

SECTION 01770 - CONTRACT CLOSEOUT

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes
 - 1. Closeout Procedures
 - 2. Final Closeout Submittals
 - 3. Closeout Document Submission.
 - 4. Record Letters of Conformance
 - 5. Letters of Certification
 - 6. Project Record Documents
 - 7. Operations and Maintenance Data
 - 8. Warranties and Bonds
- B. Related Requirements:
 - 1. Section 01740 – Cleaning: Requirements for final cleaning.

1.2 CLOSEOUT PROCEDURES

- A. Comply with closeout submittal requirements defined within individual Sections. Submittals procedures described herein shall apply unless otherwise described in individual Sections.
- B. When Contractor considers Work to be Substantially Complete, submit written certification to Walmart's Construction Manager as follows.
 - 1. Contract Documents have been reviewed.
 - 2. Work has been inspected.
 - 3. Work is complete in accordance with Contract Documents.
 - 4. Work is ready for inspection.

1.3 FINAL CLOSEOUT SUBMITTALS

- A. Before final application for payment will be approved, final closeout submittals shall be received and approved by Walmart. If Contractor fails to provide a fully completed Closeout Document Submission within 90 days after Substantial Completion of the Work, then Contractor agrees to pay Owner the sum of \$250.00 per day, as liquidated damages and not as a penalty, until the fully completed Closeout Document Submission is received by Walmart Contract Administration.

1.4 CLOSEOUT DOCUMENTS FOR OWNER FURNISHED EQUIPMENT

- A. Closeout documents for Owner furnished equipment as required and specified in the individual specifications sections shall be obtained directly from the Owner's vendor, supplier, or manufacturer. When, or if, documents are unavailable directly from the vendor, Contact Realty Procurement Services for assistance in obtaining the required documents.

1.5 ELECTRONIC CLOSEOUT DOCUMENT SUBMISSION

- A. Submit closeout documents electronically through Owner's online system. Documents included in Electronic Closeout Document Submission shall consist only of the items in the following numbered list. Note that all closeout documents are not necessarily included in the Electronic Closeout Document Submission. If any item is not applicable, include a "Not Applicable" sheet within the uploaded section of the Electronic Closeout Document Submission. The Electronic Contract Document Submission shall not be compiled based only on the brief description of each item in the following list. It is compulsory that the individual sections and references be

examined to comprehend the full description of the specific item to be included. Include the following:

1. Contractor's Statement of Warranty. (Reference Article 3.4 of the Construction Contract) (Reference form included at end of this section.)
2. Copy of Certificate of Occupancy.
3. Subcontractor Assignment: Submit a final list of Subcontractors used (Reference Article 3.5 of the Construction Contract.). Include the following information for each Subcontractor:
 - a. Daytime and after-hours telephone numbers.
 - b. Address.
 - c. Quarterly expenditure detail.
4. Signed and notarized lien waivers from Contractor and all Subcontractors on the Walmart form (Reference Article 5.3 and associated Exhibits of the Construction Contract) The waivers shall have no modifications or changes made thereon.
5. Copies of Performance and Payment Bond. (Reference Article 7.5 of the Construction Contract)
6. Consent of Surety to Final Payment From Bonding Company (Ref Article 5.3 of the Construction Contract.)
7. Substantial Completion Punchlist: Building, Civil, and HVAC/refrigeration punch lists showing items completed and approved by Owner. (Reference Article 5.2 of the Construction Contract.)
8. Verification of transmittal to Store Manager of all Project Record Documents specified hereinafter and Operations and Maintenance Manuals. This shall be in the form of a Letter of Transmittal with a statement signed by the Store Manager verifying that the O&M manuals have been placed in the Electrical Distribution Center (EDC) by the Contractor and the placement witnessed by the Store Manager.
9. Letters of Certification: Include separate letter for each certification required within the sections listed below.
 - a. Color Densification (Existing Integrally Colored Concrete Slabs) (Section 03931)
 - b. Interior Concrete Slab Surface Enhancement (Section 03931)
10. Record Letters of Conformance: Include separate letter for each item listed below.
 - a. Contractor Quality Control (Section 01452)
 - b. Construction Testing Laboratory (Appendix B)
11. Inspection Reports: Include separate report for each required item listed below.
 - a. Energy Management Systems: (Section 13810)
 - 1) Pre-Checkout Forms.
 - 2) Checkout Forms.
 - b. Building Services Piping: (Section 15100)
 - 1) Video Inspection Report.
 - 2) Dye Testing Report (If specified).
 - c. Refrigeration Equipment (Section 15600).
 - 1) Start-up Report (if specified).
 - 2) Documents will be distributed by Walmart Mechanical Services.

1.6 RECORD LETTERS OF CONFORMANCE

- A. Submit Record Letters of Conformance as a Closeout Submittal. By submitting Record Letter of Conformance, the Contractor declares that the product identified by manufacturer's name and model number is the product specified and is suitable for the intended use as defined within the Contract Documents and has been provided and placed in operational condition in accordance with the manufacturer's published instructions and the Contract Documents.
 1. Submit completed Record Letter of Conformance for each product selected as indicated within each Section.
 2. Fill-in required information on form and sign in ink by person authorized to sign on behalf of the Contractor.
 3. No modifications shall be made to the form.
 4. Record Letters of Conformance, when required, are located at the end of the respective Section.

1.7 LETTERS OF CERTIFICATIONS

- A. Certify manufacturer's or installer's qualifications, conformance with tests or specified criteria, or other factors as required in individual specification sections.

- B. Submit supporting reference data, affidavits, and certifications as required.
- C. Number of Copies Required: Two.

1.8 PROJECT RECORD DOCUMENTS:

- A. Maintain on site, one set of the following record documents. Record actual revisions to the Work.
 - 1. Contract Drawings.
 - 2. Specifications.
 - 3. Addenda.
 - 4. Change Orders and other Modifications to the Contract.
 - 5. Reviewed shop drawings, product data, and samples.
- B. Maintain Record Documents separate from documents used for construction.
- C. As-built Record Documents and Shop Drawings: Record as-builts shall be maintained and submitted for the primary purpose of recording the locations for concealed interior and exterior underground utilities as specified in the individual specifications. Legibly record actual measured horizontal and vertical locations of interior and exterior underground utilities and appurtenances, referenced to permanent surface improvements.
- D. Record required as-built information concurrent with construction progress. Do not permanently conceal work until required information has been recorded.
- E. At Project completion, the Contractor shall place the Record Documents (including Building Record Drawings, Specifications, Addenda, and Change Orders) enclosed in a plastic pipe tube (fixed cap at one end and a threaded-cap on the other end) for storage in the Electrical Room unless otherwise specified to be located in another location in the individual Sections. Placement shall be in the presence of and witnessed by the Store Manager.

1.9 OPERATION AND MAINTENANCE DATA

- B. Operation and Maintenance data shall include a suitably bound set of descriptive literature, maintenance and operation data, and parts lists for each item of equipment provided under this Contract that will require maintenance or special operation procedures, including drawings, instructions, or manuals supplied with equipment furnished by others and installed under this Contract. Include completed Maintenance Data Sheet (ref form at end of this Section). Submittal of O&M data shall be in the form of placement by the Contractor of the bound set of O&M data in the Electrical Distribution Center (EDC) within the building. Do not include O&M data in the Closeout Document Book or submit to Walmart Contract Administration. Placement of documents shall be witnessed by the Store Manager and shall be at least 14 days prior to final inspection.

1.10 WARRANTIES AND BONDS

- C. Prior to Final Application for Payment, submit required warranties and bonds in Closeout Document Submission.
 - 1. Assemble documents from Subcontractors, suppliers, and manufacturers.
 - 2. For equipment put into use with Owner's acceptance during construction, submit within ten days after first operation, listing date of acceptance as start of warranty period.
 - 3. For items of Work delayed materially beyond Date of Substantial Completion, provide updated submittal within ten days after acceptance, listing date of acceptance as start of warranty period.

PART 2 PRODUCTS (Not Used)

PART 3 EXECUTION (Not Used)

END OF SECTION

MAINTENANCE DATA SHEET (CONT)

	Company Name	Location	Business Phone	Emerg. Phone
Masonry:	_____	_____	_____	_____
Struct. Steel:	_____	_____	_____	_____
Overhead Doors:	_____	_____	_____	_____
Auto. Doors:	_____	_____	_____	_____
Flooring:	_____	_____	_____	_____
Landscaping:	_____	_____	_____	_____
Irrigation:	_____	_____	_____	_____

HEATING AND AIR CONDITIONING EQUIPMENT
 GAS FIRED [] ELECTRIC HEAT []

Quantity	Manufacturer	Model No.	Heat/Cool (BTU's)	Cool Only (BTU's)
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

MISCELLANEOUS INFORMATION

	Quantity	Manufacturer	Catalog/ Model No.	Volts/Watts
<u>Parking Lot Lighting:</u>				
Lighting Poles:	_____	_____	_____	_____
Light Fixtures:	_____	_____	_____	_____
Ballasts:	_____	_____	_____	_____
Lamps:	_____	_____	_____	_____
<u>Ceiling Light Fixtures:</u>				
High Bay:				
Ballasts:	_____	_____	_____	_____
Lamps:	_____	_____	_____	_____
Pendant Mount:				
Ballasts:	_____	_____	_____	_____
Lamps:	_____	_____	_____	_____
Fluorescent Mount:				
Ballasts:	_____	_____	_____	_____
Lamps:	_____	_____	_____	_____

MAINTENANCE DATA SHEET (CONT)

PRODUCTS

	<u>Manufacturer</u>	<u>Model/Serial #</u>	<u>Color/Style (If Applicable)</u>
Door Closers:	_____	_____	_____
Panic Hardware:	_____	_____	_____
Auto. Doors:	_____	_____	_____
Ceiling Panels:	_____	_____	_____
Floor Tile:	_____	_____	_____
Rubber:	_____	_____	_____
VCT:	_____	_____	_____
PVC:	_____	_____	_____
Ceramic:	_____	_____	_____
R.R. Partition:	_____	_____	_____
Fire Pump:	_____	_____	_____
Jockey Pump:	_____	_____	_____
Exit Lights:	_____	_____	_____
Emergency Lights:	_____	_____	_____

Note: Include all information requested, including Owner Provided Parts.

DNA: Does Not Apply

END OF MAINTENANCE DATA SHEET

AFFIDAVIT OF TOTAL RELEASE AND CERTIFICATION OF ALL BILLS PAID

Replaced by Construction Contract Par 5.3.2 and Exhibits

[CONTRACTOR'S LETTERHEAD]

CONTRACTOR'S STATEMENT OF WARRANTY

DATE:

PROJECT:

LOCATION:

OWNER: Walmart Stores, Inc.
702 SW 8th Street
Bentonville, AR 72712

CONTRACT: Construction Agreement Between Walmart and Contractor, dated _____ 20____.

General Contractor hereby: (1) warrants that the Work for Project complies with Article 3.4 of the Construction Contract; (2) acknowledges that its warranty obligations under such Article 3.4 extends one year beyond the actual date of Substantial Completion of the Project; and (3) affirms, and acknowledges the enforceability of, all other warranties made by Contractor in the Contract.

Terms used but not defined herein shall have the meanings given to them in the above referenced Contract.

The undersigned Contractor hereby makes the certifications set forth herein to Walmart as of the _____ day of _____, 20____.

Witness:

Contractor: _____

_____ By: _____

Print Name: _____ Name: _____

Title: _____

STATE OF _____
COUNTY OF _____

On this the _____ day of _____, 20____
before me, a Notary Public, within and for the State and County aforesaid, personally appeared, to me well know (or proved to me on the basis of satisfactory evidence), who stated upon oath that (s)he had executed the foregoing instrument for the consideration set forth therein.

Notary Public
My commission expires: _____