

## 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.

Written warranties in respect of Windows, Roofs and Applied Finishes shall be for not less than ten (10) years. Refer to Section 14.00 Clause 14.02 for warranty requirements with respect to mineral fibre tile suspended ceiling systems.

### 27.04 Operating & Maintenance Manuals

Operating and Maintenance (O&M) manuals shall cover all aspects of the work undertaken in the project.

All Manuals shall have a Cover page providing the key project information as required by Standard Drawing GSD-001D.



Discipline	Content of Drawing
General site information	All in-ground services reticulation and external installation including power, road lighting, fire hydrants, sewage, water, chilled water, communications and gases.

Site & Building location

A hard copy corresponding and identical to the electronic files of each drawing shall also be submitted. Quality and format of drawings, both electronic and hard copy, shall conform to the requirements outlined in [Section 29](#).

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 new post construction survey undertaken must relate to the original site survey provided to the Consultant/Contractor by the Principal, and shall be merged, aligned and presented in layers which correspond with the overall existing campus CAD file survey record.

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 0.25m (maximum) intervals based on Australian Height Datum (AHD).