**This section is intended to include for the general procedural requirements for the preparation and submittal of warranties.** See Project Specifications for details on warranty requirements.

PART 1 - GENERAL

1.01 REQUIREMENTS INCLUDED

1. Preparation and submittal of warranties.
2. Schedule of submittals.

1.02 RELATED REQUIREMENTS

1. Instruction to Bidders. Refer to Request for Proposal issued by Pinellas County School Board (PCSB) Purchasing Department.
2. Pinellas County Schools Purchasing Handbook.
3. Builder’s Performance and Bonds. See Request for Proposal issued by PCSB Purchasing Department and Project Contract.
4. Section 01 70 00 Execution and Closeout Requirements.
5. Individual Design Specifications Sections: Warranties required for specific equipment, products or work.
6. Florida Statutes 92.29 - Photographic or Electronic copies.

1.03 SUBMITTALS

1. Submit all warranties within fifteen (15) calendar days to the Architect of Record from the date of Substantial Completion. All warranties start dates shall be from the date of Substantial Completion.
2. For partial scheduled occupancy (phased completion and occupancy): submit properly executed warranties within fifteen (15) calendar days of completion of designated portions of the work that are completed and occupied or used by Owner during construction period by separate agreement with contractor.
3. When the contract documents require the contractor, or the contractor and a subcontractor, material supplier or equipment manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and conditions, ready for execution by the required parties and submit a draft to the Architect of Record for approval Owner prior to final execution.

1.04 FORM OF SUBMITTALS

1. Fully executed warranties shall be scanned, verified/certified to be an accurate reproduction of the original, and provided in a .pdf format on electronic media such as a thumb drive.
2. The scanned documents shall be placed in a file identified as `WARRANTIES', with the Contract No. and Project Title.
3. The file shall contain a Table of Contents with the number and title of the project design specification section in which the warranty is specified and the name of the work, material and equipment item.
4. Each warranty will be separately keyed to the Table of Contents and contain complete information including, as applicable, a list of subcontractors, material suppliers and equipment manufacturers, with name, address, telephone number and email address of a responsible individual.

1.05 WARRANTY PERIOD AND PREPARATION OF SUBMITTALS

1. The Contractor shall obtain warranties from all Subcontractors, Material Suppliers, and Equipment Manufacturers, within ten (10) calendar days after completion of the applicable item of work.
2. 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.
3. No warranty shall start prior to equipment being put into operation.
4. Equipment warranty period: Manufacturer's standard warranty, minimum one (1) year from above date of beginning of warranty, except as stated elsewhere.
5. Full service period: Installing contractor shall provide for workmanship warranty for a period of one (1) year. If, within this period, any work proves defective, it shall be repaired or replaced at no additional cost to the Owner.

PART 2 PRODUCTS

(Not Used)

PART 3 EXECUTION

3.01 Contractor’s One (1) Year Warranty. In addition to the warranties set forth in Project Specifications, the Contractor upon the request of the Owner or Project Architect/Engineer of Record shall promptly correct all failure or defects in work for a period of one (1) year from the actual date of Substantial Completion, or the date of acceptance by the Owner whichever is later.

A. The Contractor shall schedule, coordinate and participate in a walk-through inspection of work one (1) month prior to the expiration of one (1) year workmanship warranty period, and shall notify the Owner; the Project Architect/Engineer of record; and, as appropriate, any subcontractors, material suppliers and equipment manufacturers requesting their participation in the walkthrough inspection. The purpose of the walkthrough is to identify any defects or failures that require correction.

B. Should the Contractor fail to promptly correct any failure or defect, the owner may take whatever corrective actions are deemed necessary to remedy the failure or defect and the Contractor shall promptly reimburse the Owner for any and all expenses for damages as a result of the contractor’s failure to correct the failure or defect.

3.02 Contractor Expressed Warranty. In addition to the one (1) year workmanship warranty and all other warranties contained in the construction documents, the Contractor expressly warrants and guaranties to the Owner that:

All work complies with:

1. The Project Plans and Specifications (e.g., the construction documents). All applicable laws, statutes, building codes, and all regulations of other agencies having jurisdiction.
2. All goods, produces, materials, equipment, and systems that a part of the work conform to applicable specifications, descriptions, descriptions, instructions, drawings, data and samples; and shall be and are: (a) new, unless otherwise specified or permitted in writing and are without apparent damage or defect; (b) of quality equal to or higher/better that that required by the construction documents; and (c) merchantable; and,
3. All management, supervision, labor and services required for work complies with the construction documents and are performed in a workman like manner.

3.03 Subcontractor, material supplier and Equipment Manufacturer Expressed Warranties. The contractor shall require that all subcontractors, material suppliers, and Equipment Manufacturers provide written warranties, guarantees, and other assurances to the Owner and the Contractor in form identical to that specified in the Contract and other applicable documents that all work, materials, and supplies are in accordance with construction documents and are in good order to the benefit of the Owner and the Contractor.

3.04 See individual Specification sections for additional warranty requirements.

**END OF SECTION**