

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: INTERIOR AND EXTERIOR PAINTING

SPECIFICATIONS:

1. BID TO INCLUDE PAINT OR STAIN AS SPECED ON PLANS UNLESS NOTED OTHERWISE BY JAYO DEVELOPMENT INC. INCLUDES EXTERIOR FASCIA, SOFFIT, DOORS, TRIM, SIDING, GABLE VENTS, CORBELS PERGOLAS AND DECORATIVE TRELIS FEATURES. ALSO INCLUDES PIPES, BOXES AND ANY OTHER PLUMBING, MECHANICAL OR ELECTRICAL HARDWARE ATTACHED TO THE BUILDING.
2. BID TO INCLUDE PAINT OR STAIN ON ALL INTERIOR WALLS, DOORS, TRIMS, SPECIAL MOLDINGS, COLUM'S, BEAMS, DECORATIVE DETAIL WORK, HAND RAILS AND ALL OTHER INTERIOR WOOD WORK. ALL COMMON AREAS TO BE FINISHED WITH STAINED WOOD WORK AND ALL NON COMMON AREAS TO BE FINISHED WITH PAINT GRADE WOOD WORK INCLUDING RESIDENT UNITS AND STAFF WORK STATIONS THIS INCLUDES DOORS IN EACH AREA. PLEASE SEE DOORS AND TRIM SUPPLY SPECS FOR MORE INFORMATION.
3. BID TO INCLUDE ALL INTERIOR AND EXTERIOR FINAL TOUCH UP PAINTING, STAINING, AND OVER SPRAY CLEAN UP TO JAYO DEVELOPMENT SATISFACTION, OVER SPRAY INCLUDES WINDOWS AND SHOWERS.
4. ALL WINDOW SEALS AND SHEETROCK AROUND WINDOWS NEEDS TO BE CAULKED TO THE WINDOW FRAMES.
5. ALL WORK AND MATERIALS NEED TO MEET PLANS AND SPECS UNLESS NOTED OTHERWISE.
6. ALL JOINTS AND UNEVEN SURFACES TO BE FILLED WITH SPACKLE, CAULK, AND PUTTY, THEN SANDED AS NEEDED TO REVEAL A CONTINUEOUS SMOOTH FLAT SURFACE WITH NO JOINTS SHOWING.
7. PAINTING CONTRACTOR WILL BE RESPOSIBLE FOR PROTECTING FLOORS FROM PAINT OVER SPRAY THROUGH OUT CONSTRUCTION. PAINTER WILL RESPONSIBLLE FOR CLEAN UP AS NEEDED. WE HAVE TO MAINTAIN CLEAN FLOORS FOR ADHESIVES USED TO INSTALL FLOOR COVERINGS.

8. INCLUDES CAULKING SHOWERS TO SHEETROCK AND PRODUCING A CLEAN REVEAL BETWEEN SHOWER AND DRYWALL.
9. PAINTER IS RESPONSIBLE FOR REHANGING EXTERIOR DOORS AT THE END OF THE WORK DAY TO MAINTAIN A SEALED AND SECURE JOB SITE. NOTE THAT IF DOORS DO NOT HAVE ENOUGH TIME TO DRY, PAINTER WILL NEED TO HANG CONSTRUCTION DOOR AND INSTALL CONSTRUCTION LOCK INSTEAD. NOTE THAT INTERIOR FIRE DOORS ARE ALSO CONSIDERED EXTERIOR DOORS, THEY WILL BE USED TO SEPERATE PHASES OF CONSTRUCTION AND MAINTAIN SECURITY. FIRE DOORS CAN BE PAINTED WHEN NO LONGER NEEDED FOR SECURITY.
10. BID TO INCLUDE PAINTING ALL UN-PAINTED EXTERIOR FLASHINGS, THIS INCLUDES ROOF TO WALL FLASHINGS IF NEEDED.
11. BID TO INCLUDE SUPPLYING GENERAL CONTRACTOR WITH ALL PAINT FOR TOUCH UP WHEN JOB IS COMPLETED. PAINTER WILL NEED TO SUPPLY TOUCH UP PAINT IN FRESH, CLEAN AND SEALED CONTAINERS WITH DESCRIPTION OF CONTENTS, BRAND NAME, AND PAINT NUMBERS CLEARLY MARKED ON THE CONTAINER. (ONE GALLON OF EACH)
12. PAINT COLORS T.B.D. INTERIOR INCLUDES ONE WALL COLOR, TRIMS AND DOOR COLOR AND ONE STAIN COLOR. ACCENT WALL LOCATIONS AND WALL COLORS TO BE ACCESSED AT A LATER DATE. EXTERIOR TO INCLUDE ONE SOFFIT AND FASCIA COLOR, ONE TRIM COLOR AND A SIDING COLOR.
13. PLEASE SEE PAINT UNDER SUPPLIERS SPECS FOR PAINT MATERIALS INFORMATION.

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