

**DIVISION 1
WARRANTIES**

01740-1

1. GENERAL REQUIREMENTS:

1.1 It is the University's desire to establish a strong and appropriate series of warranties for the general building construction, its equipment and specialized systems.

1.1.1 The Contractor will provide a general one year Project Warranty similar to Appendix F.

1.1.2 Special warranties, similar to Appendix G should be required for all special systems, equipment or construction and shall be for appropriate periods supported by the manufacturers or industry responsible. The Architect and his consultants shall review with the University's Project Manager to determine which items will require special warranties and the time period of each such warranty.

1.2 The specifications shall make it clear that the Contractor is responsible for all warranties required in the contract documents, even if they exceed the manufacturer's or subcontractor's warranty.

**DIVISION 1
PREVENTATIVE MAINTENANCE**

01760-1

1. GENERAL REQUIREMENTS: At the completion of each construction project, the University would like to acquire all appropriate information needed to operate and maintain the building or facility.
 - 1.1 *Vendor Information* – Except as more specifically required elsewhere, the Architect shall require the Contractor to, as a part of the project close-out, provide the University with a comprehensive list of all product, material or equipment vendors (except for the most common items such as plywood, gypsum board or metal studs). See Appendix H for template of required information.
 - 1.2 *Equipment Information* - Except as more specifically covered elsewhere, the Architect shall require the Contractor to, as a part of the project close-out, provide the University with a comprehensive list of all equipment fixtures or devices either described, scheduled or indicated in the drawings or specifications that requires maintenance, could be damaged or require repair or replacement. See Appendix J for template of required information.

**DIVISION 1
DEMONSTRATION AND TRAINING**

01820-1

1. GENERAL REQUIREMENTS: At the completion of each construction project, the University would like to acquire comprehensive training for the appropriate operation and maintenance of all significant systems, equipment or fixtures to prepare its personnel to maintain and/or operate the new facility.
 - 1.1 *Basic Training and Demonstration* – The Architect and his consultants shall review with the University’s Project Manager all products, systems, fixtures and equipment to be included in the project to determine the type and level of training and demonstration the University will expect just prior to the project’s point of substantial completion. These requirements will be included in the project bid specifications.
 - 1.1.1 Include as part of the training requirements:
 - Minimum qualifications for training instructor
 - Minimum requirements for handouts and instruction outline
 - Minimum requirements for documenting the training sessions including if they are to be recorded, and if so, who will be responsible for taping and producing the training videos
 - 1.1.2 Documentation of Training sessions, including pertinent training material, shall be included as part of the Owner’s Manuals. Refer to Section 01720.