

SECTION 01 77 00

CONTRACT CLOSEOUT PROCEDURES

Notes: This Section is intended to include closeout procedures and submittals. Other closeout requirements are found in Sections 01 74 23 which should be used in concert with this Section.

This text relies on General Conditions Articles 10 and 11.

PART 1 GENERAL

1.01 REQUIREMENT INCLUDED

- A. Administrative provisions for Substantial completion and for Final Acceptance.

1.02 RELATED REQUIREMENTS

- A. Section 01 11 00 - Summary of work.
- B. Section 01 74 23 - Final Cleaning.
- C. Section 01 78 39 - Project Record Documents.
- D. Section 01 78 36 - Warranties and Guarantees.
- E. Respective Technical/Specification Sections of Project Manual.

1.03 SUBSTANTIAL COMPLETION

- A. See Section 01 65 19

1.04 FINAL COMPLETION - See Section 01 78 00

1.05 REINSPECTION FEES

- A. Should status of completion of work require reinspection by the Professional and/or the Project Testing Laboratory, due to failure of work to comply with Builder's claims on initial inspection, the Owner will deduct the amount of the Professional and/or the Project Testing Laboratory compensation for reinspection services from final payment to Builder.

1.06 CLOSEOUT SUBMITTALS

- A. Evidence of Compliance with Requirements of Governing Authorities:
 - 1. Certificate of Occupancy or Temporary Certificate of Occupancy at Substantial Completion.
 - 2. Certificates of Final Inspection required for [____][,] mechanical and electrical systems required at Substantial Completion.
 - 3. [_____].]
- B. Project Record Documents: Under provisions of Section 01 78 39 by Substantial Completion.

- C. Warranties and Guarantees: Under provisions of Section 01 78 36 by Final Acceptance.
- D. Evidence of Payment and Release of Claims: In accordance with the General Conditions and Subcontractor's Affidavit(s) of Satisfaction and/or Consent of Surety to Final Payment.

1.07 STATEMENT OF ADJUSTMENT OF ACCOUNTS - CERTIFICATE OF FINAL ACCEPTANCE

- A. Owner will prepare Final Payment Certificate reflecting adjustment to Contract Amount indicating:
 - (1) Original Contract Amount.
 - (2) Change Orders.
 - (3) Deductions for uncorrected or deficient work.
 - (4) Deductions for liquidated damages.
 - (5) Additions for compensable excusable delays.
 - (6) Deductions for reinspection fees.
 - (7) Other adjustments to Contract Amount.
 - (8) Total Contract Amount as adjusted.
- B. The Professional will issue a final Change Order, if required, reflecting approved adjustments to Contract Amount not previously made by Change Orders.

1.08 APPLICATION FOR FINAL PAYMENT CERTIFICATE

- A. Submit application for final Payment Certificate in accordance with provisions of General Conditions.
- B. Final Payment will not be made until the Contract Closeout Procedures have been completed and executed as specified above.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION