

COMMISSIONING GUIDE SPECIFICATIONS

SECTION 00800 SUPPLEMENTARY CONDITIONS

Spec writer:

The following guide specifications are intended to be reviewed, modified and inserted into the noted specification section to meet the specific commissioning needs and requirements for the current project. Any modifications to these specifications shall only be made after consultation with the Owner's representative and with approval of the engineer of record. Where there are check boxes or fill-in blanks, fill in as appropriate and delete all but the choice(s) that apply. Delete all direction boxes.

Frequently it is difficult to enforce the requirement that the Contractor finish all their commissioning tasks prior to Substantial Completion. If this is not a practical stipulation, it then may be difficult to ever get the Contractor to finish all their commissioning responsibilities. Therefore:

To ensure that the commissioning is completed in a timely manner, and as an incentive for the Contractor to complete the commissioning work, add a new milestone and apply liquidated damages to it. The milestone is called "Functional Completion," and is defined in Section 01700. Functional Completion is a specific time period (days), after Substantial Completion, when all remaining TAB and commissioning responsibilities of the Contractor, (except for seasonal or approved deferred testing and controls training), must be completed or the stipulated liquidated damages will begin accruing.

Add language to this or other appropriate Section and that applies liquidated damages for not meeting the Functional Completion milestone.

For example:

There will be a \$ _____ per day penalty for every day that the Functional Completion milestone is exceeded.

If the commissioning scenario is such that the Contractor is responsible to hire their own commissioning provider or test engineer to execute and document the day-to-day commissioning activities, rather than the Owner or CM hiring a third party, include the following language:

Commissioning activities are non-compensable and cannot be a cause for delay claims.

The inclusion of commissioning in the definition for Substantial Completion and the new term Functional Completion should also be included in the General Conditions of the construction contract.

END OF GUIDE SPECIFICATION