EXHIBIT A - SCOPE OF WORK
Warehouse Building Fire Sprinkler Installation – 2026

Proposal Submission Date: May 14, 2026

1. Project Overview

The Fire Sprinkler Prime Contractor shall provide all labor, materials, equipment, engineering support, permits, and services necessary to furnish and install a complete, operational dry-pipe fire sprinkler system for the existing approximately 30,000 square foot metal building located at 12166 Chandelle Way, Truckee, California.

The system shall be designed and installed in accordance with Extra Hazard Group 2 (EHG-2) criteria as defined in the project-specific fire sprinkler engineering plans, which are incorporated into this Scope of Work.

Peter Beaupre of Prosser Building & Development (CSLB# 946189) will act as the Construction Manager on this project and will coordinate the multiple prime contractors and apply for all permits with AHJs with documents provided by the prime contractors.

Contact:
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2. Reference Documents

- Project fire sprinkler engineering plans (EHG-2 design basis)
- Applicable codes and standards, including but not limited to:
  - NFPA 13 – Standard for the Installation of Sprinkler Systems
  - NFPA 25 – Standard for Inspection, Testing, and Maintenance
  - California Fire Code (CFC)
  - California Building Code (CBC)
  - Local Authority Having Jurisdiction (AHJ) requirements

3. Scope of Services

3.1 System Installation

- Install a complete dry-pipe sprinkler system throughout the building in accordance with approved plans and specifications.
- Provide all piping, fittings, hangers, seismic bracing, and appurtenances required for a fully functional system.

- Coordinate installation with existing building tenants and other trades.

3.2 Dry-Pipe Valve Assembly and Air Supply

- Furnish and install listed dry-pipe valve assembly, including trim, gauges, and supervisory devices.
- Provide and install an appropriately sized nitrogen generator to maintain system pressure.
- Install air maintenance devices and control systems as required.

3.3 Fire Sprinkler Piping and Heads

- Install steel piping designed for dry systems, sloped to allow complete drainage.
- Provide corrosion protection as required for dry systems.
- Furnish and install sprinkler heads rated and spaced per EHG-2 design criteria.
- Install auxiliary drains at all low points.

3.4 Water Supply and Connections

- Connect to the fire water supply as indicated in the plans.
- Provide all backflow prevention devices, control valves, and risers as required.
- Coordinate any required shutdowns with the Owner.

3.5 Alarm and Monitoring

- Provide and install waterflow switches, pressure switches, and valve supervisory switches.
- Coordinate with the existing fire alarm system company.
- Coordinate monitoring requirements with the Owner and AHJ.

3.6 System Accessories

- Inspector's test connections and main drain assemblies
- Valve cabinets and signage
- Identification and labeling of all system components

4. Engineering and Submittals

- Review provided engineering plans and verify field conditions prior to installation.
- Prepare and submit shop drawings, hydraulic calculations (if revisions are required), and product data for approval.
- Submit seismic bracing calculations where required.
- Provide material certifications (UL/FM listings).

5. Permitting and Coordination

- Provide all documents for the required permits and approvals from the AHJ.
- Attend all inspections with local fire and building officials.
- Attend pre-installation and coordination meetings as required.

6. Testing and Commissioning

- Perform hydrostatic testing of all piping in accordance with NFPA 13.
- Conduct dry-pipe valve trip testing and verify water delivery time compliance.
- Test all alarms, supervisory devices, and monitoring connections with coordination by fire alarm company. Perform main drain and inspector's test.
- Attend acceptance testing with the AHJ.

7. Closeout Requirements

- Provide as-built drawings reflecting final installation conditions.
- Deliver operation and maintenance (O&M) manuals.
- Provide training to Owner's personnel on system operation and maintenance.
- Provide warranty documentation for all materials and workmanship.

8. Performance Requirements

- System shall meet all hydraulic and density/area requirements for Extra Hazard Group 2 occupancy.
- Water delivery time for the dry system shall comply with NFPA 13 requirements.
- All components shall be listed and approved for intended use.

9. Contractor Qualifications

- Contractor shall be licensed in the State of California for fire protection work (C-16).
- Contractor shall demonstrate experience with dry-pipe systems and EHG-2 hazard classifications.
- All work shall be performed by qualified personnel trained in fire sprinkler installation.