
27.00 Post Construction Responsibilities of Consultants & Contractors

All the requirements of this Section are Mandatory.

27.01 Generally 27.05

This Section deals with the responsibilities for Consultants and Contractors with respect to the

27.02 Preventative Maintenance

All GU Contracts require the performance of regular preventive maintenance and servicing of the works during the Defects Liability Period. Such maintenance shall be in accordance with the manufacturer's instructions and the requirements of the Workplace Health and Safety Act, Standards or other applicable regulations, legislation or codes of practice. With respect to any mechanical or electrical service, fire alarms, hydraulic systems, lifts etc. maintenance shall be carried out not less frequently than monthly.

At least one month prior to achieving Practical Completion, the Contractor shall prepare and provide a Program to the Superintendent which indicates all Preventative and Statutory Maintenance work to be undertaken during the Defects Liability period including nominating the company/person who will undertake the maintenance work and the time frame (month/year) on which it will be carried out.

A written report including copies of Log Books and maintenance records shall be provided to the Superintendent immediately after each monthly service is performed. The report shall detail all work done, defects identified and repaired, and general comments on overall performance.

The Certificate of Final Completion will not be issued until such time as all preventive and statutory maintenance requirements have been completed, including the final service at the of the defects liability period, and all Log Books and maintenance records have been provided to the Superintendent.

27.03 Guarantees & Warranties

The Contractor must provide guarantees, test and similar certificates as specified under the various trades as soon as reasonably possible after the granting of Practical Completion and before the issue of the Certificate of Final Completion. The Contractor must ensure that such guarantees and certificates have been effectively transferred or issued to the Principal so that thereafter the Guarantor must be directly responsible to the Principal commencing from the date of Practical Completion.

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These manuals must include but not be limited to:

- colour identification schedules;
- operating instructions and technical schedules for all equipment and plant;
- maintenance instructions;
- supplier information;
- control and electrical plans complete with terminal numbers corresponding to wiring ferrules and be cross-referenced as necessary;
- commissioning date, set points, flow rates, timer settings etc.

an asset list including all maintainable equipment. This list must be in an electronic 'Excel' compatible spreadsheet format and include equipment description, type, room number and room description, manufacturer, model no. and date of installation. Typically this list would include but not be limited to equipment such as air handling units, fan coil units, switchboards, pumps, RPZ valves, fire equipment and fire dampers. warranties and guarantees.

27.05 'As Constructed' Drawings

Prior to Practical Completion, the Consultants or Contractor shall submit a proposed Schedule of 'As Constructed Drawings' for approval by the Superintendent. The Schedule shall comprise a full list of 'As Constructed' drawings for the project, with all key information on the drawing noted and including the corresponding electronic drawing file name for each drawing. The Consultants

Each drawing shall be clearly marked in 10mm or larger block characters "AS CONSTRUCTED" in the bottom right hand corner of the sheet, and with all revision marks removed.

27.06 Post Construction Site Survey

The Contractor shall provide a Post Construction Site Survey for any contract involving new buildings and extensions to existing buildings, within four weeks of the date of Practical Completion. All survey work must be carried out by a competent, registered Surveyor.

The survey shall achieve the following;

Topographical survey of all areas affected by the construction work in this contract showing the ground level contours at 0.5m (maximum) intervals based on Australian Height Datum (AHD).

The site survey shall be on Map Grid of Australia 1994 (MGA94) grid coordinates and shall also be referenced to at least one existing Permanent Survey Mark (PSM) within the campus concerned.