

**SECTION 01 77 70.91
CONTRACT COMMISSIONING CLOSEOUT**

PART 1 - GENERAL

1.01 PREREQUISITES TO SUBSTANTIAL COMPLETION

- A.** All of the commissioning review and pre-functional testing shall be complete prior to substantial completion of the project and all functional testing shall be complete prior to Owner occupancy unless specifically approved in writing by the Owner. The Commissioning Agent (“CxA”) is responsible for coordinating an issues list, documenting who is responsible for correcting or accepting each field condition or deficiency, including the responsibility for retesting. Deferred or alternate season testing will occur during the warranty period. Coordination with the Owner and Contractor for warranty testing, training or other issues is the responsibility of the CxA.
- B.** All Test and Balance (“TAB”) work and all Owner system training must be complete prior to substantial completion, unless approved in writing by the Designer. Exceptions to this are planned HVAC, lighting or other control system training performed after occupancy and any required seasonal or approved deferred testing. Close-out for commissioned equipment and systems shall include, but are not be limited to, the following:
- 1.** Completed and signed start-up and pre-functional 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 approved by the Owner and Designer and completed on site;
 - 6.** Submission of the approved operating and maintenance manuals; and/or,
 - 7.** All identified deficiencies and field conditions have been corrected or are accepted by the Owner or Owner’s Representative and are determined by the CxA to be excepted from this milestone.
- C.** The Designer will determine the date of substantial completion after reviewing the CxA’s recommendation for substantial completion.
- D.** Depending on the scope and size of the project, the CxA will work with the Owner and Designer to set the schedule for the one (1) year corrective inspection. If the project includes multiple buildings, locations or significant complexity, the commissioning team, as identified in Section 01 31 13.91 – Commissioning Coordination, is responsible for attending the inspection visit for the duration to cover all required systems and locations.
- E.** Commissioning activities are non-compensable and cannot be a cause for delay claims.

END OF SECTION

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