

JAYO CONTRACTORS INC.
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PARAMOUNT PARKS AT FAIRFIELD ASSISTED LIVING

THE GENERAL CONTRACTORS SPECIFICATIONS FOR THE SCOPE OF WORK TO BE PERFORMED. NO EXCLUSIONS.

DESCRIPTION: DRYWALL, HANG, TAPE AND TEXTURE, ASSISTED LIVING, COMMONS AND MEMORY CARE CENTER.

SPECIFICATIONS:

1. INCLUDES ALL MATERIALS AND INSTALLATION OF ALL DRYWALL AS SPECIFIED IN THE PLANS, NOTE: ALL CEILINGS WILL RECEIVE TWO LAYERS OF 5/8" GYP BOARD. THIS INCLUDES TAPE AND TEXTURE. NOTE THAT THIS DOES NOT INCLUDE AREAS THAT YOU DO NOT HAVE ACCESS TO, AREAS SUCH AS BEHIND SHOWERS AND ABOVE PLATE LINE, IN THOSE AREAS THE FRAMING CONTRACTOR WILL SUPPLY AND INSTALL THE DRYWALL (PRE-ROCK). NOTE THAT IT WILL BE THE DRYWALL CONTRACTORS RESPONSIBILITY TO PRODUCE A TRUE AND EVEN REVEAL ON THE SHEETROCK WRAPED WINDOWS AGAINST THE WINDOW FRAMES, THREE SIDES.
2. ESTIMATE ALL WINDOWS WITH DRYWALL WRAP, SOME COMMON AREAS MAY RECEIVE FULL WOOD WRAP T.B.D. AT A LATER DATE.
3. INCLUDES INSTALLING PRE-PRIMER TO DRYWALL SURFACES PRIOR TO TEXTURE. INCLUDES TAPE AND TEXTURE OF THE ENTIRE BUILDING. THE MAIN COMMON AREAS WILL RECEIVE BULL NOSED OR (ROUND CORNERS), AND ORANGE PEEL TEXTURE ON THE WALLS, THE CEILINGS IN THIS AREAS WILL RECEIVE A HAND TEXTURE. NOTE THAT THE REST OF THE BUILDING WILL RECEIVE SQ. CORNERS AND AN ORANGE PEEL TEXTURE THROUGHOUT. THE COMMON AREAS INCLUDE:

- OFFICES
- VESTIBULE
- LOBBY
- PUBLIC RESTROOMS
- GUEST LOUNGE
- RESIDENT LOUNGES
- RESIDENT DINING
- PRIVATE DINING
- GENERAL STORE
- SPA ROOM
- ACTIVITY ROOM
- EXCERSICE ROOM
- SALON
- COORIDORS
- CONF. ROOM
- WORK LOUNGE
- FOYER
- STAIRWELLS

- THEATRES
- HOSPITALITY
- LIBRARY

4. INCLUDES MULTIPLE LAYERS OF DRYWALL ON RATED FIREWALLS AS PER PLANS.
5. INCLUDES FOLLOWING NAILING/SCREW PATTERN SCHEDULES AS PER PLANS FOR RATED WALLS AND SHEAR WALLS.
6. THE SUBCONTRACTORS WILL BE RESPONSIBLE FOR SUPPLYING THE GENERAL CONTRACTOR WITH 2' X 4' SAMPLES OF HAND TEXTURE AND ORANGE PEEL TEXTURE FINISHES FOR APPROVAL. THE GENERAL CONTRACTOR WILL REQUIRE THAT ALL WALL AND CEILING SURFACES CONCEAL ALL TAPE LINES AND DRYWALL BLADE MARKS ETC... INCLUDES SANDING WALLS AFTER TEXTURE AS NEEDED TO PRODUCE SMOOTH WALLS FOR PAINTING AND TO HELP REDUCE FLASHING.
7. NOTE THAT IT WILL BE THE DRYWALL CONTRACTORS RESPONSIBILITY TO TAPE AND MASK OFF ALL WINDOWS AND ALL OTHER AREAS NEEDED TO PROTECT FROM OVERSPRAY OF TEXTURE. NOTE THAT THE DRYWALL CONTRACTOR WILL ALSO BE RESPONSIBLE FOR PROTECTING SHOWER STALLS AND FLOORS FROM DRYWALL MUD AND TEXTURE.
8. THE PROJECT WILL BE COMPLETED IN SIX PHASES, SUB-CONTRACTORS WILL MOVE TO ONE AFTER ANOTHER.
9. INCLUDES TEMPORARY HEAT AS NEEDED BY THE DRYWALL CONTRACTOR TO HELP MAINTAIN SCHEDULE.
10. INCLUDES SCRAPPING THE JOB SITE ON A REGULAR BASIS. MATERIALS TO BE HAULED OFF AND DEPOSITED ELSEWHERE.
11. INCLUDES MATERIALS AND INSTALLATION OF SOUND CHANNEL WALLS AS PER PLANS.
12. NOTE: TWO LAYERS OF DRYWALL WILL BE REQUIRED AT SHOWER WALLS TO HIDE NAILING FLANGES ON SHOWERS BECAUSE PREROCK MUST BE INSTALLED BEHIND SHOWER UNITS.

PLEASE REVIEW ALL PLAN PAGES A AND S FOR DETAILS AND INFORMATION

Plans, Specs, and Bid opportunities can be viewed at jayoconstruction.com
 Just click on the Paramount Parks at Fairfield icon and view or download the Plans and specs for which you wish to bid on. You can also get plans on file at Frye's Printing Inc. located at 1050 Lincoln Ave. Napa, CA 94558.

Contact person: Richard, Ph # 707-253-1329,

E-mail: repro@fryesprinting.com

Please contact Cameron Jayo for bid dates, to submit bids and for any additional bid information at: cjhhomes@gmail.com

THE SUB CONTRACTOR AGREEMENT INCLUDES BUT IS NOT LIMITED TO THE ITEMS ABOVE, THE SUB CONTRACTOR UNDERSTANDS THE ALL ITEMS MUST BE AS PER PLAN AND MEET LOCAL BUILDING CODE REQUIREMENTS UNLESS NOTED OTHERWISE.