MOTTO: “SKILL, RESPONSIBILITY, AND INTEGRITY”

AGC

Associated General Contractors of America
PERFORMANCE or RESULTS SPECIFICATIONS

- Describe in detail the required performance or service characteristics of the finished product or system.

- Methods used to achieve desired results is left to the discretion of the Contractor but **must** be guaranteed.

- Methods of testing and measurement, to evaluate the results, should be spelled out in the specifications.

- Avoid drastic changes from performance standards.
Present specifications in an orderly fashion to guard against errors and omissions including:

- General description of product / system
- Design and installation requirements
- Product/systems operation conditions
- Test / measurements information detailed
- Guaranties / warranties required
PERFORMANCE SPECS

(Cont.)

1) Advantages:
   - Provides wide competition among products and systems.
   - Contractor improves its experience and knowledge in its specialized field.
   - Specs writer does not need to have an extensive knowledge of products and systems as would be required under prescription specs.

2) Disadvantages
   - Devising adequate testing / measuring systems by which results can be evaluated is difficult.
   - Used in connection with equipment and machinery requirements only.
Specifications describe in detail:
- The methods to be used
- The procedures to be followed

If the material is specified by brand name or manufacturer, the specifications writer has the advantage of knowing the performance characteristic of the material/system because of its past performance on other projects.

Also used when outside appearances will not necessarily disclose defects. (e.g., brick masonry and concrete)

A Specifications writer assumes more responsibility with Prescription Specifications.
PRESRIPTION OR METHODS SPECIFICATIONS

- The Specifications writer warrants the performance of the products/systems and not the Contractor.

- The Specifications writer should make sure the requirements are realistic.

- The Specifications writer should be fully aware of the materials and field methods he is specifying.

- Impractical requirements lead to extra costs to the Owner.
OPEN vs CLOSED SPECIFICATIONS

OPEN SPECIFICATIONS
- Open to all qualified bidders
- Encourages competition among firms/manufacturers
- A must for publicly funded projects

CLOSED SPECIFICATIONS
- Available to only one firm
- The use of only one product brand
APPROVED “OR EQUAL” PHRASE

Restricted specification is the combination of Performance and Prescription Specifications.

Minimum 2 brand names listed followed by the phrase “or approved equal.”

The phrase “or equal” is interpreted to mean approved as equal by the Design Professional.

Contractor’s request for another brand to be added to the list, must be done at the bidding stage. If the Design Professional is in agreement, an addendum will be issued.
DISADVANTAGES of RESTRICTED SPECIFICATION

- Restricted specs do not violate the law prohibiting closed specs on public projects.
- Sometimes difficult to find products that are equal and that meet specification writers approval. (Use performance specs in this case).
- In situations where only one manufacturer’s product will give desired results, then,
  - If manufacturer is aware of absence of competition, it may increase price.
  - Costs more to owner (Use closed specs in this situation)
STANDARD FORMAT

- Single standard format
- Avoid confusion
- Assures effective communication

C.S.I. FORMAT
by Construction Specification Institute

- Goals
- Improved quality of Construction Specifications.

- Achieve uniformity in specification writing by furnishing a standard arrangement of material.
THREE PART SECTION FORMAT

PART I   GENERAL
- Scope of work
- Submittals for approval
- Delivery
- Job conditions
- Guaranties

PART II   PRODUCTS
- Technical specifications for material or equipment

PART III   EXECUTION
- Quality of workmanship
- Installation or erection procedures
- Finishes
- Provisions for testing and inspections
C.S.I. FORMAT

ADVANTAGES

- Increase bidding accuracy
- Greater control for contractor
- Assisting design professional in producing more complete specifications.
- Facilitates the transition from estimating quantities/costs to bidding to scheduling to cost accounting to data base.

INTENDED FOR:

- Buildings
- Adopted by AGC, AIA, USCE, & NSPE
- Whenever a job does not use certain division it is skipped, but the numbers of the remaining divisions remain the same.
CSI Divisions

0. Bidding and contract requirements
1. General Requirements
2. Site Work
3. Concrete
4. Masonry
5. Metals
6. Wood and Plastics
7. Thermal and Moisture Protection
8. Doors and Windows
9. Finishes
10. Specialties
11. Equipment
12. Furnishings
13. Special Construction
14. Conveying Systems
15. Mechanical
16. Electrical
Other Standard Formats

❖ AASHTO - American Association of State Highway and Transportation Officials

❖ For use with Highway construction, Major structures, and Bridges.

❖ AASHTO Format has 7 sections
ESCAPE CLAUSES

- In attempt to protect the owner's interest, some specifications writers make use of exclamatory clauses, also referred to as “escape” or “weasel” clauses.

- These are clauses that shift the responsibility from the responsible party to the contractor.

- They thus enable either the owner or the design professional to avoid responsibility.