

**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: MECHANICAL / H.V.A.C

**SPECIFICATIONS:**

1. MECHANICAL TO INCLUDE ALL MATERIALS AND INSTALLATION OF ITEMS RELATING TO THE MECHANICAL CONTRACTORS SCOPE OF WORK, THESE ITEMS INCLUDE MATERIALS, LABOR FOR ROUGH-INS, FIXTURES, AND TRIMS.
2. INCLUDES SUPPLYING AND INSTALLING ALL HEATING AND COOLING SYSTEMS DESIGNATED IN THE PLANS WITH ALL ASSOCIATED DUCT WORK. INCLUDES INSTALLING ALL FAN COIL UNITS AND ASSOCIATED DUCT WORK AND REMOTE T-STATS FOR ALL INDIVIDUAL BED ROOM UNITS.
3. PLEASE QUOTE SEPARATELY THE INSTALLATION OF KITCHEN HOOD AND EXHAUST DUCT/ MAKE UP AIR AND FIRE SUPPRESSION SYSTEM, AND DISHWASHER HOOD.
4. INCLUDES SUPPLYING AND INSTALLING EXHAUST FANS AND AIR SUPPLY FANS WITH ALL ASSOCIATED DUCT WORK AS SPECIFIED IN PLANS. INCLUDES SUPPLYING AND INSTALLING BATHROOM EXHAUST FANS WITH PROVISIONS FOR CEILING FIRE DAMPERS ON EACH EXHAUST FAN AS PER PLANS.
5. INCLUDES INSTALLING ELECTRIC HEATER IN FIRE SPRINKLER ROOM IF NEEDED.
6. INCLUDES INSTALLING ALL SMOKE, FIRE, AND SMOKE / FIRE DAMPERS AS PER PLANS AND AS REQUIRED BY LOCAL BUILDING CODES.
7. INCLUDES PROVIDING TRIM RINGS AT ALL EXTERIOR WALL PENETRATIONS.
8. INCLUDES INSTALLING FLUES FOR FURNACE AND WATER HEATERS.
9. INCLUDES INSTALLING ALL DRYER VENT DUCTS, INCLUDES WALL MOUNTED RECESSED HOOK UPS, AND ALL DUCT WORK SHALL BE CONCEALED.
10. INCLUDES INSTALLING COMBUSTION AIR SYSTEM VENTS FOR ALL ROOMS WITH GAS FURNACES AND WATER HEATERS. (SEE PLANS) NOTE: ALL DUCT WORK THAT PENETRATES RATED WALLS OR CEILINGS WITHOUT FIRE OR SMOKE FIRE DAMPERS MUST BE WRAPPED IN A FIRE RATED BLANKET, CHECK BUILDING CODES.
11. INCLUDES PROVIDING INSTALLING REFRIGERANT LINE SETS & INSULATION OF LINES AS PER PLANS.
12. INCLUDES MATERIALS AND INSTALLATION OF ALL WATER PROOF FLASHING FOR

ROOF AND WALL PENETRATIONS ASSOCIATED WITH MECHANICAL WORK. NOTE: THIS INCLUDES FLASHING FOR KITCHEN EQUIPMENT ROOF PENETRATIONS AND ALL MECHANICAL EQUIPMENT AS NEEDED. INCLUDES INSTALLING WALL CAPS / FLASHINGS FOR SCREEN WALLS AT ROOF MOUNTED MECHANICAL DECKS.

13. INCLUDES PAINTING ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
14. NOTE: ALL WORK MUST MEET LOCAL BUILDING CODE REQUIREMENTS CONCERNING FIRE WALL SEPARATIONS AND PENETRATIONS.
15. INCLUDES HOOKING UP THE HEATING UNITS THROUGHOUT CONSTRUCTION IN CONJUNCTION WITH THE ELECTRICAL CONTRACTORS TO MAINTAIN PROPER ROOM TEMPERATURES TO MAINTAIN JOB SCHEDULES.
16. INCLUDES PROVIDING AND INSTALLING APPROVED CONDENSING UNIT PADS INCLUDES ANCHORING ALL EXTERIOR MECHANICAL CONDENSING UNITS TO THE GROUND THROUGH APPROVED METHODS.
18. INCLUDES INSTALL BACKING AS NEEDED FOR EXHAUST FANS, SUPPLY AND RETURN AIR GRILLS AND FIRE DAMPERS. NOTE: LUMBER WILL BE SUPPLIED BY THE GENERAL CONTRACTOR.
19. INCLUDES MATERIALS AND INSTALLATION OF FIRE PUTTY AND CAULK ALONG WITH ANY RATED ACCESS DOORS THAT ASSOCIATED WITH EQUIPMENT AS REQUIRED FOR THE PENETRATIONS OF RATED WALLS, CEILINGS AND ASSEMBLIES, INCLUDES ATTIC SPACE.
20. INCLUDES COMPLETING AIR BALANCE TESTS AND WORKING WITH THE KITCHEN EQUIPMENT COMPANY TO MEET CODE REQUIREMENTS.
21. INCLUDES SUPPLYING THE GENERAL CONTRACTOR WITH RED LINED PLANS CONTAINING AS BUILD'S IF ITEMS WERE CHANGED FROM ORIGINAL PLANS. THE PLANS ARE TO BE SUPPLIED WITHIN 30 DAYS OF COMPLETION OF THE PROJECT. INCLUDES CLEANING OR INSTALLING NEW FILTERS FOR ALL MECHANICAL UNITS AS NEEDED AT COMPLETION AND CLEANING OUT FLOOR REGISTERS AND REGISTER VENT COVERS. INCLUDES A FINAL WALK THROUGH WITH THE JOB SUPERVISOR AND THE FACILITY ADMINISTRATOR TO EXPLAIN WARRANTY PROGRAM, SYSTEM FUNCTIONS AND SERVICE AND MAINTENANCE.

Please contact Cameron Jayo for bid Dates, to submit bids and for any additional bid information at: [cameron.paramountparks@gmail.com](mailto: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 PLANS, SPECS, AND MUST MEET LOCAL BUILDING CODE REQUIREMENTS UNLESS NOTED OTHERWISE.