



INTRODUCTION TO

Teal Construction Management QP



Think of Teal as the owner's consultant for hot water.

Our role is best described as Recommend, Review and Report. As part of the Teal System Design Collaboration QP (Quality Process) we make design recommendations to the architect and MEP engineer which have been included in the construction documents. We will review the hot water design portions of the plans with the construction team (general contractor and subcontractors) working with that team to facilitate a quality installation of the hot water system.

The Teal Construction Manager (TCM), who has been assigned to your project, will be on site at specific milestones during the construction period to answer questions, review the progress, and report to the construction team as well as the owner. He will help the team prepare for the delivery, installation, and commissioning of the hot water equipment. The TCM will work closely with the general contractor to help coordinate each element of the Teal Quality Process for this project.

TCM: _____

Phone: _____

Step-1 Pre-Pour Meeting

OBJECTIVE

The TCM will work with the general contractor's superintendent, setting a time to meet with the superintendent and the subcontractors who will be installing the hot water equipment. In this meeting, the TCM will provide a general overview of the Teal System, define Teal's role in the construction process, review with each trade the plans and details specific to the hot water system, and answer any questions that the team may have.

WHO

The subcontractors participating in this meeting usually include plumbing, electric, HVAC, and communication subs along with key field personnel from the general contractor.

WHEN

This meeting is usually scheduled on site and in conjunction with a subcontractor meeting. It is best to have the meeting promptly after the subcontractors have mobilized on the jobsite. The meeting usually lasts between 30 minutes to an hour.

REPORT

Follow up email.

Step-2

HW Piping Walk-Through

OBJECTIVE

Although it is not practical for the TCM to see all of the pipes installed on the project, this walk-through is an effective way to communicate with the plumber performing the installation and to help the team understand the piping that the MEP has designed. The walk through provides an opportunity to identify and correct potential issues early in construction, which often prevents the need for more laborious and costly fixes later after trenches have been filled and drywall has been finished; The TCM will also begin discussing the delivery date, the associated confirming emails, internet and consequences to the owner.

WHO

Plumbing foreman, general contractor.

WHEN

As the majority of pipe is exposed (prior to HW pipe being covered; underground and/or above ground with drywall).

REPORT

Follow up email.

Step-3

Pre-Delivery Requirements

OBJECTIVE

To confirm that there is a full understanding of the work that must be complete prior to the delivery of the hot water equipment, a checklist will be provided to the GC Superintendent describing the items that must be completed prior to delivery; as well as, the resources that will be required on site at the time the equipment is delivered. We review the plan for the GC to move the equipment from the delivery truck to the Teal Room and verify a clear path for transport. The target delivery date and time will be confirmed as well. The actual delivery is contingent upon all aforementioned work being completed and ready 48 hours prior to the departure of the hot water equipment from the Teal warehouse.

WHO

General contractor superintendent.

WHEN

30 days prior to the scheduled delivery
(10 weeks prior to the first residential occupancy).

REPORT

Follow up email.



Step-4

Ready for Delivery Walk-Through

OBJECTIVE

To verify that the site is ready for delivery, to confirm that 100% of the work required prior to delivery is complete, and to review the resources that will be required on-site at the time of delivery.

WHO

General Contractor Superintendent.

WHEN

One week prior to delivery.

REPORT

Follow up email which will serve as final confirmation of delivery time and day.

Step-5

Delivery, Connection and Pre-Commissioning Requirements

OBJECTIVE A

To deliver the hot water equipment. To confirm that the Teal Room is secure and to make the hot water equipment ready for connections by the subcontractors.

OBJECTIVE B

To review the Teal equipment connection points with each subcontractor, answer questions and discuss completion sequence and timing.

To confirm the timing and responsibilities for power, water, gas, internet, local permitting, and state permitting.

To establish a soft start limitations and date and confirm the first residential C.O. date. To identify a contact with the sub meter installer and third party billing company.

OBJECTIVE C

Make contact with property manager. Make introduction to the Teal operation team. Explain the difference between soft start and commissioning and how that relates to internet service. Explain fixture maintenance and the difference in instant hot water and unlimited hot water.

WHO

Objective A: GC superintendent, lift operator and labor.

Objective B: GC superintendent, plumbing foreman, electric foreman, HVAC foreman, communication subcontractor.

Objective C: Property management and maintenance.

WHEN

6 weeks prior to the first residential Certificate of Occupancy.

REPORT

Follow up email.



Step-6

Ready for Commissioning Walk-Through

OBJECTIVE A

To verify that the Teal Room is clean and secure. To confirm that the hot water equipment connections and services (power, internet, gas and water) are all 100% ready for startup. To arrange 24 hour access to Teal staff.

OBJECTIVE B

Soft start the equipment (test fire the hot water equipment and establish functionality with hot water set to operate at an ultra-low temperature). IMPORTANT NOTE: The soft start is a test and the system will not produce adequate temperature to satisfy occupants until the system commissioning is complete. Teal will not commission the hot water equipment until all items including internet service are 100% ready.

OBJECTIVE C

Make contact with property manager and maintenance staff. Confirm that Teal leasing orientation has been completed by a Teal Development Support team member.

WHO

GC superintendent, plumbing foreman, electric foreman, HVAC foreman, communication subcontractor, property manager.

WHEN

2 weeks prior to the first residential move-in.

REPORT

Follow up email.

Step-7

Commissioning

OBJECTIVE

Commissioning the system will be performed by a Teal technician and will fully prepare the hot water equipment for long term operation. The Teal tech will introduce himself to Property Management and maintenance staff. Arrange for 24/365 access to the Property and Teal Room. Begin regular Teal QP Maintenance Schedule.

WHO

Plumbing foreman, GC superintendent, property maintenance supervisor.

WHEN

One week prior to first residential move-in.

REPORT

Follow up email.

IMPORTANT NOTICE

Some of these steps may require follow-up and the TCM will make a concerted effort to be on site during important milestone events. If necessary, members of the construction team will communicate progress using photographs via text or email.

It is important to remember that Teal's role on your project is to support each member of the construction team by utilizing the Recommend, Review and Report process.

It is also IMPORTANT TO UNDERSTAND THAT TEAL IS NOT AUTHORIZED TO PROVIDE ENGINEERING, DIRECT WORK OR CHANGE ORDERS OF ANY KIND. IN ADDITION, TEAL IS NOT CONTRACTED TO PROVIDE ANY INSTALLATION OF EQUIPMENT OR TO FULFILL ANY PART OF THE CONSTRUCTION CONTRACT.

If, at any time, during the construction of this project you have additional questions or concerns which the TCM has not been able to answer please call our office and ask for Dale Holloway, Vice President of Operations. It is our goal to be an effective team member helping you through the smooth installation of an extraordinary hot water system.

