



August 3, 2026

Board of Education of Prospect Heights School District 23
ATTN: Don Angelaccio, Ed.D, Superintendent
700 N. Schoenbeck Rd.
Prospect Heights, IL 60070

RE: 4615-XXX - RFP 01 – Replace Sullivan Frames

Dear Mr. Angelaccio,

F.H. Paschen has agreed to the following scope of work with Prospect Heights School District 23. We are pleased to present the following scope of work for your review.

Scope of Work

- Remove and Salvage (2) Door Leafs and associated hardware
- Remove (2) Door Frames and associated glazing; haul off and dispose
- Furnish and install (2) new door frames
- Spray Foam nonexpanding closed Cell Insulation installed at new door frames solid
- Furnish and install sidelite glass at Frame and Door
- Paint new door frames
- Reinstall (2) Door Leafs and associated hardware
- Disconnect and Reconnect (1) Card Readers
- Supervision, flooring protection, final cleaning, and plastic containment



COST BREAKDOWN	
Description	Cost
FHP – General Requirements	\$3,776.00
Elmwood Park JOC Fee	\$1,037.00
Anderson Lock – DFH Supplier	\$5,000.00
Dumex - Carpentry	\$7,675.80
Prime - Glazier	\$1,660.00
Ascher Brother - Painter	\$777.00
Associated - Electrician	\$814.20
TOTAL	\$20,740.00

The budgeted cost to furnish and install the above referenced work is Twenty Thousand Seven Hundred Forty Dollars, \$20,740.00

Clarifications

- This proposal excludes the removal and disposal of any hazardous material.
- This proposal excludes any material cost increases or schedule impacts due to any tariffs.
- This proposal excludes any payment and performance bonds.
- This proposal excludes any winter conditions.
- This proposal excludes sales tax.
- This proposal excludes Electrical, Mechanical, and Plumbing work
- This proposal excludes any premium or overtime and is based on normal working hours.
- This proposal excludes any permit fees.
- This proposal excludes any unforeseen conditions that may arise.
- This proposal excludes any design, engineering, or associated drawings.
- This proposal excludes moving any wall mounted items, as follows but not limited to posters, white boards, tack boards, wall brackets, artwork, stickers, pictures, TV, lockers, cubbies, signage, flags, banners, or equipment.



- This proposal excludes any furniture, desk, chairs, bookshelves, or casework movement.
- This proposal excludes any work or repair to existing doors and hardware.
- This proposal is contingent on work being completed over Winter Break as lead time for frames is 10-12 weeks.
- 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.

Prospect Heights School District 23

Date

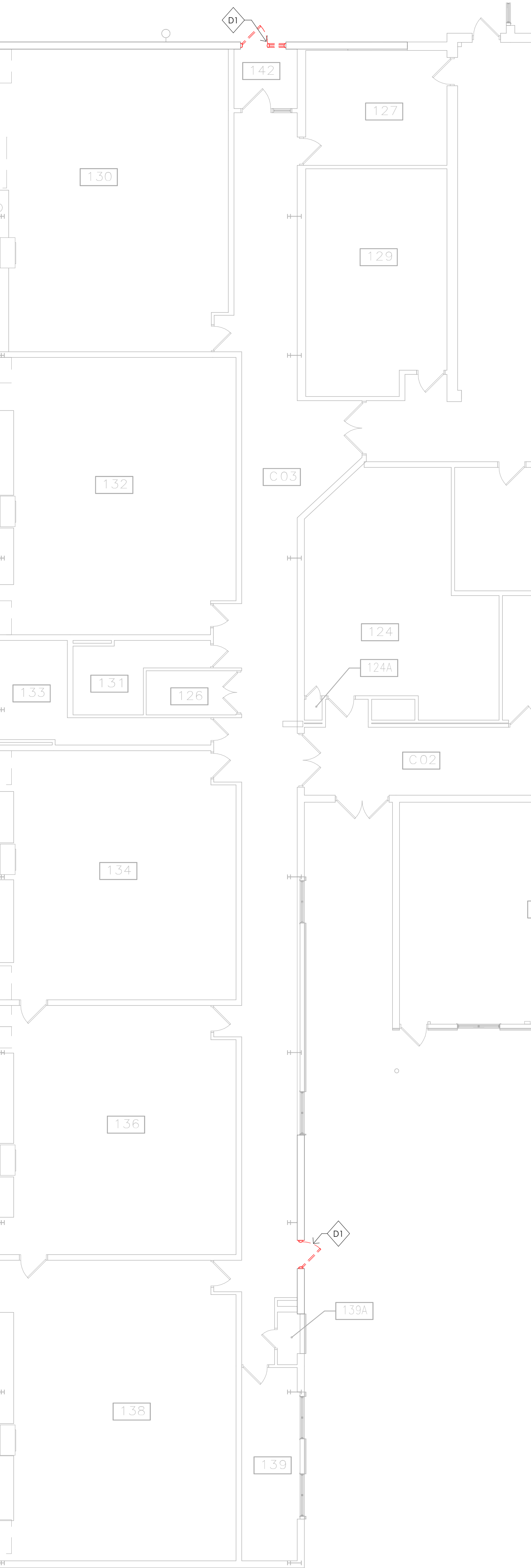
F.H. Paschen, S.N. Nielsen & Associates, LLC

Date

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SCOPE OF WORK - DEMOLITION

D1 **DOOR:** REMOVE & DISPOSE OF EXISTING FRAME AND FRAME GLAZING ONLY. REMOVE AND SALVAGE DOOR LEAF AND ALL HARDWARE FOR RE-INSTALLATION.



SULLIVAN PARTIAL FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"

SCOPE OF WORK - NEW WORK

G1 **DOOR:** INSTALL NEW DOOR FRAME, NEW FRAME GLAZING, SALVAGED DOOR LEAF, AND SALVAGED HARDWARE.

GENERAL NOTES

- FURNISH AND INSTALL INTERIOR WALL PARTITIONS AND SOFFITS (AS SHOWN ON FLOOR PLAN AND REFLECTED CEILING PLANS). SEE PARTITION TYPE SCHEDULE FOR MORE INFORMATION.
- CONTRACTOR SHALL RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO BIDDING FOR ANY WALL CONSTRUCTION THAT IS NOT NOTED ON THE DRAWINGS.
- FRAMING CONTRACTOR SHALL REFER TO MEP DOCUMENTS AND COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL CONTRACTORS FOR ROUTING REQUIREMENTS.
- CONTRACTOR SHALL REINFORCE AND BRACE ALL WALLS AND SOFFITS AS NECESSARY TO STABILIZE THE WALL/SOFFIT.
- ALL PENETRATIONS THROUGH FIRE RATED WALL ASSEMBLIES MUST MAINTAIN THE FIRE RATING REQUIREMENTS.
- PATCH ALL EXISTING WALLS TO REMAIN TO MATCH FINISH LEVEL OF NEW WALLS IN AREA OF WORK.
- FURNITURE SHOWN FOR REFERENCE ONLY - ALL FURNITURE TO BE FURNISHED AND INSTALLED BY OWNER.
- AT ALL WALL TYPES CONTRACTOR SHALL FURNISH AND INSTALL WOOD BLOCKING FOR ALL ITEMS INCLUDING BUT NOT LIMITED TO NEW DOOR STOPS, CASEWORK, TACK BOARDS, WHITE BOARDS, MONITORS, PLUMBING ITEMS NOT SUPPORTED BY STEEL CARRIERS, ETC.
- BLOCK COURSING TO MATCH EXISTING COURSING HEIGHTS.
- DUE TO CONDITIONS OF EXISTING FLOOR, ALL NEW BASE CABINETS/ CUBBIES WILL NEED TO BE SCRIBED TO PROVIDE A FLUSHED CONDITION.
- PATCH/ TOOTH-IN/ INFILL ALL WALLS THAT HAVE MEP PENETRATIONS DUE TO WORK.

DOOR AND FRAME SCHEDULE

MARK	TYPE	DOOR			THICKNESS	MATL.	GLASS	HDWR.	TYPE	FRAME			MATL.	GLASS	DETAIL			RTG.	REMARKS	LOCK TYPE	PANIC DEVICE	HOLD OPEN	REM. MULL.	CARD READER	ELECT. HDWR.	ACTUAT.	STC
		WIDTH	HEIGHT							WIDTH	HEIGHT	DEPTH			HEAD	JAMB	SILL										
142A	D4 (EXIST)	3' - 0"	7' - 0"	1 3/4"	EXIST.	EXIST.	EXIST.	F5	5' - 4"	7' - 4"	5 3/4"	GHM	IG2				--	2, 3, 5, 7, 18	EXIST.	EXIST.	--	No	EXIST.	EXIST.	--	--	
C03A	D2 (EXIST)	3' - 0"	7' - 2"	1 3/4"	EXIST.	EXIST.	EXIST.	F1	3' - 4"	7' - 4"	5 3/4"	GHM	--				--	2, 3, 5, 7, 18	EXIST.	EXIST.	--	No	EXIST.	EXIST.	--	--	

DOOR AND FRAME NOTES

- GROUT ALL PORTIONS OF HOLLOW METAL FRAMES SOLID - INCLUDING ALL HORIZONTAL AND VERTICAL SECTIONS. THIS WILL MEAN THAT SOME INTERMEDIATE HORIZONTAL AND VERTICAL SECTIONS OF FRAMES WILL HAVE TO BE DRILLED, PUMPED SOLID WITH GROUT, PATCHED WITH METAL FILLER, AND GROUND SMOOTH. DRILL BEHIND GLAZING STOPS WHERE POSSIBLE. BRACE FRAMES WHICH ARE BEING PUMPED SOLID TO PREVENT BOWING OF FRAME WALLS. DO NOT GROUT FRAMES IN GYPSUM BOARD PARTITIONS.
- ALL FIRE RATED DOORS AND FRAMES SHALL HAVE LABELS AT JAMB AND HINGE EDGE OF DOOR. DO NOT PAINT LABELS.
- INSTALL SEALANT AT ALL LOCATIONS WHERE HOLLOW METAL FRAMES MEET: STEEL, MASONRY, CONCRETE GYPSUM BOARD, ETC.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION. PAINT ALL HOLLOW METAL FRAMES, GLAZING STOPS, SCREW HEADS, ETC. FOR A COMPLETE, FINISHED INSTALLATION.
- PAINT ENTIRE FRAME PRIOR TO MOUNTING ANY HARDWARE OR INSTALLING ANY GLAZING MATERIALS. PAINT ALL PORTIONS OF STEEL UNITS.
- INSTALL SOLID 2X WOOD BLOCKING BEHIND ALL WALL STOPS AT GYP. BD. PTNS.
- FRAME DEPTH INDICATED ARE NOMINAL.
- FOR RATED OPENINGS, RATINGS PROVIDED ARE IN MINUTES. FIRST NUMBER (OR SINGLE NUMBER) INDICATES DOOR RATING, SECOND NUMBER INDICATES GLASS RATING. ##/###

DOOR AND FRAME REMARKS

SEE DOOR SCHEDULE FOR REMARKS

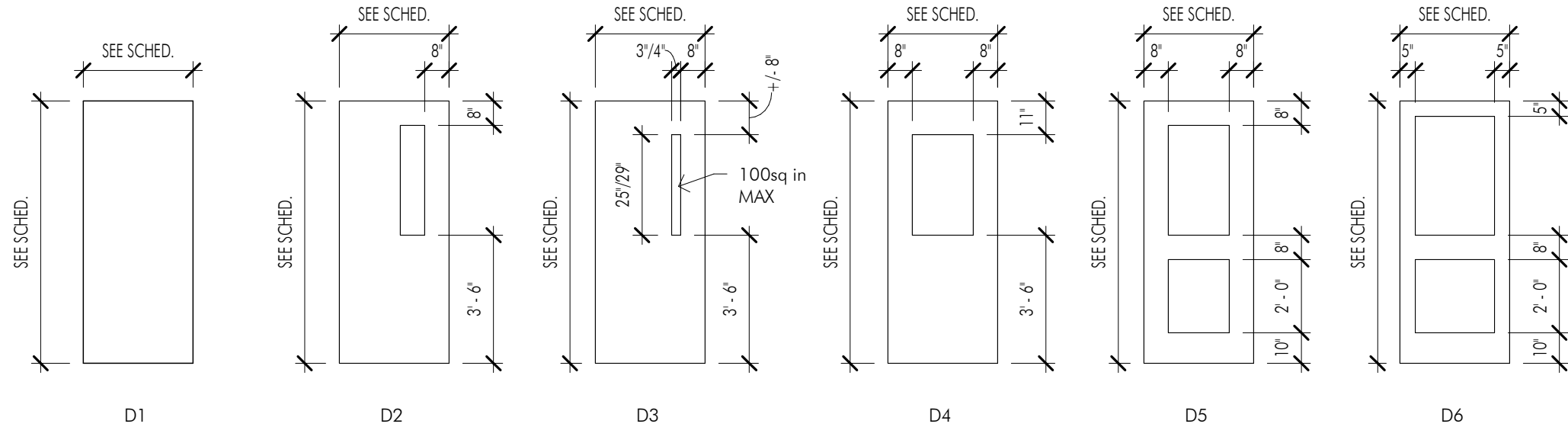
- MOTOR OPERATED OH DOOR.
- DRIP CAP.
- NEW FRAME SYSTEM IN EXISTING WALL OPENING. INSTALL SALVAGED DOOR LEAF AND SALVAGED HARDWARE IN NEW FRAME. VERIFY DIMENSIONS & CONDITIONS IN FIELD. MATCH EXISTING DIMENSIONS.
- FRAME DEPTH BY FRAME MANUFACTURER TO MEET FIRE RATING REQUIREMENTS.
- RECONNECT / REINSTALL EXISTING CARD READER.
- REMOTE RELEASE AT RECP DESK.
- EXISTING DOOR/FRAME - PROVIDE NEW SCHEDULED HARDWARE INTO AN EXISTING DOOR AND FRAME. WOODIFY DOOR AND FRAME AS REQUIRED. PATCH AND PAINT SURFACES UPON COMPLETION.
- EXISTING DOOR/FRAME - PROVIDE NEW DOOR LEAF(S) AND SCHEDULED HARDWARE INTO AN EXISTING FRAME.
- ADD CARDREADER AND ELECTRIFIED HARDWARE - MODIFY EXISTING FRAME FOR NEW HARDWARE. EXISTING DOOR, DOOR GLASS, AND FRAME GLASS TO REMAIN.
- FEHM 361 ASSEMBLY DOOR UNDERCUT NOT TO EXCEED 3/4".
- NOTE: DOOR AND FRAME SIZES, TYPES, AND MATERIALS AS SCHEDULED ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY AND MATCH ALL EXISTING MATERIALS, SIZES, GLAZING AND CONDITIONS.
- FRAME MATERIAL AND DEPTH BY FRAME MFR.
- SEE FRAME TYPES FOR DIMENSIONS.
- PROVIDE CLOSER.
- CONFIRM KEYING/ HANDING OF DOOR WITH OWNER.
- HM WITH WOOD VENEER.
- EXISTING DOOR FRAME IS TO REMAIN. PATCH AND PAINT EXISTING H.M. DOOR AND H.M. FRAME SURFACES. CONTRACTOR SHALL SCRAPE, PRIME, PATCH, PAINT SURFACES FOR A LIKE NEW FINISH.
- EXISTING DOOR LEAF IS TO REMAIN. PATCH AND PAINT EXISTING H.M. DOOR AND NEW H.M. FRAME SURFACES. CONTRACTOR SHALL SCRAPE, PRIME, PATCH, PAINT SURFACES FOR A LIKE NEW FINISH.

LEGEND

AC	ACOUSTICAL
AL	ALUMINUM
FR	ALUMINUM
MFR.	FIRE RATED FRAME (BY DOOR/FRAME)
FEP	FIBERGLASS REINFORCED PLASTIC
GHM	GALVANIZED HOLLOW METAL
HM	HOLLOW METAL
MTL	METAL (BY DOOR/FRAME MFR.)
SCD	SOLID CORE WOOD
SS	STAINLESS STEEL

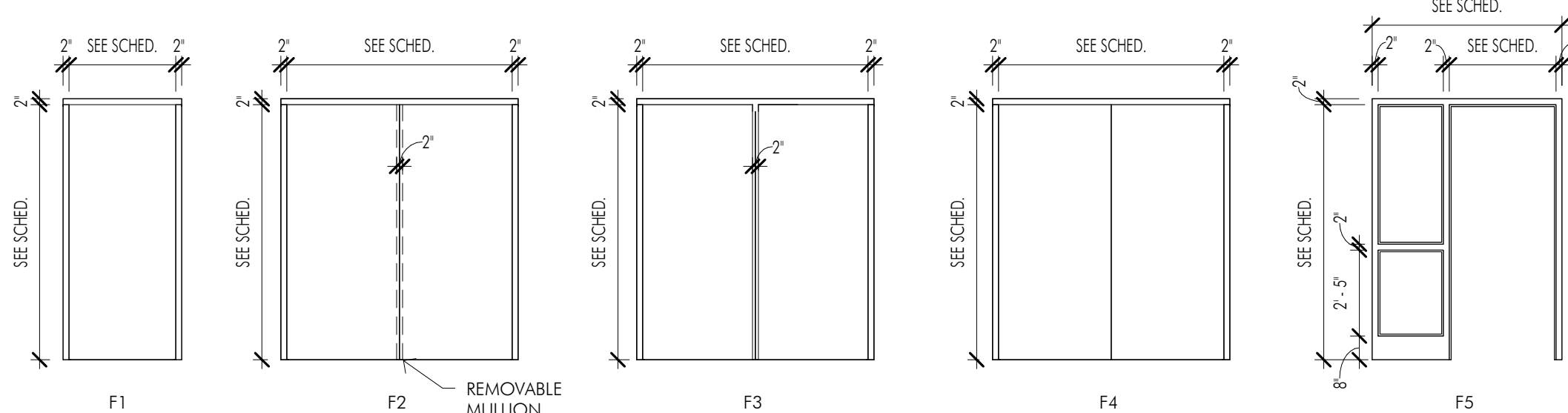
GLAZING SCHEDULE

G1	1/4" CLEAR TEMPERED GLASS UNIT
G1A	NOT USED
IG2	1" CLEAR IMPACT RESISTANT INSULATING GLASS UNIT
IG3A	1" FROSTED IMPACT RESISTANT INSULATING GLASS UNIT
IG3B	NOT USED
G4	NOT USED
G5	NOT USED
G6	NOT USED
G7	NOT USED
G8	NOT USED
G8A	NOT USED
G8B	NOT USED
G9	NOT USED
G10	NOT USED
G11	NOT USED
G12	NOT USED
G13	NOT USED
G14	INSULATED PREFINISHED ALUMINUM PANEL



DOOR TYPES

1/4" = 1'-0"



FRAME TYPES

1/4" = 1'-0"



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WINDOW AND SIDING REPLACEMENT PHASE 2

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700 N. Schoenbeck Road,
Prospect Heights, IL
60070

for the
BOARD OF EDUCATION
Prospect Heights
School District 23

700 N. Schoenbeck
Road, Prospect Heights



ISSUED FOR CONSTRUCTION

THIS SET OF DRAWINGS FOR CONSTRUCTION OF THE BOARD OF EDUCATION OF PROSPECT HEIGHTS SCHOOL DISTRICT 23, 700 N. SCHOENBECK ROAD, PROSPECT HEIGHTS, ILLINOIS 60070, HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. THE DRAWING PORTIONS OF ADDENDA A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AND AA, HAVE BEEN INCORPORATED INTO THESE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL REFER TO THESE CONSTRUCTION DOCUMENTS FOR ALL SPECIFICATIONS, NOTES, AND SPECIFICATION ITEMS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL ADDENDA ITEMS HAVE BEEN INCORPORATED. THESE CONSTRUCTION DOCUMENTS SHALL BE USED IN CONJUNCTION WITH THE ORIGINAL ISSUED BID AND CONTRACT DOCUMENTS.

REVISIONS

No.	Date	By
1	1/15/2026	IFC
2	VARIES	CONST.

Project Number:
25079

Issue Date:
November 6, 2025

Drawn by:
CAK

Sheet Title:
PARTIAL FIRST FLOOR
DEMOLITION PLAN

Sketch Number:
ASK-006R1

Sheet Number:

5/04/2026

A1.0S



2.

22

WELCOME TO
SULLIVAN ELEMENTARY
SCHOOL
ALL PARENTS AND
VISITORS MUST REPORT
TO THE OFFICE

