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.