

SECTION 01700
CONTRACT CLOSEOUT

PART 1 GENERAL

1.1 SECTION INCLUDES:

- A. Closeout procedures.
- B. Final cleaning.
- C. Adjusting.
- D. Project record documents.
- E. As-built survey.
- F. Operation and maintenance data.
- G. Spare parts and maintenance Products.
- H. Warranties and bonds.
- I. Maintenance service.

1.2 CLOSEOUT PROCEDURES

- A. Submit written certification that contract documents were reviewed, work inspected, and that work is complete in accordance with contract documents and ready for Owner and Architect review.
- B. Provide submittals to Architect and Owner that are required by governing or other authorities.
- C. Submit final application for payment identifying total adjusted contract sum, previous payments, and sum remaining due.
- D.

4. Manufacturer's instruction for assembly, installation, and adjusting.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications - legibly mark and record at each product section description the products installed.
 1. Manufacturer's name, product model and number.
 2. Product substitutions or alternates utilized.
 3. Changes made by addenda and modifications.
- F. Record drawings and shop drawings - legibly mark each item to record actual construction.
 1. Measured depths of foundations in relation to finish first floor datum.
 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the work.
 4. Field changes of dimension and detail.
 5. Details not on original contract drawings.
- G. As-built survey: Upon completion of site construction improvements, provide Architect and Owner with a complete and accurate field survey prepared, signed and sealed by a Florida registered surveyor.
 1. Exact horizontal and vertical location relative to property lines and NGVD of buildings, concrete and asphalt surfaces and all drainage features including lakes, detention areas, berms,

1.9 MAINTENANCE SERVICE

- A. Furnish service and maintenance of components indicated in specification sections for one-year from date of substantial completion.
- B. Examine, clean, adjust, and lubricate system components as required for reliable operation.
- C. Include systematic examination, adjustment, and lubrication of components repairing or replacing parts as required with parts produced by the manufacturer of the original component.
- D. Owner shall approve in writing of any transfers or reassignments of maintenance service tasks.

PART 2 PRODUCTS

2.1 APPROVED PRODUCTS

- A. Use only cleaning and maintenance products approved for use by the manufacturer. Where possible, use “Green” compliance products.

PART 3 EXECUTION

- 3.1 Not used.

END OF SECTION