

**TITLE: FOR ALL SEASONS, INC., RENOVATION,
 300 TALBOT STREET, EASTON, MARYLAND**

BID NO.: 24-19

SCOPE OF WORK SUMMARY
<p>HVAC – Replace two (2) HVAC unit number 5 & 6. Replace, install duct work to maximize and improve air flow quality. Install smart thermostats throughout building to reduce energy consumption and improve efficiency. Improvement to the server room's infrastructure by adding new ventilation to regulate temperature and extend the lifespan of our equipment.</p>
<p>Renovation of four bathrooms – Renovate stall structures, including new doors, update all bathroom fixtures with commercial grade, ADA compliant, water efficient fixtures. Update finishings such as mirrors, hand dryers, paint, flooring, etc.</p>
<p>Space reconfiguration to improve the space efficiencies of existing office layouts and create more functional service areas. This project will optimize the use of space within the facility by reconfiguring the current floor plan to recover approximately 1,000 square feet of underutilized space. This includes enclosing the existing two-story entryway to create approximately 225 square feet of new office space on the second floor, which will require the construction of new support structures and reconfiguration of the entry hallway below. Enlarge and enclose second floor offices to create two therapy offices and split a conference room into two office spaces.</p>
<p>Interior refurbishments to the entire facility – The interior of For All Seasons' facility will undergo comprehensive refurbishment, including repainting walls, removing wallpaper, and re-carpeting all floors to eliminate older, worn floor coverings. Additionally, this project will update outdated light fixtures and replace stained tiles in the facility's drop ceilings. Replace flooring in server room with raised floor for improved air flow.</p>
<p>Replacement of four emergency exit doors and locks – New doors should meet safety and ADA standards and feature state-of-the-art locks and an integrated electronic access control system.</p>
<p>Installation of new, improved insulation and extension of nonbearing walls to increase energy efficiency and sound reduction.</p>
<p>Exterior upgrades – Remove and replace 132' of existing fence, install additional 225' fence line for privacy and security along the perimeter of the parking lot and the adjacent residential property.</p>

3/20/2025 ADDENDUM #4 (remove installation of raised floor in server room)

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SCOPE OF WORK SUMMARY
PHASE II
Space reconfiguration to improve the space efficiencies of existing office layouts and create more functional service areas. This project will include further reconfiguring of the current floor plan to optimize the use of space within the facility. This includes the reconfiguring of second floor office space (201-204) to provide separation and singular points of entry, as well as reconfiguration of existing hallway space, which will require the construction of new support structures. As well as the removal of an existing wall separating two suites on the first floor.
Installation of skylights - Skylights to be installed in eight rooms on the second floor without windows.
Power washing of the entire outside of the building.

3/20/2025 ADDENDUM #4 (remove installation of raised floor in server room)

-The Server Room is specified to have raised floor system installed. Please provide a specification for the raised floor system that is desired. Also please confirm that the contractor will not be responsible for the costs for temporarily moving and reinstalling the existing IT equipment. **RESPONSE: The raised floor system has been eliminated from the scope of work per Addendum #4.**

-The existing roof framing consists of 2x12 joists @ 16" on center. Please provide a detail for "heading off" the existing joists since it appears that the new skylights will not fit between the existing joists since they appear to be 24" wide. **RESPONSE: Modify existing roof rafters to accommodate skylight. Shore existing structure prior to demolition. Provide double 2x12 headers on each side of the skylight to extend to adjacent roof rafters. Frame new opening as required to accommodate the skylight. The skylight shaft shall be painted 5/8" gypsum board.**

-The existing ceilings have fiberglass insulation laying directly on the existing ceiling tiles. Since this is no longer code compliant, please confirm if the contractor will be required to provide an alternative insulation system at new ceiling areas and if the remaining ceiling areas "to remain" will need to have the existing insulation removed and replaced with a new code compliant insulation system. **RESPONSE: Per IECC 2021 provide R-49 batt insulation straps between existing roof rafters in attic where affected by demolition and construction.**