

**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 Additionally, this project will update outdated light fixtures and replace stained tiles in the facility's drop ceilings.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>