DESIGN GUIDELINES
AND
TECHNICAL STANDARDS

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DIVISION 1 – GENERAL REQUIREMENTS

SECTION 01 1000 – GENERAL REQUIREMENTS

1. General: This section outlines the general requirements and coordination required by the Architect / Engineer and the NU Project Manager during the design and construction phases of the project.

2. Front End Documents: Northwestern University Facilities Management – Design and Construction (FMDC) has standard front end documents to be used by the Architect / Engineer including the following:
   a. Bid Form: This form should be reviewed the NU Project Manager and modified by the Architect / Engineer for the specific project.

3. Standard Warranties: The minimum allowable warranty for materials and equipment shall be one year from the Date of Substantial Completion. The warranty period shall not begin prior to the Date of Substantial Completion, regardless of the date of installation.

4. Special Warranties: Certain systems and/or components may require additional special warranties. These systems and components shall be reviewed with the NU Project Manager and modified by the Architect / Engineer for the specific project. Refer to specific sections for additional information.

5. Close-Out Documents / Training:
   a. The receipt of close-out documents, including, but not limited to, as-built drawings and specifications, O&M manuals, and warranty letters and the completion of required training for Owner personnel, shall be a condition of the release of retainage.
   b. Close out documents shall include a list of finishes for all building elements with a finish.
   c. Closeout documents shall include copies of all reviewed submittals in pdf format.

6. Special Inspections: Independent Special Inspections, contracted directly with the Owner, shall typically be required for the following work:
   a. Geotechnical / Environmental: Include soil characterization study for contaminants during design phase.
   b. Earthwork: Include soils compaction testing.
   c. Concrete: Include slump tests and test cylinders.
   d. Steel Erection: Include review of bolted and/or welded connections. When required, provide for full-time inspection of full-penetration welds.
7. Temporary Utilities:

   a. Review specific requirements with NU Project Manager during design phases.

   b. Contractor shall not utilize temporary power, especially science buildings, for construction welding. General Contractor to provide separate power for welder generator remote from any fresh air intake.

END OF SECTION