

COMMISSIONING GUIDE SPECIFICATIONS

SECTION 01700 PROJECT CLOSE-OUT

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 (Section 00800). The milestone in this section called "Functional Completion." 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.

Inform the Contractor that all Commissioning in Div. 17 must be completed, except for functional testing and controls training before Substantial Completion.

Under the prerequisites to Substantial Completion section, include the following:

PREREQUISITES TO SUBSTANTIAL COMPLETION

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The commissioning of Division 17 must be complete, except for functional testing and controls training, prior to Substantial Completion, unless approved in writing by the Owner's Project Manager.

The definition for Substantial Completion should also be added to the appropriate section of the General Conditions of the construction contract.

Inform the Contractor that all Commissioning in Div. 17 must be completed before Functional Completion, except for seasonal or approved deferred testing and controls training.

Under the prerequisites to Functional Completion section, include the following:

PREREQUISITES TO FUNCTIONAL COMPLETION

- A. All TAB work and the commissioning of Division 17 must be complete prior to Functional Completion, unless approved in writing by the Owner's Project Manager. Exceptions to this are the planned control system training performed after occupancy and any required seasonal or approved deferred testing. This includes for all systems, but is not limited to:
1. Completed and signed start-up and prefunctional checklist documentation
 2. Requested trend log data
 3. Submission of final approved TAB report
 4. Completion of all functional testing
 5. Required training of Owner personnel completed and approved
 6. Submission of the approved O&M manuals
 7. All identified deficiencies have been corrected or are approved by the Owner to be excepted from this milestone
- B. The Owner's Project Manager will determine the date of Functional Completion after reviewing the Commissioning Agent's recommendation for Functional Completion.

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:

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

The definition for Functional Completion should also be added to the appropriate section of the General Conditions of the construction contract.

END OF GUIDE SPECIFICATION