



MEDNORTH CORE AND SHELL SCOPE

This document provides scope description for the items to be covered for the Core and Shell pricing associated with the new MedNorth facility. TCG has received DD drawings for pricing and is expecting to write Core and Shell contracts based on this DD set. The 'interior upfit' portion will be contracted out after the CD set has been issued and priced. Below is the scope breakout for the Core and Shell and early release packages:

- Sitework
 - o Full sitework package including all grading, stormwater system, utilities, curb/gutter, sidewalks, asphalt, markings and signage.
- Landscaping
 - o Full landscaping package including irrigation.
- Structural
 - o Full structural package.
- Glazing
 - o All exterior glazing including doors, auto doors, hardware and caulking.
- Roofing
 - o Full roofing package including curb and MEP penetration flashing and coping.
- Finishes
 - o Full exterior EIFS package.
 - o Full exterior painting package.
 - o Full exterior caulking scope (minus windows).
 - o Exterior framing and cladding associated with the main entrance canopy.
 - o Interior framing and drywall for all electrical rooms and riser room.
- Elevator
 - o Full elevator package with install and state inspections.
- Fire Protection
 - o Sprinkler system installed for Core and Shell. Elevator shafts and electrical rooms are only interior spaces to be built, remaining will be open space.
- Plumbing
 - o All roof drains and associated piping as shown including canopy drains. Drains to be tied to the storm drainage system.
 - o Domestic water for all hose bibs; exterior wall and roof.
- Mechanical
 - o All rooftop units, curbs and associated ductwork to provide conditioned air to each floor. Controls to be included in the interior upfit scope.
- Electrical
 - o Early release of all electrical gear as shown in the DD set.
 - o Generator release.
 - o Power for all rooftop units.
 - o Power for elevators.
 - o Interior power for outlets associated with electrical rooms, riser room and elevator shafts.
 - o Exterior outlets and lighting including canopy lighting.
- **ROOFTOP EQUIPMENT**
 - o **All RTU's including start-up**
 - o **CU-2 for Elevator Equipment Rm**
 - o **Vertical ductwork from RTU's to provide conditioned air to each floor, no distribution ductwork.**
 - o **Curbs for all rooftop equipment so they can all be flashed while roofing.**