Developer Project Guidelines

The Texas A&M University System
Office of Facilities Planning and Construction
November 04, 2015
Introduction

The purpose of these guidelines is to explain the Office of Facilities Planning and Construction (FPC) processes related to private entities developing projects on Texas A&M University System (A&M System) lands under a ground lease. These guidelines are intended to be similar to a municipal building inspection department and will include plan reviews, building permits, inspections per plans and specifications relating to code enforcement and a Certificate of Occupancy.

If requested by a system member quality control/quality assurance inspections and master plan/aesthetic compliance may be included in our scope of services on developer projects at an additional fee. These additional services are further described in Attachment B.

The following are a list of codes that all developers will be required to follow. If a code is superseded by a later version, then the latest code shall apply at the time of permitting. The list is not intended to be a comprehensive list of all state and federal laws. It is the developer and its contractor’s responsibility to comply with all applicable state and federal laws.

- Life Safety Code, NFPA-101-2012, as adopted by the Texas State Fire Marshal’s office
- Standard for Emergency and Standby Power Systems, NFPA 110, if applicable
- NFPA 1 Uniform Fire Code
- Storm Water Pollution Prevention Program, Texas Commission on Environmental Quality
- Asbestos, Lead Paint and Mold Requirements (if applicable), Texas Department of State Health Services
- Water Efficiency Standards for State Buildings and Institutions of Higher Education Facilities
- National Electric Code, NFPA-70-2014
- National Fire Alarm and Signaling Code, NFPA-72-2010 if fire alarms are installed
• Standard for the Installation of Sprinkler Systems, NFPA-13-2010 or Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, NFPA-13R-2010 if sprinkler systems are installed

Prior to construction the developer shall submit the construction documents and other information identified below for plan review and permitting. In addition, the construction documents will be submitted by FPC to FM Global for review and comments. All FM Global comments are to be considered and addressed by the developer. Should there be any compliance questions, the developer needs to directly contact A&M System Risk Management. Once the submittal is complete and plan review fees are paid the construction documents will be reviewed, comments provided, re-reviewed as required and final approval provided. Upon final approval and payment of building permit fees the developer may obtain a building permit to start construction.

If at any point after a building permit is issued or the construction drawings are modified then revised drawings must be submitted for review and approval.

If the construction is divided into one or more segments such as site work, foundation, building shell and interior finish out then each segment will receive a permit and inspections. Only after interior finish out will a Certificate of Occupancy be issued.

Plan Review and Building Permit

The following items are required for plan review and permit approval:

• For initial code review submit four (4) 100% complete hard copy ½ size sets of required scaled and dimensioned plans, specifications and any other accompanying data.
• For final permit approval, submit one 100% complete hard copy ½ size set scaled and dimensioned plans, specifications, any other accompanying data and responses to all of the review comment sheets. In addition one labeled CD with the project name, TAMUS project No. and campus.
• Federal Aviation Administration (FAA) clearance documentation from the agency’s Obstruction Evaluation Group, as applicable.

All construction drawing submittals to include the following as applicable:

• Title sheet with names of developer, architect and all engineers along with addresses, phone and fax numbers and emails.
• Site plan/civil plan and details including storm water plan
• Foundation plan and details
• Demolition plan and existing floor plan if applicable
• Floor plans and details
• Room finish, door and window schedules
• Structural plans and details
• Exterior elevations and roof plan
• Plumbing, Mechanical and Electrical plans and details
• Fire protection plans and details
• Energy code compliance information
• Texas Accessibility Standards (TAS) project registration number
• Evidence of an asbestos survey for a renovated facility.

Allow 10 working days for review of 100% construction documents, dependent upon the complexity of the development.

In addition as part of the permitting process the developer shall indicate that it will comply with TCEQ requirements for a storm water permit, and shall obtain payment and performance bonds for the entire value of the construction contract with the A&M System as dual obligee.

Insurance

[Please note, the below insurance contract language is a standard template to be used as a base for all vendor contracts with The Texas A&M University System and/or its members as well as third party facility users of System member property. Contracts may require variances depending on the specifics of the contract. If such variances are required, please contact System Risk Management so an evaluation and potential modification to the insurance requirements can be considered.]

Developer shall obtain and maintain, for the duration of this Agreement or longer, the minimum insurance coverage set forth below. With the exception of Professional Liability (E&O), all coverage shall be written on an occurrence basis. All coverage shall be underwritten by companies authorized to do business in the State of Texas or eligible surplus lines insurers operating in accordance with the Texas Insurance Code and have a financial strength rating of VII or better as measured by A.M. Best Company or otherwise acceptable to [System Member]. By requiring such minimum insurance, the Owner shall not be deemed or construed to have assessed the risk that may be applicable to developer under this Agreement. Developer shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverage. Developer is not relieved of any liability or other obligations assumed pursuant to this Agreement by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types. No policy will be canceled without unconditional written notice to [System Member] at least ten days before the effective date of the cancellation.

Insurance:

<table>
<thead>
<tr>
<th>Coverage</th>
<th>Limit</th>
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</thead>
</table>

Revised November 04, 2015
1. **Worker’s Compensation**

   Statutory Benefits (Coverage A)  
   Statutory  
   Employers Liability (Coverage B)  
   $1,000,000 Each Accident  
   $1,000,000 Disease/Employee  
   $1,000,000 Disease/Policy Limit  

   Workers’ Compensation policy must include under Item 3.A. on the information page of the workers’ compensation policy the state in which work is to be performed for [System Member]. Workers’ compensation insurance is required, and no “alternative” forms of insurance will be permitted.

2. **Automobile Liability**

   Business Auto Liability Insurance covering all owned, non-owned or hired automobiles, with limits of not less than $1,000,000 Single Limit of liability per accident for Bodily Injury and Property Damage;

3. **Commercial General Liability**

<table>
<thead>
<tr>
<th>Each Occurrence Limit</th>
<th>$1,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Aggregate Limit</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Products / Completed Operations</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Personal / Advertising Injury</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Damage to rented Premises</td>
<td>$300,000</td>
</tr>
<tr>
<td>Medical Payments</td>
<td>$5,000</td>
</tr>
</tbody>
</table>

   The required commercial general liability policy will be issued on a form that insures developer’s or its subcontractors’ liability for bodily injury (including death), property damage, personal and advertising injury assumed under the terms of this Agreement.

4. **Architect/Engineer Professional Liability (Errors & Omissions)** The Architect/Engineer shall maintain Professional Liability covering wrongful acts, errors and/or omissions, including design errors of the Architect/Engineer for damages sustained by reason of or in the course of performance of this Agreement for three (3) years after the Project is substantially complete. The Professional Liability insurance shall be in an amount based on the value in the Contract, in this case: *(determined by the Guidelines in the following chart)*

<table>
<thead>
<tr>
<th>Project Cost</th>
<th>Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0 - $20,000,000</td>
<td>$1,000,000 each claim/ $2,000,000 aggregate</td>
</tr>
<tr>
<td>$20,000,001 - $60,000,000</td>
<td>$2,000,000 each claim/ $4,000,000 aggregate</td>
</tr>
<tr>
<td>$60,000,001 - $90,000,000</td>
<td>$3,000,000 each claim/ $6,000,000 aggregate</td>
</tr>
<tr>
<td>$90,000,001 – 120,000,000</td>
<td>$4,000,000 each claim/ $8,000,000 aggregate</td>
</tr>
<tr>
<td>$120,000,001 – higher</td>
<td>$5,000,000 each claim/ $10,000,000 aggregate</td>
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</tbody>
</table>

Revised November 04, 2015
5. [Note: Builders Risk/Installation Floater. If this Agreement involves construction on property owned by the Board of Regents of The Texas A&M University System, System Risk Management will provide guidance and relevant insurance requirements.]

6. Developer will deliver to [System Member]:

Evidence of insurance on a Texas Department of Insurance approved certificate form verifying the existence and actual limits of all insurance after the execution and delivery of this Agreement and prior to the performance of any services by developer under this Agreement. Additional evidence of insurance will be provided on a Texas Department of Insurance approved certificate form verifying the continued existence of all required insurance no later than thirty (30) days after each annual insurance policy renewal.

All insurance policies, with the exception of worker's compensation, employer's liability and professional liability will be endorsed and name The Board of Regents for and on behalf of The Texas A&M University System, The Texas A&M University System and [System Member] as Additional Insureds up to the actual liability limits of the policies maintained by developer. Commercial General Liability and Business Auto Liability will be endorsed to provide primary and non-contributory coverage. The Commercial General Liability Additional Insured endorsement will include ongoing and completed operations and will be submitted with the Certificates of Insurance.

All insurance policies will be endorsed to provide a waiver of subrogation in favor of The Board of Regents of The Texas A&M University System, The Texas A&M University System and [System Member]. No policy will be canceled without unconditional written notice to [System Member] at least ten days before the effective date of the cancellation.

All insurance policies will be endorsed to require the insurance carrier providing coverage to send notice to [System Member] ten (10) days prior to the effective date of cancellation, material change, or non-renewal relating to any insurance policy required in this Section 11.

Any deductible or self-insured retention must be declared to and approved by [System Member] prior to the performance of any services by developer under this Agreement. Developer is responsible to pay any deductible or self-insured retention for any loss. All deductibles and self-insured retentions will be shown on the Certificates of Insurance.

Certificates of Insurance and Additional Insured Endorsements as required by this Agreement will be mailed, faxed, or emailed to the following [System Member] contact:

Name:

Address:

Facsimile Number:
The insurance coverage required by this Agreement will be kept in force until all services have been fully performed and accepted by [System Member] in writing, unless otherwise approved by [System Member] in writing.

Inspections

The total number of inspections for a project will vary based on its scope and complexity. Inspections will be performed within 5 working days from the time the request is made by the contractor. Inspections will be made between 8 AM and 5 PM Monday thru Friday. Inspections are listed on “Attachment A”. Additional inspections may be required as determined by FPC. Inspections resulting in punch list items may be provided to the developer as a .WAV file. The developer is responsible for converting that file into an Excel formatted sheet provided by the inspector. All final punch list items are to be provided back to the inspector for proofing and verification prior to the list being issued as “final”. The onsite developer’s representative is required to sign off on each item and certify that all punch list items are completed prior to verification and acceptance by the inspector.

When requesting an inspection, the type of inspection, trade making the request, the building area, date and proposed time need to be listed on the Outlook invitation.

Developer and/or contractor shall coordinate any inspections required by utility providers or other state agencies with those entities. Documents are required for inspections performed by other entities as listed on “Attachment A”.

The typical “green, yellow and red tag” system will be used in a manner similar to a municipality.

The developer and/or contractor shall not inhibit the Authority Having Jurisdiction (AHJ), Environmental Health and Safety, any A&M System Risk Management member or FPC representative from coming onto the construction site for any type of observation or inspection including but not limited to observations and inspections related to the enforcement of environmental, fire and life safety requirements. This applies to all TAMUS projects including campuses outside of College Station.

Required Documents

In addition to the required inspections that will be performed by FPC, the developer shall submit documentation that the following tests have been performed, and that the system(s) tested have been determined to be in compliance to applicable codes or engineering standards:

- Plumbing health department testing- Report for Bacteria
- Fire Alarm Testing, Automatic Sprinkler System, Standpipe and Fire Pump (where applicable and witnessed by the AHJ)
- State Elevator Inspection (if applicable)
- TDLR/ADA
- SWPPP
- Lightning Protection Certification (if applicable)
- Backflow Prevention Certification
- NFPA testing of Emergency Lighting and Generator (witnessed by the AHJ)
- Gas line Pressure Test Certification (if applicable)
- Asbestos-free certification (as required by TDSHS, this must be signed by the registered architect or licensed engineer on the project and must be accompanied by Safety Data Sheets (SDSs) for all materials used on the project that could potentially be asbestos-containing)
- Evidence that the Notice of Termination has been filed with TCEQ
- Fume hood certification reports (if applicable)
- Any other tests required in the developer’s specifications or contract documents.

Certificate of Occupancy

When building is complete, TAS inspection has occurred, a lien release has been provided and all code related deficiencies, including successful completion of all required inspections and submission of all required documents are addressed, FPC will issue a Certificate of Occupancy.

Fee Schedule

A flat rate of $50,000 will be due at the time Building Permit Application is submitted to FPC for all full build out projects, inclusive of land for up to 150,000 gross square feet in size. For shell buildings with future build out, a fee will be negotiated with FPC. Should a development be segmented, then each segment will be treated independently as though it is a new project and new fees and a new Building Permit Application will be required.

A fee in excess of the flat rate fee will be negotiated with FPC for all projects that exceed 150,000 gross square feet per segment in size.

An additional fee shall be paid to FPC for re-inspection of any of the required inspections identified in Attachment A that fail. The fee for FPC re-inspections shall be $1,250.00. If a third party vendor is performing an inspection under an FPC contract and a re-inspection is required, the developer will be responsible for the actual cost as invoiced by the vendor.

Field Office

For non-College Station locations, the contractor at no cost to FPC shall provide field office space inside of the contractor’s trailer(s) for an FPC inspector. For College Station projects, a minimum of 3 parking spaces shall be designated for FPC inspectors.
General

All project related correspondence (emails, inspection requests, reports, etc.) shall include the TAMUS project number, project name and an abbreviated description in the subject area.

The developer will be responsible for submitting and obtaining clearance documentation from the FAA for both the proposed facility and construction crane(s) from the FAA’s Obstruction Evaluation Group. Reference is made to the following FAA website for applicability and procedure: https://oeaaa.faa.gov/oeaaa/external/portal.jsp
## ATTACHMENT A

Inspections for Developer Managed Projects

<table>
<thead>
<tr>
<th>Plan Review Phase</th>
<th>Construction Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>100% Construction Document Review</td>
<td></td>
</tr>
</tbody>
</table>

### Construction Phase

<table>
<thead>
<tr>
<th>Activity</th>
<th>Inspection Stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plumbing rough-in(^1)</td>
<td>Prior to cover up(s)</td>
</tr>
<tr>
<td>Plumbing top out</td>
<td>Prior to cover up</td>
</tr>
<tr>
<td>Plumbing gas rough-in</td>
<td>Prior to cover up(s)</td>
</tr>
<tr>
<td>Mechanical rough-in(^2)</td>
<td>Prior to cover up(s)</td>
</tr>
<tr>
<td>Mechanical final</td>
<td>Prior to building acceptance</td>
</tr>
<tr>
<td>Electrical rough-in(^3)</td>
<td>Prior to cover up(s)</td>
</tr>
<tr>
<td>Electrical Final</td>
<td>Prior to building acceptance</td>
</tr>
<tr>
<td>Fire sprinkler entry</td>
<td>Prior to cover up(s)</td>
</tr>
<tr>
<td>Fire sprinkler system visual</td>
<td>Prior to cover up</td>
</tr>
<tr>
<td>Fire sprinkler hydro test</td>
<td>Prior to building acceptance</td>
</tr>
<tr>
<td>Fire alarm systems final(^4)</td>
<td>At completion and prior to building acceptance</td>
</tr>
<tr>
<td>Piers/beams/columns</td>
<td>Prior to concrete placement</td>
</tr>
<tr>
<td>Slab/deck pre-pour</td>
<td>Prior to concrete placement</td>
</tr>
<tr>
<td>Framing</td>
<td>Prior to wallboard</td>
</tr>
<tr>
<td>Blocking</td>
<td>Prior to wallboard</td>
</tr>
<tr>
<td>Wallboard</td>
<td>Prior to tape and float</td>
</tr>
<tr>
<td>Thermal/acoustical insulation</td>
<td>Prior to cover up</td>
</tr>
<tr>
<td>Roofing final</td>
<td>When roofing is complete</td>
</tr>
<tr>
<td>Structural steel</td>
<td>Prior to cover</td>
</tr>
<tr>
<td>Substantial completion</td>
<td>When all work is complete</td>
</tr>
<tr>
<td>Final completion</td>
<td>When all deficiencies identified in the Substantial</td>
</tr>
</tbody>
</table>

### Notes:

\(^1\)Plumbing rough in includes: under slab rough-in, under slab copper, slab under drains and site utilities.

\(^2\)Mechanical rough in includes ducts, wiring and units.

\(^3\)Electrical rough in includes all of the electrical system, fire alarm, data system, grounding system, controls and any other system that is referenced in the specifications.

\(^4\)Fire Alarm Systems final is to be performed or witnessed by the AHJ and is to include the alarms, sprinkler systems, emergency lighting and exist signage, fire pumps, fixed extinguishing systems, smoke control and evacuation systems and emergency generators.
ATTACHMENT B

Project Management / Inspection Authority and Responsibilities
for Developer Built Projects

Attachment B will apply only as indicated in the lease agreement and at the option of The Texas A&M University System (A&M System). Otherwise these services will not be typically provided.

A project manager and/or project inspector (PM Team) for developer-built projects provide assurances and delivery of the Project goals and related performance requirements on behalf of, and for the benefit of, the A&M System and the user of the Project (the “TAMUS Member”). The inspector shall coordinate inspection and drawing review services with the FPC Project Manager, the TAMUS member and the developer/contractor during the design and construction. Inspection services and practices are intended to ensure compliance with current building codes listed in these Developer Project Guidelines.

The PM Team’s services include observing the commissioning of all applicable methods, materials, equipment, and systems affecting the contract specification to include:

a. Pre-construction Phase
   • Participate in the design phase to become familiar with the Project on an as-needed basis.
   • Review design documents, drawings and specifications for constructability, scheduling, consistency and coordination.
   • Provide plan checking for conformance to applicable code requirements and review with users to check for conformance with the scope requirements

b. Construction Phase
   • Advise the TAMUS member of any trends that affect completion of the Project.
   • Attend progress meetings (at least monthly) and insure that the contractor provides and distributes minutes of the meetings.
   • Maintain a thorough knowledge of the plans and specifications, personally observe, check, and measure items placed in the construction for compliance to the contract documents, supplemental instruction from the Project Architect/Engineer and support the quality control efforts of the developer’s engineering team.
   • Establish and maintain communication protocol among TAMUS member staff, the developer, the design team and the contractor.
   • Review and comment on submittals in e-Builder for completeness and accuracy.
• Review proposed change orders (if applicable) and advise the TAMUS member as to reasonableness.
• Maintain a diary in e-Builders describing general events, noting problems and unusual events.
• Review drawings for operation needs and conformance to the design.
• Review RFIs for potential changes or potential instructions to the contractor to insure conformance with code, operation needs and conformance to the design intent.
• Review Contractor Quality Control (QC) daily reports for accuracy and completeness.
• Take appropriate photographs that document construction progress and problems, such as capturing items that will not be seen later in e-Builders.
• Verify the contractor's implementation of the SWPPP.
• Review and verify the contractor's Project record drawings are updated to reflect all changes at the end of the Project.
• Provide inspections of the construction, including:
  1. Inspect the work of the construction contractor for progress, workmanship, and conformance with the approved contract documents and applicable codes and regulations.
  2. When work is found to be in non-conformance, document the deficiencies in e-Builders and promptly provide notification of the deficiencies to the TAMUS member, the developer, the design team and the contractor.
  3. Issue inspection deficiency list to the TAMUS member with a copy to the developer, the design team and the contractor. Conduct re-inspections to verify that the deficiencies have been corrected.

c. Close-Out Phase
• Coordinate close-out procedures, including transfer of complete project record drawings to the TAMUS member.
• Verify all required O&M manuals, warranties, guarantees, and close-out requirements are complete and in compliance with the contract documents.
<table>
<thead>
<tr>
<th>DATE</th>
<th>REVISION DESCRIPTION</th>
<th>INITIALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 1, 2012</td>
<td>First time issued.</td>
<td>BMK</td>
</tr>
<tr>
<td>August 12, 2013</td>
<td>General Updates, Codes, Insurance, Inspection List.</td>
<td>BMK/HJ</td>
</tr>
<tr>
<td>September 13, 2013</td>
<td>Updated Code references, Fee schedule, Inspection List.</td>
<td>BMK</td>
</tr>
<tr>
<td>December 6, 2013</td>
<td>Updated Insurance Requirements.</td>
<td>BMK/HJ</td>
</tr>
<tr>
<td>November 25, 2014</td>
<td>Added field office requirements, FM Global reviews, added General Section, added FAA requirements.</td>
<td>BMK</td>
</tr>
<tr>
<td>August 10, 2015</td>
<td>Added NFPA 1 as code requirement; added that fire system and emergency generator testing is to be witnessed by the AHJ; added preparation of punch list responsibilities, revised re-inspection fees.</td>
<td>BMK</td>
</tr>
<tr>
<td>November 3, 2015</td>
<td>Added Optional Attachment B “Project Management / Inspection Authority and Responsibilities for Developer Built Projects”; update insurance requirements.</td>
<td>BMK</td>
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