glued, 12" x 12", remove Temporarily drop ceiling panels and reinstall Remove 200sf then reinstall 200sf	S.F.	400.0000	\$1.29	\$516.00	RSM22FAC L, O&P
09 - Finishes Total					\$601.68	
Alternate						
10	04-01-20-20-0300 Demo - Pointing masonry, tuck, cut and re-point, hard mortar, running bond	S.F.	618.7500	\$8.84	\$5,469.75	CUSTOM L, O&P

Final Estimate

Aurora 35 N Broadway Emergency Shoring and Demolition

Estimator: Jared Witt

Alternate	Item	Description	UM	Quantity	Unit Cost	Total	Book	
		90 LF x 27.5 LF = 2,475 SF / 25% of the area needs to be luckpointed = 618.75 (Repriced 7/14/2023) Labor Adjustment: 100% of \$8.84 = \$8.84 ----- Using O&P Pricing Bare Cost: (M:\$0.83 L:\$5.55 E: 0.80.00 LH:0.100) O&P Labor Calc = O&P Total - (Bare Material + 10.0000%) - (Bare Equipment + 10.0000%) \$9.75 - \$0.91 - \$0.00 = \$8.84 Labor w/CCI = \$8.84 * 100.0000% = \$8.84						
11	04-21-13-13-2600	Demo - Brick veneer masonry, buff or grey brick, running bond, truckload lots, scaffolding, grout and reinforcing 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes 90 LF x 27.5 LF = 2,475 SF / 25% of the area needs to be luckpointed = 618.75 (Repriced 7/14/2023) Labor Adjustment: 100% of \$15.11 = \$15.11 ----- Using O&P Pricing Bare Cost: (M:\$5.35 L:\$9.30 E: 0.220.00 LH:0.182) O&P Labor Calc = O&P Total - (Bare Material + 10.0000%) - (Bare Equipment + 10.0000%) \$21.00 - \$5.89 - \$0.00 = \$15.11 Labor w/CCI = \$15.11 * 100.0000% = \$15.11	S.F.	618.7500	\$15.11	\$9,349.31	CUSTOM L, O&P	
Alternate Total							\$14,819.06	

Estimate Grand Total 149,495.75



September 15, 2023

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

RE: Aurora 35 North Broadway Masonry Wall, Rafters, & Roof

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.

Masonry Work

- Form and pour an extended-height concrete foundation wall on top of existing to create a uniform base.
 - Type "O" mortar to be used for all repairs / re-pointing mortar washout at the existing common brick wall.
- Replace all spalled brick on the interior wythe of common brick masonry.
- Remove all non-functional steel lintels / C-channels and fill voids using appropriate masonry unit.
- Replace wood lintels with new W8 x 18 steel beam and welded 3/8" x 14" steel plate assembly.
- Remove other miscellaneous wood members and infill with brick.
- Install a control joint, full building height between the east end additions (between red and yellow brick)
- Construct a new exterior masonry wythe, using 6" CMU wherever possible.
- Install a full height, vertical # 4 rebar every 32" O.C. with a 12" minimum epoxy inset into foundation.
- Grout solid only CMU cores which have the #4 vertical rebar, from grade to the top of the wall
- Set CMU using type "S" mortar and horizontal ladder wire reinforcement every 2 courses.
- Tie CMU to existing brick wythe using 3-1/2" Galvanized Dovetail wall ties every 4 courses vertically. (Increments of 32"), and every 4 units horizontally (increments of 64") and a Type O collar joint
- Sawcut continuous, full height vertical control joints in the CMU wall spaced at 20'-0" O.C. (max)
- Install weep baskets and flashing at all window locations.
- Install flashing at grade (above sidewalk) with a starter course of CMU.
- Coordinate re-construction of the top of the composite masonry wall with Carpenter, especially where beam pockets are required for existing and new wood joists.
- Remove temporary shoring that is currently in place, after completion of above work.

Carpentry Work

- Demo existing drywall ceilings.
- Clean existing 2 x 6 of all nails, etc. Furnish and install new full length 2 x 6 with 1/2" grade 5 bolts.
- Furnish and install new 2 x 4 knee wall.
- Furnish and install full length sister to each existing 2 x 12 roof joist and 8' sister to 1/2 of the existing roof joist.
- Furnish and install (2) rows of solid bridging for 2 x 6 and 2 x 12 joists.

F.H. PASCHEN

F.H. PASCHEN, S.N. NIELSEN & ASSOCIATES LLC
5515 N. East River Road, Chicago, IL 60656
p. 773.444.3474 f. 773.893.0064 | www.fhpaschen.com



Roofing Work

- Remove 4' by 90' of existing roof with all debris from site.
- Mechanically fasten layers of insulation at the same height as the existing roof, in the removed area.
 - Furnish and install cant strip at base of flat roof to new wall area.
- Prime new area of CMU block, then furnish and install self-adhered base membrane.
- Furnish and install new granulated torch applied membranes over self-adhered base for a watertight system.
- Furnish and install 24-gauge coping at new perimeter line of building.
 - Counter flashing as needed.

Clarifications

- This proposal *excludes* a total roof repair / replacement.
- This proposal *excludes* any engineering fees.
- This proposal *excludes* any permits/permit fees.
- This proposal *excludes* any unforeseen conditions that may arise.
- This proposal *excludes* any removal of hazardous materials.
- 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

9-26-2023

Date

Dan Dunn

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

9/15/2023

Date:



F.H. PASCHEN

Final Estimate

Jared Witt
F.H. Paschen
20-16 - 2020 City of Aurora JOC F.H. Paschen - First Option - 10/01/2021 to 9/30/2022
Aurora 35 N Broadway Masonry Wall, Rafters, & Roof - 4623-286

Estimator: Jared Witt

Aurora 35 N Broadway Masonry Wall, Rafters, & Roof

Division Summary (MF04)

01 - General Requirements					
02 - Existing Conditions					
03 - Concrete					
04 - Masonry					
05 - Metals					
06 - Wood, Plastics, and Composites					
07 - Thermal and Moisture Protection					
08 - Openings					
09 - Finishes					
10 - Specialties					
11 - Equipment					
12 - Furnishings					
13 - Special Construction					
14 - Conveying Equipment					
21 - Fire Suppression					
22 - Plumbing					
23 - Heating, Ventilating, and Air-Conditioning (HVAC)					
25 - Integrated Automation					
26 - Electrical	\$57,632.00				
27 - Communications	\$6,950.00				
28 - Electronic Safety and Security	\$98,376.50				
31 - Earthwork	\$120,580.75				
32 - Exterior Improvements	\$9,885.00				
33 - Utilities	\$74,753.10				
34 - Transportation	\$10,247.02				
36 - Waterway and Marine Transportation					
41 - Material Processing and Handling Equipment					
44 - Pollution Control Equipment					
46 - Water and Wastewater Equipment					
48 - Electric Power Generation					
Alternato					\$88,863.01
Trades					
Assemblies					
FMR					
MF04 Total (Without totalling components)					\$464,488.98

Totalling Components
Priced Line Items
RSMMeans CHICAGO, IL CCI 2023Q3, 115.70%

2020 City of Aurora JOC F.H. Paschen Standard -7.0000%
\$454,488.98
\$71,354.48

Grand Total

\$489,032.54

Final Estimate

Aurora 35 N Broadway Masonry Wall, Rafters, & Roof

Estimator: Jared Witt

Item	Description	UM	Quantity	Unit Cost	Total	Book
01 - General Requirements						
1	01-21-53-50-1750-L Cost adjustment factors, protection of existing work, add to construction costs for particular job requirements, maximum protection of existing work and existing building.	Costs	490,000.00000	7.0000%	\$34,300.00	RSMZ2FAC L, O&P
2	01-31-13-30-0050 Insurance, standard builders risk, maximum insurance	Job	490,000.00000	0.8000%	\$3,920.00	RSMZ2FAC O&P
3	01-54-16-50-0100 Forklift crew, all-terrain forklift, 45' lift, 35' reach, 8000 lb. capacity, weekly use	Week	1.0000	\$7,000.00	\$7,000.00	RSMZ2FAC L, E, O&P
4	01-54-36-50-1200 Petibone to remain on site during construction to lift materials up to the roof and down from the roof as required. Mobilization or demobilization, delivery charge for small equipment, placed in rear of, or towed by pickup truck Mobilization and demobilization of Carpenter crew and roofing crew.	Ea.	4.0000	\$228.00	\$912.00	RSMZ2FAC L, E, O&P
5	01-54-38-50-1400 Mobilization or demobilization, delivery charge for equipment, hauled on 20-ton capacity towed trailer Mobilization and demobilization of Petibone	Ea.	2.0000	\$950.00	\$1,900.00	RSMZ2FAC L, E, O&P
6	01-74-13-20-0040 Cleaning up, clean up after job completion, allow, max Clean up after construction is complete.	Job	490,000.00000	1.0000%	\$4,900.00	RSMZ2FAC O&P
7	01-74-13-20-0040 Cleaning up, clean up after job completion, allow, max Clean up after construction is complete.	Job	490,000.00000	1.0000%	\$4,900.00	RSMZ2FAC O&P
01 - General Requirements Total					\$87,032.00	
02 - Existing Conditions						
8	02-41-19-19-0725 Selective demolition, rubbish handling, dumpster, 20 C.Y., 5 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost Dumpster rental for duration of project	Week	8.0000	\$625.00	\$5,000.00	RSMZ2FAC M, O&P
9	02-42-10-20-0910 Deconstruction of interior finishes, drywall, up to 2 stories, excludes handling, packaging or disposal costs Demo existing drywall ceilings.	S.F.	3,000.00000	\$0.65	\$1,950.00	RSMZ2FAC Gm, L, O&P
02 - Existing Conditions Total					\$6,950.00	
03 - Concrete						
10	03-11-13-35-3500 C.I.P. concrete forms, elevated slab, floor, with 1-way joist pans, 1 use, includes shoring, erecting, bracing, stripping and cleaning Place concrete forms for new cast in place concrete foundation wall. Forms are 55 LF x 2 LF	S.F.	110.0000	\$21.50	\$2,365.00	RSMZ2FAC M, L, O&P
11	03-15-16-20-0188 Control joint, sawcut joint reservoir in cured concrete, 3/4" wide x 1-1/2" deep, with double saw blades Saw cut continuous, full height vertical control joints in the CMU wall spaced 20 O.C.	L.F.	175.0000	\$2.06	\$360.50	RSMZ2FAC M, L, E, O&P

Final Estimate

Aurora 36 N Broadway Masonry Wall, Rafters, & Roof

Estimator: Jared Witt

03 - Concrete

Item	Description	UM	Quantity	Unit Cost	Total	Book
12	03-16-19-20-1600 5 total cuts 35 LF each = 175 LF Dovetail anchor, seismic, corrugated, 12 ga., 3-1/2" long, galvanized Tie CMU to existing brick wythe using 3 1/2" galvanized dovetail wall ties as required. Wall ties every 4 courses vertically (every 32") and every 4 units horizontally (every 64").	C	50.0000	\$183.00	\$9,150.00	RSM2ZFAC Gm, M, L, O&P
13	03-30-53-40-0300 Structural concrete, in place, beam (3500 psi), 5 kip/LF, 10' span, includes forms(4 uses), Grade 60 rebar, concrete (Portland cement Type I), placing and finishing Form and pour an extended height concrete foundation wall on top of existing concrete to create a uniform base.	C.Y.	50.0000	\$1,750.00	\$87,500.00	RSM2ZFAC M, L, E, O&P
03 - Concrete Total						\$99,375.60

04 - Masonry

14	04-01-20-20-0320 Pointing masonry, tuck, cut and re-point, hard mortar, common bond Tuckpoint 900 SF of deteriorated mortar joints at the common brick wythe.	S.F.	900.0000	\$10.10	\$9,090.00	RSM2ZFAC M, L, O&P
15	04-05-16-30-0350 Grout, concrete masonry unit (CMU) cores, 12" thick, 0.422 C.F./S.F., pumped, includes blockwork Grout solid CMU cores. North facade is 35' x 90' = 3,150 SF	S.F.	3,150.0000	\$6.70	\$21,105.00	RSM2ZFAC M, L, E, O&P
16	04-05-23-13-0020 Control joint, rubber, for double wythe 8" minimum wall (Brick/CMU) Furnish and install control joint, full building height.	L.F.	35.0000	\$7.45	\$260.75	RSM2ZFAC M, L, O&P
17	04-21-13-13-2000 Brick veneer masonry, standard brick, select common, running bond, included lots, 6.75/SF, 4' x 2-2/3' x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing Furnish and install new brick to replace 500 SF of spalled and common brick.	S.F.	500.0000	\$23.00	\$11,500.00	RSM2ZFAC M, L, O&P
18	04-22-10-42-0300 Concrete masonry unit (CMU), screen block, 2000 psi, 8" x 8" x 16", includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing, mortar and grout Construct a new exterior masonry wythe, North facade is 35' x 90' = 3,150 SF	S.F.	3,150.0000	\$27.50	\$86,625.00	RSM2ZFAC M, L, O&P
04 - Masonry Total						\$120,600.75

05 - Metals

19	05-12-23-75-0502 Structural steel beam or girder, 100-lb project, 1 to 2 story building, W8x31, A992 steel, shop fabricated, incl shop primer, bolted connections Furnish and install new steel beam to replace wood lintels that were removed. 6 pieces 4'x8" each.	L.F.	28.0000	\$78.50	\$2,142.00	RSM2ZFAC Gm, M, L, E, O&P
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Final Estimate

Aurora 35 N Broadway Masonry Wall, Rafters, & Roof

Estimator: Jared Witt

Item	Description	UM	Quantity	Unit Cost	Total	Book
05 - Metals						
20	05-12-23-76-0502-8489 Structural steel member, 1 to 2 story building, shop fabricated, for projects less than 2 tons, add (Modified using 05-12-23-75-4489) Furnish and install new steel beam to replace wood joists that were removed. 6 pieces 4'x8' each.	L.F.	28.0000	\$62.25	\$1,743.00	RSM2ZFAC M.L. O&P
21	05-21-18-10-0720 Open web bar joist, K Series, 40-ton job lots, 30K12, 17.8 plf, 30' to 50' spans, shop fabricated, incl shop primar, horizontal bridging Furnish and install 160 Simpson Lti19 anchors to new rafters.	L.F.	200.0000	\$30.00	\$6,000.00	RSM2ZFAC Om, M.L.E. O&P
05 - Metals Total						
\$9,686.00						
06 - Wood, Plastics, and Composites						
22	06-05-23-60-1280 Timber connectors, holdowns, 7 gauge, 11-1/16" x 3-1/4" Furnish and install 160 Simpson Lti19 anchors to new rafters.	Ea.	180.0000	\$188.00	\$26,580.00	RSM2ZFAC M.L. O&P
23	06-11-10-18-4004 Wood framing, open web joists, 12" deep, treated, per linear foot Furnish and install new wood joists as required.	L.F.	1,496.0000	\$11.15	\$16,680.40	RSM2ZFAC M.L. O&P
24	06-11-10-30-6060 Wood framing, roofs, sister rafters, 2" x 12" Furnish and install new rafters as required.	L.F.	1,496.0000	\$6.20	\$9,275.20	RSM2ZFAC M.L. O&P
25	06-11-10-40-0100 Wall framing, door buck, king studs, jack studs, header and accessories, 2" x 4" wall, 3" wide, 8' high Furnish and install new knee wall. Building is 90 LF long, each section of wall is 3' long = 30 sections / 2 as line item is for 8' high walls. 15 sections.	Ea.	15.0000	\$52.50	\$787.50	RSM2ZFAC M.L. O&P
26	06-16-33-10-0010 Board sheathing, roof, laid horizontal, 1" x 6" Furnish and install new wood sheathing.	S.F.	5,000.0000	\$4.29	\$21,450.00	RSM2ZFAC M.L. O&P
06 - Wood, Plastics, and Composites Total						
\$74,763.10						
07 - Thermal and Moisture Protection						
27	07-22-16-10-1755 Roof deck insulation, polyisocyanurate, 3-1/2" thick, 2#/CF density, fastening excluded Furnish and install layers of insulation.	S.F.	360.0000	\$3.34	\$1,202.40	RSM2ZFAC Om, M.L. O&P
28	07-22-16-10-3020 Area of roof is 4' x 90' = 360 SF Roof deck insulation, fastening alternatives, coated screws, 6" Area of roof being replaced is 360 SF.	Ea.	1,290.0000	\$0.52	\$655.20	RSM2ZFAC M.L. O&P
29	07-52-13-10-0040 350 screws per 100 SF of roof = 1,260 fastener screws. APP modified bituminous membrane, base sheet, #15 glass fiber felt, fully mopped to deck Furnish and install new base sheet to roof.	Sq.	3.6000	\$49.50	\$178.20	RSM2ZFAC M.L.E. O&P

Final Estimate

Aurora 35 N Broadway Masonry Wall, Rafters, & Roof

Estimator: Jared Witt

Item	Description	UM	Quantity	Unit Cost	Total	Book
07 - Thermal and Moisture Protection						
30	07-54-23-10-0240 Roof area is 360 SF / 100SF per square = 3.6 SQs Thermoplastic-polyolefin roofing (TPO), 60 mils, heat welded seams, self adhered Furnish and install TPO membrane to the insulation.	Sq.	3.6000	\$290.00	\$1,072.80	RSNZZFAC M, L, OAP
31	07-65-10-10-0300 Roof area is 360 SF / 100SF per square = 3.6 SQs Sheet metal flashing, aluminum, flexible, mill finish, .050" thick, including up to 4 bonds Furnish and install sheety metal flashing on grade and around all windows.	S.F.	200.0000	\$11.55	\$2,310.00	RSNZZFAC M, L, OAP
32	07-71-18-10-1800 Roof is 90 LF long. Gravel stop, stainless steel, 6" face height, 24 gauge Furnish and install gravel stop along single edge of roof where roofing material is being installed.	L.F.	90.0000	\$28.00	\$2,610.00	RSNZZFAC M, L, OAP
33	07-71-28-10-1500 Roof is 90 LF long. Reglet, counter flashing for stainless steel, .020" thick, 12 wide Furnish and install counter flashing along single edge of roof where roofing material is being installed.	L.F.	90.0000	\$14.65	\$1,310.50	RSNZZFAC M, L, OAP
34	07-62-13-20-0800 Roof is 90 LF long. Joint sealants, caulking and sealants, acrylic latex, cartridges, 3/4" x 3/4", in place Furnish and install all joint sealant as required to make area watertight. Area is 4' x 90' = 180 LF	L.F.	180.0000	\$4.79	\$900.52	RSNZZFAC M, L, OAP
07 - Thermal and Moisture Protection Total						
					\$10,247.62	
Alternate						
35	04-21-13-13-2000 Demo - Brick veneer masonry, standard brick, select common, running bond, truckload lots, 6.76/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing Demo 500 SF of spalled and common brick.	S.F.	500.0000	\$14.47	\$7,235.00	CUSTOM L, OAP
36	05-12-23-20-1500 Demo - Curb edging, structural steel channel w/ anchors, on concrete forms, 20.7 pfl, 12" shop fabricated Remove 60 LF of steel flitch.	L.F.	60.0000	\$23.19	\$1,391.40	CUSTOM M, L, OAP
37	07-54-23-10-0240 Demo - Thermoplastic-polyolefin roofing (TPO), 60 mils, heat welded seams, self adhered Demo existing roofing material. Roof area is 360 SF / 100SF per square = 3.6 SQs	Sq.	3.6000	\$88.17	\$317.41	CUSTOM L, OAP
38	BRCK - 2023 - RSMMeans Standard Books Masonry crew to complete concrete and masonry scope of work.	Daily	10.0000	\$3,753.60	\$37,536.00	CUSTOM L, OAP

Final Estimate

Aurora 35 N Broadway Masonry Wall, Rafters, & Roof

Estimator: Jared Witt

Item	Description	UM	Quantity	Unit Cost	Total	Book
39	CARP - 2023 - RSMeans Standard Books Carpentry Crew to complete carpentry scope of work.	Daty	5.0000	\$4,078.04	\$20,393.20	CUSTOM L, OAP
Alternate Total						\$68,863.01

Estimate Grand Total 489,032.54



CONTRACTORS PROPOSAL

Contractor: F.H. Paschen, S.N. Nielsen & Assoc., LLC
Owner Project # REQ #0000157073 / PO #301143
Owner Project Name Aurora 35 North Broadway Emergency Masonry F
FHP Project # 4623-171
Architect:

Bulletin/RFP #: N/A
Brief Summary: Please see attached change order request #004 which includes a credit for an Un-used emergency contingency (deduct \$48,900.00).

I. WORK OF SUBCONTRACTORS

Table with 4 columns: Subcontractor Firm Name, Trade, Description, Cost. Includes rows for total work by subcontractors, overhead, and sub-total.

II. GENERAL CONTRACTORS WORK

Table with 3 columns: F.H. Paschen, Brief Description, Cost. Includes rows for credit for un-used emergency contingency and total work by general contractor.

III. PROPOSAL

Table with 2 columns: Description, Cost. Includes rows for total cost and time extension.

The Total Cost (Line H) and the Time Extension (Line I) represent all costs and additional time required to complete all aspects of the work included in this Bulletin. No additional costs or time extension related to this Change Order Request Bulletin will be submitted by the contractor.

Prepared and Submitted for Approval by:

F.H. Paschen, S.N. Nielsen & Assoc. LLC Contractor
Dan Dunn By
5/9/2024 Date



CHANGE ORDER REQUEST 004

Project: Aurora 35 North Broadway Emergency Masonry Repairs
Owner #: REQ #0000157073 / PO #301143
Location: 35 N Broadway
Aurora, IL 60505
To: City of Aurora
Jim Birchall

Date: 5/9/2024
FHP #: 4623-171

Bulletin/RFP # N/A

DESCRIPTION OF PROPOSAL

Brief Summary:

Please see attached change order request #004 which includes a credit for an Un-used emergency contingency (deduct \$48,900.00).

Qualifications:

- * This proposal excludes any unforeseen conditions that may arise.
- * This proposal excludes the removal and disposal of any hazardous material.
- * This proposal excludes all work not indicated in this document.

Prepared and Submitted for Approval by:

F.H. Paschen, S.N. Nielsen & Assoc. LLC
Contractor

Dan Dunn
By

05/09/24
Date

Coulter, Jolene

From: Birchall, Jim <BirchallJ@aurora.il.us>
Sent: Thursday, November 9, 2023 1:19 PM
To: Jared Witt
Cc: Daniel Dunn; Michael Wowczuk
Subject: RE: 35 N Broadway Masonry Repairs - Roofing Scope

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes no roof work

From: Jared Witt <JWitt@fhpaschen.com>
Sent: Thursday, November 9, 2023 11:07 AM
To: Birchall, Jim <BirchallJ@aurora.il.us>
Cc: Daniel Dunn <DDunn@fhpaschen.com>; Michael Wowczuk <mwowczuk@FHPaschen.com>
Subject: 35 N Broadway Masonry Repairs - Roofing Scope

Warning! This e-mail originated outside the organization. DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Jim,

Can you please confirm we are removing the roofing scope of work from 35 N. Broadway?

A credit of \$21,200.00 will be given back to the city. The new job total will be \$769,700.93.

Thank you.

Jared Witt
Project Engineer II | [Preferred Projects Group](#)



5515 N. East River Road, Chicago, IL 60656

Main 773.444.3474 | Cell 224.935.6625

jwitt@fhpaschen.com | www.fhпасchen.com

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