
CONTRACT CLOSEOUT

PART 1 GENERAL

1.01 OTHER CONTRACT DOCUMENTS The General Conditions of the Contract, General Requirements, and Supplemental Conditions attached hereto shall apply to and be a part of this Section.

1.02 DESCRIPTION OF WORK The Work described herein shall be for the supply of all items and doing of things necessary for the proper closeout and completion of the Work as described herein.

1.03 RELATED DOCUMENTS Section 01710 Cleanup

PART 2 PRODUCTS None Required

PART 3 EXECUTION

3.01 SYSTEM DEMONSTRATION Two (2) weeks prior to the date of Substantial Completion, the Contractor shall arrange and coordinate with the Engineer, a system demonstration to instruct the Engineer in the maintenance and operation of any mechanical and electrical systems and finishes.

The Contractor shall demonstrate and instruct the Engineer on the start up, operation, control, adjustment, trouble shooting, care, servicing and maintenance of each item of mechanical and electrical equipment using the completed operation and maintenance manuals (if required in the Specifications) as the basis of instruction. The Contractor shall prepare and issue additional data in the operation and maintenance manuals as the need for additional data becomes apparent during the demonstration.

If specified in the Specifications or Supplemental Conditions, each manufacturer shall provide an authorized representative to demonstrate the operation of each supplied item of the mechanical and electrical system, and instruct the City's personnel on its use. The amount of time required for instruction of each item shall be as required by the City to ensure familiarity with equipment and systems.

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3.02 SPARE PARTS

The Contractor shall supply all spare parts, special tools, maintenance and extra materials in the quantity specified in the individual Sections of the Specifications. The Contractor shall provide items in unbroken cartons and strongly packaged with tags identifying their function and equipment with which they are associated.

Spare parts and maintenance materials provided shall be new, not damaged or defective, and of the same quality, manufacture, production and dye lot as Products incorporated in the Work. If requested, the Contractor shall furnish evidence as to the type, source and quality of the spare parts provided.

3.03 FINAL INSPECTION

Prior to a request for a final inspection, the Contractor shall thoroughly inspect the Work and ensure it is complete, that all deficiencies have been corrected, the Site is clean and cleanup is complete, all Work under Division 15 and Division 16 is in full operating condition, the Site Inspection and testing reports have been reviewed to verify conformance with the Contract Documents and that changes, repairs or replacements have been completed. When satisfied that the Work, as set forth in the Contract Documents, is totally performed, the Contractor shall, in writing, request a final inspection of the Work by the Engineer.

The final Inspection shall include the Engineer, and the Contractor and any Subcontractors deemed necessary by the Contractor. The Engineer will inspect the Work and if there are any defects or deficiencies discovered, they will be itemized and a list will be provided to the Contractor. The list shall be recognized as the final list for the acceptance of the Work.

If the Engineer is satisfied that all defects and deficiencies have been corrected, and that all the requirements of the Contract Documents have been met, he will certify the Work is complete.

If the originally contracted date of completion cannot be met, the Contractor shall coordinate the completion of the remaining Work and deficiencies with the Engineer to avoid disruption to the City.

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The Engineer will also review the condition of any equipment used in the course of the Work to ensure turning over at completion is in “as new condition” with warranties dated and certified from the time of the issue of the Certificate of Final Completion of the Work. With the exception of items carrying longer guarantee or warranty periods, or items with seasonal completion requirements.

The Final Progress Estimate will not be issued until the Engineer has received, in good order: all copies of the operating instructions and manuals; warranty certificates and guarantees; spare parts, as built drawings, certification that training is complete, occupancy certificates, certificates or permits from Hydro, elevator, and fire inspectors; testing and balancing reports; final utility readings; all keys for buildings, gates, or operating systems and equipment; and any other required certificates of approval or acceptance from regulating bodies as required by the Contract Documents.

3.04 ENGINEERS
CHARGES

The Engineer will conduct no more than two (2) Final Inspections; one inspection to review for deficiencies, and the second to confirm deficiencies have been corrected.

Should it become necessary for the Engineer to again inspect the Work for deficiencies which were not corrected satisfactorily prior to the previous two inspections, the Contractor shall pay for the additional time and expense incurred by the Engineer all further inspections. The Engineer’s charges for additional time will be deducted from the Contractor’s Final Progress Estimate.

3.05 WARRANTY
INSPECTION

During the month prior to the end of the warranty period, the Engineer and the Contractor will conduct an inspection of the Work. The Contractor shall promptly remedy any outstanding defects due to faulty materials or workmanship in the Work.

END OF SECTION