

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: FIRE SPRINKLERS, ASSISTED LIVING, COMMONS & MEMORY CARE CENTER.

SPECIFICATIONS:

1. INCLUDES PLANS AND ENGINEERING AS REQUIRED BY LOCAL FIRE AND BUILDING OFFICIALS.
2. NOTE THAT POINT LOADS FOR SPRINKLER PIPE SYSTEM ARE NOT TO EXCEED 120 POUNDS AT ANY GIVEN POINT THROUGHOUT THE BUILDING. THE SUBCONTRACTOR WILL NEED TO WORK WITH TRUSS ENGINEERS TO ESTABLISH POINT LOAD LOCATIONS AS NEEDED.
3. INCLUDES ALL MATERIALS AND INSTALLATION OF FIRE SPRINKLER SYSTEM AS PER PLANS INCLUDING THE FIRE ALARM BELL, WIRING WILL BE SUPPLIED AND INSTALLED BY OTHERS. NOTE THAT THIS FACILITY WILL REQUIRE TWO SEPARATE SYSTEMS, A WET SYSTEM FOR THE HEATED LIVING SPACE AND A DRY SYSTEM FOR THE ATTIC SPACE.
4. INCLUDES SEMI-RECESSED SPRINKLER HEADS WHERE THEY CAN BE USED IN COMPLIANCE WITH FIRE CODES.
5. INCLUDE SPRINKLERS IN THE TWO FOOT OVER HANG'S / BOXED SOFFIT AREAS IF REQUIRED BY THE CITY. SPRINKLERS ARE INCLUDED IN ENTRY WAY SOFFITS AND COVERED PATIO AREAS, THIS INCLUDES THE PATIOS AREA UNDERNEATH THE RAISED DECKS. INCLUDES INSTALLING SPRINKLER HEADS IN ALL ROOF OVER BUILDS, THE ROOF OVER BUILDS WILL BE SEPARATE FROM THE MAIN ROOF STRUCTURE AND WILL REQUIRE ADDITIONAL HEADS, STUDY TRUSS PLANS FOR MORE INFORMATION. INCLUDES SPRINKLERS IN THE FLOOR JOISTS BETWEEN THE FIRST, SECOND AND THIRD FLOORS AS REQUIRED. THE SUB-CONTRACTOR WILL BE RESPONSIBLE FOR STUDYING THE STRUCTURAL DRAWINGS TO DETERMINE ANY SPECIAL SYSTEM REQUIREMENTS NEED FOR FURRED DOWN CEILINGS THAT WILL NEED TO BE INCLUDED WITH THIS SYSTEM.
6. INCLUDES SUPPLYING AND INSTALLING FIRE RATED ACCESS DOORS FOR ALL SYSTEM VALVES, SYSTEM DRAINS MUST BE LOCATED AT AN EXTERIOR WALLS FOR EXTERIOR DRAINS OR NEAR A MOP SINK WITH PROVISIONS FOR HOSE ATTACHMENTS. INCLUDES SUPPLYING AND INSTALLING PROTECTIVE COVERS FOR SPRINKLER HEADS THROUGHOUT CONSTRUCTION.
7. THE SUB-CONTRACTOR IS RESPONSIBLE FOR ALL TRENCHING AND COMPACTION ASSOCIATED TO THE SCOPE OF WORK, WITH THE EXCEPTION OF TRENCHING AND INSTALLATION BY THE CITY OR LOCAL WATER COMPANY. THE SUB-CONTRACTOR WILL BE RESPONSIBLE FOR BRINGING IN THE MAIN LINE TO THE BUILDING FROM THE STUB OUTSIDE THE BUILDING. THE SUB-CONTRACTOR WILL BE RESPONSIBLE FOR ANY COMPACTION TESTING FEES ASSOCIATED WITH TRENCHING IF REQUIRED.

8. INCLUDES INSTALLING TAMPER SWITCH AT CITY WATER TIE IN / MAIN SHUT OFF VALVE. INCLUDES INSTALLING CONDUIT TO THE BUILDING TO TIE INTO THE BUILDING FIRE ALARM SYSTEM WITH PULL STRING, THE WIRE WILL BE SUPPLIED AND INSTALLED ALONG WITH ALL CONNECTIONS BY OTHERS.
9. NOTE THAT THE SUB-CONTRACTOR WILL BE RESPONSIBLE FOR THE CONCRETE AND FLAT WORK IN THE SPRINKLER ROOM UNLESS CONTRACTOR INSTALLS THE RISER PORTION PRIOR TO POURING THE BUILDING SLAB IN THAT SECTION.
10. INCLUDES INSTALLING FIRE CAULKING ASSOCIATED WITH SCOPE OF WORK. NOTE THAT THIS INCLUDES INSTALLING APPROVED FIRE PROOF MATERIAL TO SEAL GAPS AT ALL RATED WALL PENETRATIONS.
11. INCLUDES INSTALLING ALL WATERPROOF FLASHINGS ASSOCIATED WITH THE SCOPE OF WORK. INCLUDES INSTALLING TRIM RINGS AROUND ALL VISIBLE INTERIOR AND EXTERIOR WALL PENETRATIONS. INCLUDES PAINTING ALL PIPE WORK IN RISER ROOM AS PER CODE. NOTE THAT ALL PIPE WORK, DRAINS ETC... MUST BE CONCEALED IN WALLS OR CEILINGS.
12. NOTE THAT THE PROJECT WILL BE COMPLETED IN PHASES, WORKING FROM ONE TO ANOTHER.
13. INCLUDES SUPPLYING THE GENERAL CONTRACTOR WITH AS BUILT RED LINED PLANS WHEN THE PROJECT IS COMPLETED SHOWING ANY CHANGES FROM ORIGINAL PLANS.
14. SUB-CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN UP AT THE END OF EACH DAY. ALL TRASH DEPOSITED INTO THE DUMPSTER ON SITE.
15. INCLUDES FINAL WALK THROUGH WITH PROJECT SUPERVISOR AND BUILDING ADMINISTRATOR TO EXPLAIN SYSTEM FUNCTIONS AND REQUIRED MAINTENANCE.
16. NOTE THAT ATTIC PIPES ON TOP OF TRUSS BOTTOM CHORDS MAY REQUIRE PIPE INSULATION TENTING, IF THIS IS REQUIRED IT WILL BE COMPLETED BY OTHERS.

PLEASE REVIEW ALL PLAN PAGES A, S AND C 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.