

SECTION 01 78 36

WARRANTIES AND GUARANTEES

This section is intended to include for the general procedural requirements for the preparation and submittal of warranties and guarantees

PART 1 GENERAL

1.01 REQUIREMENTS INCLUDED

- A. Preparation and submittal of warranties and guarantees.
- B. Schedule of submittals.

1.02 RELATED REQUIREMENTS

- A. Instruction to Bidders:
- B. Builder's Performance and Bonds.
- C. Section 01 77 00- Contract Closeout Procedures.
- D. Individual Technical Specifications Sections: Warranties and Guarantees required for specific products or work.

1.03 FORM OF SUBMITTALS

- A. Bind in commercial quality 8 ½ x 11 inch three-ring side binders, with hardback, cleanable, plastic covers.
- B. Label cover of each binder with typed or printed title 'WARRANTIES AND GUARANTEES', with Contract No. and Project Title; name, address and telephone number of Contractor.
- C. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification section in which specified and the name of the product or work item.
- D. Separate each warranty or guaranty with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheet as necessary. List subcontractor, supplier and manufacturer, with name, address and telephone number of responsible principal.
- E. Include a copy of the applicable warranty/guaranty in O & M manuals.

1.04 WARRANTY PERIOD AND PREPARATION OF SUBMITTALS

- A. Obtain warranties and guarantees, executed in duplicate by responsible subcontractors, suppliers, and manufacturers, within ten (10) days after completion of the applicable item of work. Date of beginning of time of warranty will be the date of Substantial Completion, or date of Beneficial Occupancy if equipment

is put to use by the Owner at date of Beneficial Occupancy. No warranty shall start prior to equipment being put into operation. It is not necessary that all warranties shall start at the same time.

- B. Equipment warranty period: Manufacturer's standard warranty, minimum one year from above date of beginning of warranty, except as stated elsewhere.
- C. Full service period: Installing contractor shall provide for full service and maintenance for a period of one year for the equipment/systems, except as stated elsewhere. If, within this period, any equipment proves defective, it shall be repaired or replaced at no additional cost to the Owner.
 - (1) The service and maintenance shall include monthly inspections and adjustments, based on an Owner approved monthly service schedule.
 - (2) Each service and maintenance trip to the project shall be coordinated and reported to FIU's Project Manager and FIU's Maintenance Department and have a separate written report so an accurate log can be kept on the operation and problems of the installation.
 - (3) Monthly service schedule, showing tasks and service timetable, shall be submitted to FIU's Project Manager and FIU's Maintenance Department for review and approval prior to substantial completion.
 - (4) Coordination with FIU's Project Manager and distribution of monthly maintenance/service reports to FIU's Maintenance Department shall be the responsibility of the Builder.
- D. Co-execute submittals when required.
- E. Retain warranties and guarantees until time specified for submittal.

1.05 TIME OF SUBMITTALS

- A. Make submittals per Section 01 77 00 and General Conditions.
- B. For items of work when acceptance is delayed beyond date of Substantial Completion, as stated in Section 01701, submit within ten (10) days after acceptance, listing the date of acceptance as the beginning of the warranty or guaranty period.

PART 2 PRODUCTS

Not Used

PART 3 EXECUTION

Not Used

END OF SECTION