

SECTION 111 - AS-BUILT DRAWINGS (RECORD DRAWINGS) AND SUPPORT DOCUMENTATION

111.01 DESCRIPTION

Throughout construction, the Contractor shall maintain all pertinent records of construction materials, testing, and inspections required to document that the actual construction is in conformance with the Contract Documents and regulatory permits. At the completion of the project, the contractor shall develop certified final redlined as-built drawings of the project and obtain approval and closeout of all permits, including those from the Montgomery County Department of Permitting Services (MCDPS). The Contractor shall also provide the Commission with two (2) bound copies of all submittals, shop drawings, correspondence, material certifications, operating manuals, inspections, and testing results related to completed project. Preparation of As-Built plans includes, but is not limited to:

1. Confirming the horizontal locations and vertical elevations of all new facilities built throughout the park (relative to original controls provided by the Commission)
2. Storm drain and storm water management facilities shall be surveyed during installation. This includes invert elevations and dimensions for base of core trench, infiltration trench, filters, underground structures, and geotechnical information as required by MCDPS, etc.
3. Underground utilities, irrigation systems, septic tanks, etc. including profiles, inverts and top of facility elevations
4. Foot print of structures and top of curb elevations
5. Any considerable change or shift in the size or location of any ballfield or other facilities from approved drawings
6. Any utility certification as required for as-built certification of the underground utilities such as WSSC
7. All the survey work required for As-Built plans is the sole responsibility of the contractor
8. Any significant deviations from the approved drawings
9. A digital file in AutoCADD format and a set of mylars of the approved As-Built plans and all supporting documents must be submitted to the Commission

In addition to the standard requirements of the owner, the Contractor shall also be responsible for completing all As-Built requirements related to any permits issued for the project. The Contractor shall prepare As-Built plans in accordance with the standards, procedures, and requirements of the permit agency at the time of construction. This includes any required survey, inspection, and certification by an independent firm familiar with the work performed. For example, the completed As-Built package for Stormwater Managements facilities shall include all supporting documents and information as required on the latest MCDPS “As-Built/Record Drawing Plan Review Checklist” (sample attached). Furthermore, the Contractor shall make any and all repairs and/or modifications required to obtain As-Built approval and final release of permit at

no additional cost to the owner. The Contractor shall submit certified As-Built plans and support documents directly to the permitting agency, with two (2) copies to the Construction Manager. Once DPS approves the As-Built plans and Construction Manager concurs, the Contractor shall submit to the Commission a digital file including scans of all approved Mylars including permit drawings. The Contractor shall coordinate with the permitting agency and inspectors as required to obtain final approval and permit release. The Contractor shall consider the As-Built preparation, review, and approval as part of the overall construction schedule and shall complete this work within the Contract Period established for the project. The design documents in electronic file format (AutoCADD 2000) including base survey information will be provided to the contractor.

111.02 MATERIAL

Not Applicable

111.03 CONSTRUCTION

Not Applicable

111.04 MEASUREMENT AND PAYMENT

Payment will be full compensation for all material, labor, equipment, tools and incidental items necessary to complete the work. Payment shall be made on a unit rate or lump sum basis as shown in the bid proposal. Up to 20% of the full payment for storm water management related bid items may be withheld at the discretion of the Commission pending MCDPS approval of As-Built plans.