

SECTION 01900 – CONTRACT CLOSEOUT

PART 1 - GENERAL

1.01 SUMMARY

- A. This Section includes administrative and procedural requirements for contract closeout.
- B. Closeout requirements for specific construction activities are included in the appropriate Sections of the Contract Documents.

1.02 SPECIFICATION MODIFICATIONS

- A. It is understood that throughout this Section these Specifications may be modified by appropriate items in Section 01015 – Specific Project Requirements, or as otherwise indicated on the Contract Drawings.

1.03 RELATED SECTIONS

- A. Section 00700 – General Conditions.
- B. Section 00800 – Supplementary Conditions.
- C. Section 01015 – Specific Project Requirements.
- D. Section 01020 – Record Documents.
- E. Section 01300 – Submittals.

1.04 DEFINITIONS

- A. Achievement of Full Operation/Substantial Completion: See Section 00700 – General Conditions, paragraph 1.01.
- B. Substantial Completion: See Section 00700 – General Conditions, paragraph 1.01.

1.05 INFORMATION PROVIDED BY THE CITY

- A. Achievement of Full Operation or Substantial Completion (Section 00700, paragraph 14.04):
 - 1. If applicable, City will provide written notification that the Work does not meet the requirements for Achievement of Full Operation or Substantial Completion
 - 2. Certification of Achievement of Full Operation (Section 01290.12) or Certificate of or Substantial Completion.
 - 3. Written recommendation as to division of responsibilities pending final payment between City and Contractor with respect to security, operation, safety, protection of the Work, maintenance, heat, utilities, insurance and warranties and guarantees.
- B. Partial Utilization (Section 00700, paragraph 14.05):
 - 1. Written request for partial utilization.
- C. Punch list (Section 01290.13).
- D. Final Inspection (Section 00700, paragraph 14.06):
 - 1. Written report of all in which the Final Inspection reveals that the Work is incomplete or defective.

1.06 SUBMITTALS

- A. Submit as specified in Section 01300 – Submittals.
- B. Other Submittals:
 - 1. Notification of Achievement of Full Operation or Substantial Complete (Section 00700, paragraph 14.04.A).
 - 2. List of Incomplete Items (Section 00700, paragraph 14.04.A).
 - 3. Notification that the Work is complete and ready for Final Inspection (Section 00700, paragraph 14.06.A).
 - 4. List of Uncompleted Work (paragraph 3.01.C).
 - 5. Certification of Partial Substantial Completion (Section 00700, paragraph 14.05.A.1) if Partial Utilization is requested by City.
 - 6. Closeout Documentation:
 - (a) The following items are required to be submitted prior to the Contractor's application for Final Payment as required by Section 00700 – General Conditions, paragraph 14.07:
 - (i) Maintenance and Operating Instructions.
 - (ii) Schedules.
 - (iii) Guarantees.
 - (iv) Bonds.
 - (v) Certificates or other evidence of insurance.
 - (vi) Certificates of inspection.
 - (vii) Record Documents (Section 01020 – Record Documents).
 - (b) The following items are required to be submitted with the Contractor's application for Final Payment as required by Section 00700 – General Conditions, paragraph 14.07:
 - (i) Contractor Affidavit for Final Payment (Section 01290.14).
 - (ii) Subcontractor Affidavit for Final Payment (Section 01290.15).
 - (c) Authorization to Release a Revenue Clearance Letter (Section 00630).
 - (d) All other documentation necessary for an Application for Progress payment (Section 00700, Article 14).
 - 7. Consent of Surety to Make Final Payment certificate.

PART 2 - PRODUCTS

- A. Not used.

PART 3 - EXECUTION

3.01 ACHEIVEMENT OF FULL OPERATION / SUBSTANTIAL COMPLETION

- A. Refer to Section 00700 – General Conditions, Article 14.
- B. Refer to Section 00800 – (Overflow Control Plan Consent Decree) Supplementary Conditions, paragraph SC-14.04 for additional information to define items of the Work to be included in the definition of Achievement of Full Operation or Substantial Completion.
- C. List of Uncompleted Items: The Contractor shall submit a list of incomplete items that are required for the Work, but not required for Achievement of Full Operations / Substantial Completion. The list shall include a description of the Work, the value of each item, reasons the work is not complete, and a schedule for completion.

- D. The inspection associated with the Achievement of Full Operation / Substantial Completion will be scheduled at a mutually agreed time between the Contractor, Design Professional and the City's Representative.
- E. City will provide a punch list (Section 01290.13) of items that require completion or correction. Items noted on the punch list may not be all-inclusive and the failure to include any items on the list does not alter the responsibility of the Contractor to complete all the Work in accordance with the Contract Documents.
- F. Items identified in the punch list shall be addressed by the Contractor prior to the Final Inspection.

3.02 PARTIAL UTILIZATION

- A. Refer to Section 00700 – General Conditions, paragraph 14.05, Partial Utilization.

3.03 FINAL INSPECTION

- A. Refer to Section 00700 – General Conditions, paragraph 14.06, Final Inspection.
- B. The Final Inspection will be scheduled at a mutually agreed time between the Contractor, Design Professional and City's Representative.
- C. The City will provide the Contractor with the results of the final inspection.
- D. If the Work is incomplete or unacceptable, the City will advise the Contractor of Work that is incomplete or other obligations that have not been fulfilled but are required for final acceptance. The Contractor shall address items that need to be corrected, and then request a re-inspection of the Work.
- E. Re-inspection of the Work:
 - 1. If necessary, the City will re-inspect the Work upon receipt of notice that the Work, including punch list items from the first inspection, has been completed, except for items whose completion is delayed under circumstances acceptable to the City.
 - 2. If necessary, re-inspections will be repeated until all deficiencies have been remedied by the Contractor.
- A. Approval of the Work by the City or Design Professional will not relieve the Contractor of their responsibility under other terms of the Contract.

3.04 FINAL PAYMENT

- A. After Contractor has completed all corrections (after the Final Inspection) to the satisfaction of City, Contractor shall submit the Final Payment request. Refer to Section 00700 – General Conditions, paragraph 14.07, Final Payment.
- B. Documents to be submitted with, or prior to, the application for final payment shall be as required by the Contract Documents. See paragraph 1.06 for a summary.
- C. Authorization to Release a Revenue Clearance Letter: If the Contract exceeds \$160,000 and if Work is performed for a term longer than one (1) year, then in addition to the requirements of Section 00700, the Application for Final Payment shall be accompanied by a clearance letter from the Finance Department, Revenue Division. The Contractor shall keep a copy of all subcontractors' clearance letters in its contract files in accordance with the contract documents. See Section 00630.
- D. For Contracts that include a Green Infrastructure Establishment Period, there will be a Final Payment for the Work associated with construction, and a separate Final Payment for the Work associated with the maintenance of green infrastructure through the establishment period. The Final Payment for Work associated with construction shall exclude the amount for maintenance of green infrastructure indicated in the Schedule of Values.

3.05 LIQUIDATED DAMAGES

- A. If required, liquidated damages shall be assessed in accordance with the Contract Documents. Refer to Section 00700 – General Conditions, paragraph 12.01 and Section 00800. See Supplementary Conditions, paragraph SC-12.01 for additional information.

END OF SECTION