

**JAYO DEVELOPMENT INC.**  
**10564 W. BUSINESS PARK LANE**  
**BOISE, ID 83709**  
**OFFICE: 208-322-3664 FAX: 208-322-3664**

**PARAMOUNT PARKS AT THE HIGHLANDS ASSISTED LIVING**

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

DESCRIPTION: DRYWALL, HANG, TAPE AND TEXTURE.

**SPECIFICATIONS:**

1. INCLUDES INSTALLATION OF ALL DRYWALL AS SPECIFIED ON PLANS. NOTE 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 WRAPPED WINDOWS AGAINST THE WINDOW FRAMES, THREE SIDES.
2. INCLUDES TAPE AND TEXTURE OF THE ENTIRE BUILDING. THE MAIN COMMON AREA'S WILL RECEIVE BULL NOSED OR (ROUND CORNERS), AND A HAND TEXTURE ON THE WALLS AND CEILING. THE BUILDING WILL RECEIVE SQ. CORNERS AND AN ORANGE PEEL TEXTURE THROUGHOUT, WALLS AND CEILING THIS INCLUDES ALL RESIDENT UNITS. NOTE 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 DRY WALL CONTRACTOR WILL ALSO BE RESPONSIBLE FOR PROTECTING SHOWER STALLS AND FLOORS FROM MUD AND TEXTURE.
3. THE MAIN COMMON AREAS INCLUDES AREAS SUCH AS:

THE VISITORS LOUNGE, LOBBY, AND FOYER  
ALL CORRIDORS LEADING UP TO THE FIRE DOORS,  
RESIDENTS LOUNGE, DINING, BISTRO AND SITTING AREAS  
NURSE STATIONS AND OFFICES,  
PUBLIC RESTROOMS,  
GUEST LOUNGE, CONFERENCE ROOM  
LIBRARY AND ALL SIMILAR TYPE OF COMMON AREAS SOME MAY BE LABELED DIFFERENTLY ON THE FINAL SET OF PLANS.

4. INCLUDES SCRAPPING THE JOB SITE ON A REGULAR BASIS. MATERIALS TO BE HAULED OFF AND DEPOSITED ELSEWHERE.
5. INCLUDES MATERIALS AND INSTALLATION OF SOUND CHANNEL WALLS AS PER PLANS.
6. NOTE: TWO LAYERS OF DRYWALL MAY BE REQUIRED AT SHOWER WALLS TO HIDE NAILING FLANGES.
7. INCLUDES MULTIPLE LAYERS OF DRYWALL ON RATED WALLS AND FOLLOWING NAILING OR SCREW PATTERN SCHEDULES AS PER PLANS FOR RATED WALLS AND SHEAR WALLS.
8. INCLUDES EXTERIOR GYP INSTALLATION AS PER PLANS, MATERIALS AND LABOR.
9. THE SUB CONTRACTOR WILL BE RESPONSIBLE FOR SUPPLYING THE GENERAL CONTRACTOR 2' X 2' SAMPLES OF TEXTURES FOR APPROVAL. ALL WALL AND CEILING SURFACES MUST CONCEAL ALL TAPE LINES AND DRY WALL BLADE MARKS. INCLUDES SANDING ALL SURFACES AFTER TEXTURE TO PRODUCE A SMOOTH AND EVEN SURFACE FOR PAINTING TO HELP REDUCE FLASHING.

#### OPTIONS:

- STEEL FRAMING AND CONSTRUCTION, FLOORS, WALLS, TRUSSES / ROOF SYSTEM, MATERIALS AND LABOR.
- SUSPENDED CEILING CONSTRUCTION MATERIALS AND LABOR.

#### Ceiling Tile:

Armstrong - #1942 Ultima - 2x2 Tegular

#### Grid:

Armstrong - Superfine XL (9/16") - Blizzard White

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

THE SUB CONTRACTOR PROPOSAL 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.