



March 23, 2021

City of Aurora Fire Station
75 N. Broadway
Aurora, IL 60507
Attn: Mark Matkovich

RE: Aurora Central Fire Station Washroom Renovation Scope of Work

Dear Mr. Matkovich,

F.H. Paschen has visited the project site with the City of Aurora Fire Station and agreed to the following scope of work.

Scope of Work

Demolition:

- Remove and dispose of existing ceiling tile and grid in the locker room and the office space below the washroom / locker room area.
- Remove and dispose of existing gypsum board ceiling in the existing washroom to gain access for electrical and mechanical.
- Remove and dispose of existing gypsum walls as required.
- Remove and dispose of existing ceramic wall tile throughout.
- Remove and dispose of existing ceramic floor tile and thinset.
- Remove and dispose of existing fiberglass shower surrounds.
- Remove and dispose of existing millwork in the storage closet.
- Remove and dispose of existing vanity in the locker room.
- Remove and dispose of existing bathroom accessories including but not limited to toilet partitions, mirrors, toilet paper dispensers, etc.
- Remove and dispose of existing glue down (non-asbestos containing) carpet tile only. Pricing excludes the removal and dispose of existing LVT asbestos containing floor tile and mastic.
- Remove and dispose of one (1) double door.
- Create one (1) new door opening for future washroom.

Carpentry:

- Furnish and install metal studs and gyp bd at new wall infill locations.
- Furnish and install new gypsum board ceiling in the two (2) washrooms.
- Furnish and install new acoustical ceiling tile and grid in the locker room.
- Furnish and install new acoustical ceiling tile and grid in the office space below the locker room and washrooms.
- Furnish and install FRP behind the new mop sink.
- Furnish and install toilet partitions.



- Install only of four (4) new mirrors.
- Install only of two (2) shower curtains / rods.
- Install only of three (3) toilet paper dispensers.
- Install only of soap and paper towel dispensers. Material to be furnished by the owner.
- Install new countertop with three (3) integral sinks.
- Install one (1) new door, frame and hardware for the women`s washroom.
- Install one (1) new double door, frame and hardware in the locker room.
- Remove and reinstall the existing locker room benches are required to install new flooring,

Casework & Shower Enclosure:

- Furnish and install one solid surface countertop with three (3) integral sink bowls.
 - Solid surface figured as Corian
- Furnish and install two (2) solid surface shower enclosures with silicone seams in the corners and hard seams elsewhere.

Doors/Frame/Hardware:

- Furnish and install new single hollow metal door frame, wood door and hardware for new Women`s washroom.
- Furnish and install new double hollow metal door frame, wood doors (pair) and hardware for existing opening into the kitchen from the locker room.

Painting/Taping Drywall:

- Tape and finish all new gypsum board walls and ceilings prior to prime and painting.
- Prime and paint gypsum board walls.
- Prime and paint gypsum board ceilings in washrooms.
- Re-stain and seal two (2) existing wood doors.

Ceramic Wall Tile:

- Furnish and install new 12x24 ceramic wall tile on all bathroom walls, 4' above finished floor and cap with a Schluter edge.
- Grout all tile joints at 1/8" with Mapei Ultracolor Plus FA grout.
- Furnish and install Schluter metal on all outside corners.
- Pricing excludes ceramic floor tile.

Mechanical:

- Extend exhaust duct from the existing Men`s room exhaust ducting to the new Women`s room.
- Furnish and install one new ceiling exhaust grille.



Plumbing:

Men`s Washroom:

- Furnish and install two (2) existing floor mounted flush valve type water closets. The sanitary drain branch piping serving these fixtures will be replaced to the main within the ceiling of the space below.
- Furnish and install two (2) existing wall hunt urinals. The sanitary drain branch piping serving these fixtures will be replaced to the main within the ceiling of the space below.
- Furnish and install one (1) existing shower base with new terrazzo shower base with ADA ramp. The sanitary drain branch piping serving these fixtures will be replaced to the main within the ceiling of the space below.
- Replace one (1) existing shower valve with new pressure balance valve including handheld shower and reworking the existing rough plumbing as required.
- Furnish and install one (1) new floor drain.
- Furnish and install all related above ground waste & vent piping to be PVC plastic pipe and fittings.
- Furnish an install all related above ground water piping to be insulated type “L” copper.

Women`s Washroom:

- Furnish and install one (1) new floor mounted flush valve type water closet.
- Furnish and install one (1) new wall mounted lavatory with faucet and wall carrier.
- Replace one (1) existing shower valve with new pressure balance valve including handheld shower and reworking the existing rough plumbing as required.
- Replace one (1) existing shower valve with new pressure balance valve including handheld shower and reworking the existing rough plumbing as required.
- Furnish and install one (1) new floor drain.
- Furnish and install all related above ground waste & vent piping to be PVC plastic pipe and fittings.
- Furnish an install all related above ground water piping to be insulated type “L” copper.

Locker Room:

- Disconnect one (1) existing lavatory capping supply piping source.
- Replace three (3) existing lavatories with new faucets on countertops with integral bowls. The sanitary drain branch piping serving these fixtures will be replaced to the main within the ceiling of the space below.
- Furnish and install all related above ground waste & vent piping to be PVC plastic pipe and fittings.
- Furnish an install all related above ground water piping to be insulated type “L” copper.

Mechanical Room:

- Existing water heater to remain.
- Existing floor drain to remain. The sanitary drain branch piping serving these fixtures will be replaced to the main within the ceiling of the space below.
- Replace one (1) existing service sink with a 24”x36” floor mounted mop basin including faucet. The sanitary drain branch piping serving these fixtures will be replaced to the main within the ceiling of the space below.



Clarifications

- This proposal excludes any permits.
- This proposal excludes a payment and performance bond. If bonds are required, please add 1% to the overall project value.
- This proposal excludes the removal or replacement of any lockers.
- This proposal excludes modification to any fire sprinkler heads or piping.
- This proposal excludes new ductwork, grilles, registers, diffusers, etc. in the locker room and 1st floor office space.
- This proposal excludes the removal and replacement of the existing bathroom door and the existing mechanical room door. Both wood doors are scheduled to be re-stained and sealed.
- This proposal excludes any structural calculations / shop drawings or structural steel.
- This proposal excludes furnishing soap dispensers and paper towel dispensers.
- This proposal excludes any fire alarm or communication device modifications.
- This proposal excludes re-staining and sealing the existing door enter the bunk room.
- This proposal excludes all work in the 1st floor office space except for ceiling and light fixture replacement.
- This proposal excludes the removal, relocation or reinstallation of furniture in the 1st floor to gain access to our work.
- This proposal excludes any modifications to the existing speaker system.
- This proposal excludes any unforeseen conditions that may arise.
- This proposal excludes the removal and disposal of any hazardous material.
- This proposal excludes any asbestos testing or remediation.
- This proposal excludes balancing of existing exhaust fans or ductwork.
- This proposal excludes any overtime or premium time. Work is assumed to be performed during normal working hours.
- This proposal excludes furnishing and install all flooring included but not limited to skim coat, subfloor prep, sheet vinyl, cove base, transitions, etc.
- This proposal excludes all electrical including but not limited to new electrical demolition, new lights fixtures (locker room, vanity, shower and 1st floor office), new receptacles, power to new/existing equipment, light switches, etc.
- This proposal excludes furnishing and installing baseboard wall heater for female washroom.
- This proposal excludes furnishing of toilet accessories which include but are not limited to mirrors, shower curtains and rods, toilet paper dispensers, soap dispensers, paper towel dispensers, etc.
- This proposal excludes furnishing and installing one (1) urinal screen.
- This proposal includes only the items described in 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 Fire Station

Date

Mark Holmes

3/23/2021

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

Date: