



May 20, 2022

City of Aurora
Attn: Mark Matkovich
44 E. Downer Pl
Aurora, IL 60607

RE: Aurora FS#5 Washroom Renovation

Dear Mr. Matkovich:

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

Scope of Work

- Demolish and remove existing bathroom walls as required.
- Demolish and remove existing bathroom doors as required.
- Demolish and remove existing vanity as required.
- Demolish and remove existing mirrors.
- Demolish and remove existing water closets.
- Demolish and remove existing urinals.
- Demolish and remove existing shower surrounds.
- Demolish and remove existing faucets.
- Demolish and remove existing lavatory bowls.
- Demolish and remove existing shower fixtures.
- Demolish and remove existing wall tiles.
- Demolish and remove existing floor tiles.
- Demolish and remove existing carpet.
- Furnish and install concrete repair.
- Furnish and install floor mitigation.
- Saw cut existing slab for relocation of floor drains, heater, and sewer connects as needed.
- Patch concrete as needed.
- Furnish and install floor tile.
- Furnish and install new wall tile.
- Furnish and install new ADA accessible shower base and surround in women's bathroom.
- Furnish and install new shower accessories in women's bathroom.
- Furnish and install new shower base and surround in both men's showers.
- Furnish and install new shower accessories in both men's showers.
- Furnish and install new integral bowl countertop in men's bathroom.
- Furnish and install new integral bowl countertop in women's bathroom.
- Furnish and install new faucets in men's bathroom.



- Furnish and install new faucets in women's bathroom.
- Furnish and install new hot/cold water lines to all new plumbing fixtures.
- Furnish and install new wall infill where door used to be in existing men's bathroom.
- Furnish and install 2 new ceiling exhaust ducts/grills for new layout.
- Terminate and cap 2 existing ceiling exhaust duct/grills.
- Relocate 2 in-floor supply grills.
- Furnish and install all new Schluter metal transitions and caps.
- Furnish and install roll-on Mapei Aquadefense waterproofing on all floors and walls.
- Furnish and install prime coat to all gypsum walls.
- Furnish and install two paint coats to all gypsum walls.
- Furnish and install prime coat to all hollow metal doors and frames.
- Furnish and install two paint coats to all hollow metal doors and frames.
- Furnish and install new mirror in men's bathroom.
- Furnish and install new mirror in women's bathroom.
- Furnish and install toilet paper dispensers in all water closet areas.
- Furnish and install paper towel dispensers in men's bathroom.
- Furnish and install paper towel dispensers in women's bathroom.
- Furnish and install soap dispensers in women's bathroom.
- Furnish and install 2 floor mounted tank-type toilets.
- Furnish and install 2 urinals and flush valves in men's bathroom.
- Remove and replace all can lights for new LED 6" recessed light fixtures.
- Remove and replace all existing switching for new layout.

Clarifications

- This proposal ***excludes*** any unforeseen conditions that may arise.
- This proposal ***excludes*** any removal of hazardous materials.
- This proposal ***excludes*** any testing.
- This proposal ***excludes*** any permits or permit fees.
- This proposal ***excludes*** any payment or performance bonds.
- This proposal ***excludes*** any locker demolition.
- This proposal ***excludes*** the removal of all drywall from the space. Drywall is to only be removed to complete the above scope of work and any additional drywall removal is to be considered outside of this scope.
- This proposal ***excludes*** any furnishment or installation of interior benches.
- This proposal ***excludes*** any overtime or premium time, proposal is based on normal work hours.
- 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

Mark Holmes

5/20/2022

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

Date: