

EXHIBIT G: ADDITIONAL INTERIOR UPGRADES SCOPE

BATHROOM UPGRADES: Please refer to Exhibit I - Existing Conditions Plan with room numbers, for bath locations and numbers.

Bathroom floors (Base Bid) –Remove and replace vinyl flooring in 6 bathrooms: Bath #'s 3, 4, 5, 6, 9, 11. Assess subfloor for any signs of rot or water damage and replace subfloor as necessary. Remove toilets. Install Tarkett Easy Living Rich Onyx vinyl flooring. Install moisture resistant colonial or like-style baseboard trim, 3-4” tall. Replace thresholds as necessary and re-seat toilets.

Lockable Resident Cubbies or Cabinets. (Base Bid) Buy or build and install lockable, wall-mounted finished wooden or other durable material approved by Owner capable of storing personal toiletries and other personal belongings in each resident bathroom installed at accessible location approved by Owner. Eight bathrooms on first and second story of resident wing serve 2 residents each, and the second floor of the older wood frame house serves up to 4 residents. Bid allowance with submission of proposed design, pending Owner approval.

New lighting with motion sensors. (Base Bid) Install new lighting with motion sensors in all bathrooms on first and second floors. Bid allowance with submission of proposed fixtures.

Finish: (Base Bid) Remove all hardware before prep and replace after painting. Prep, prime and paint ceiling (Benjamin Moore Ceiling White), walls (TBD) and wood trim (Benjamin Moore Simply White, Semi-Gloss finish coats).

DINING ROOM UPGRADES: (Add-Alternate) Please refer to Exhibit I - Existing Conditions Plan with room numbers, for dining room locations and approximate dimensions.

Dining room floors: Remove vinyl and subfloor to reveal wood floors. Repair, sand & refinish with at least 3 coats of satin oil-based polyurethane floor finish, to fully cover and protect; install thresholds or wood transitions for smooth transition between rooms, ADA compliant.

Finish: Prep, prime and paint ceiling (Benjamin Moore Ceiling White), and walls (color TBD).

BASEMENT UPGRADES: (Add-Alternate) Please refer to Exhibit F – Basement Upgrades Sketch & Rendering for description of upgrades and sketch showing demo and wall & door locations, electrical service and lighting, ceiling and finish work. Retain existing shelving in existing storage for later reuse by Owner.