

## Scope of Work:

The scope of work for the Kopp house, a two-story wood frame building housing staff and faculty offices for the UMCES Chesapeake Biological Laboratory, encompasses a comprehensive renovation coupled with structural modifications. Coordination with the designated contract representative is imperative throughout the project. The contractor is required to present submittals for approval of all materials. All disturbed areas must be cleaned up entirely at the end of the work day with all openings sealed from exterior elements.

Siding is to be a fiber reinforced cement product installed and flashed to manufacturers instructions. Exterior trim is to be white PVC. Samples of siding and trim material to be presented to the owner for selection.

Windows are to adhere to the specifications outlined on page A001, meeting Energy Star qualifications and featuring double-pane argon-filled low-E coated glazing. These windows must exhibit a U-Factor of  $\leq 0.32$  and a solar heat gain coefficient of  $\leq 0.40$ , with frames constructed from either vinyl, including fusion-welded multi-chamber foam-filled PVC vinyl frames or other composite materials.

Doors must comply with the specifications detailed on page A001.

The main roof is asphalt shingles of a 40 year warranty with #30 asphalt impregnated felt underlayment. A waterproof self adhesive membrane is to be used at the eaves. Lower roofs will feature standing seam metal. Samples of roofing materials to be presented to the owner for color selection. An attic ventilation fan is to be installed on the west facing slope of the main roof.

Decks, ramps, and exterior stairs will be framed using pressure-treated lumber, with walking surfaces composed of composite material. Samples will be provided for owner approval, with railings and trim finished in white PVC.

To ensure energy efficiency, all exterior walls will be air-sealed and insulated to R15, while the attic will be air-sealed and insulated to R38. The crawl space will undergo air sealing, with the floor covered by a 6 mil vapor barrier and walls insulated using 2" extruded polystyrene or equivalent insulation.

Interior lighting will consist of LED fixtures with a 4k color temperature and a minimum CRI of 80. Office lighting will be dimmable, meeting a luminance level of 400 Lu/sf, while corridors, breakrooms, and bathrooms will have a lighting level of 300 Lu/sf. Proposed lighting fixtures and devices will be submitted for owner approval.

Exterior lighting fixtures at entrance locations will be LED and operated by photocells.

Plumbing fixtures will be EPA WaterSense labeled, with bathrooms and the breakroom equipped with on-demand point-of-use water heaters.

Flooring throughout interior spaces will be a Floor Score Certified waterproof LVP product with a minimum 12 mil wear layer and integral pad, with color samples provided for owner selection.

Paint and coating materials will be sourced from Benjamin Moore, PPG, Pratt & Lambert, or Sherwin Williams. Interior paint will be Green Seal labeled and rated as zero VOC, with ceilings finished flat, walls in eggshell, and doors and trim in semi-gloss. Exterior paints will also be Green Seal labeled and rated as low VOC, with all exterior finishes semi-gloss. Surface preparation and application will adhere to manufacturer specifications. Offices will have an accent wall that will be identified by owner with paint colors

Mechanically, the building will feature dual systems for the first and second floors, each equipped with Bosch IDS Premium 20 SEER heat pumps with 10kw auxiliary heat. Honeywell 9000 series smart thermostats will be installed, along with a dehumidifier in the crawl space. Ductwork in unconditioned spaces will be air-sealed and insulated. All office areas are to have dedicated return air ducting. Common areas can be served by a general return.

Network cabling to be CAT6e installed as per page E101 of drawings. With all cables terminated in wall jacks at specified locations and at the switch location in the basement.

Fire alarm system to be a Honeywell Firelite system with a VoiP dialer and non proprietary devices and programming.

Alternates to be quoted:

Main roof material

Embossed steel shingles of a slate embossing pattern of G-90 steel construction having a minimum 50 year warranty. Samples to be provided to the owner for pattern and color selection.

Interior doors

Solid core door slabs

Any and all required inspections are the responsibility of the contractor.