

# Public Private Partnership Oversight



**Document Name:** Fire and Life Safety – Public Private Partnership Oversight Program

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## General Information

Texas A&M University has entered into several Public Private Partnership (P-3) ventures, each with their unique operating/management agreements. Environmental Health and Safety (EHS) Fire and Life Safety (FLS) has been tasked with providing oversight of these programs from a fire and life safety perspective. This procedure provides information regarding this program and the responsibilities of each entity.

## Applicability

This procedure applies to all P-3 ventures on the Texas A&M University Campuses. EHS FLS, as designated by the President of Texas A&M University, will serve as the local Authority Having Jurisdiction (AHJ) for all P-3 ventures.

## Definitions

- 1. Authority Having Jurisdiction (AHJ)** – An organization, office or individual responsible for enforcing the requirements of a code, standard, or for approving equipment, materials, an installation or procedure (Specifically Texas A&M University Environmental Health and Safety (EHS) as the Local AHJ) (National Fire Protection Association (NFPA) 1 – 3.2.2, 2024 edition)
- 2. Public Private Partnerships (P-3)** – A partnership where a private entity owns and/or operates a private facility on Texas A&M University property
- 3. Texas A&M University Campuses** - All facilities under the jurisdiction of Texas A&M University AHJ; These include Texas A&M University / Texas A&M University System facilities in Burleson and Brazos Counties, all Texas A&M University Health Facilities, the Texas A&M University Law School in Fort Worth, and the Texas A&M University Higher Education Center McAllen (HEC)

## Texas A&M Public Private Partnerships

- |   |  |
|---|--|
| <input type="checkbox"/> Brookshire Brothers                          | <input type="checkbox"/> Education Preschool Research Center |
| <input type="checkbox"/> Century Square                               | <input type="checkbox"/> Gate 12 Bar and Grill               |
| <input type="checkbox"/> Clinical Building 1                          | <input type="checkbox"/> Park West                           |
| <input type="checkbox"/> Doug Pitcock '49 Hotel and Conference Center | <input type="checkbox"/> U-Center @ Northgate                |

## Responsibilities

### EHS FLS

- Serve as the local AHJ for any design, construction, and renovation projects for P-3 ventures including, but not limited to: plan review, fire and life safety related construction inspections, fire and life safety system acceptance, and other related construction issues
- Coordinate between the P-3 ventures and local fire departments for initial installation and annual Knox Box inventory
- Coordinate between the P-3 venture and State Fire Marshal's (SFM) Office for any inspection or other interaction including escorting the SFM during inspections
- Perform annual documentation review for all fire and life safety systems located on P-3 venture properties
  - Contact property management groups notifying them of the FLS documentation review program
  - Conduct regular meetings with property managers
  - Conduct documentation review for all systems – including but not limited to:
    - Elevators/escalators
    - Emergency lighting/exit signage
    - Fire alarm systems
    - Fire extinguishers
    - Fire/smoke dampers
    - Fire pumps

- Fuel gas systems
  - Generators
  - Kitchen hood and duct systems
  - Pools/spas
  - Sprinkler systems
  - Stairway pressurization systems
  - Two-way communication/area of refuge systems
- Provide a written report of deficiencies to each property manager and follow up inspections/reviews as appropriate
- Provide written notification to property managers of any non-compliant system identified by contract vendors
- Maintain records of all correspondence related to P-3 entities
- Notify the Vice President and Chief Compliance Officer (through EHS leadership) of identified deficiencies
- Provide any code related information as necessary/appropriate to P-3 property managers
- Maintain an accurate record of all FLS systems located in each P-3 property/tenant suite
- Maintain an accurate emergency contact list for each P-3 property/tenant suite

### **P-3 Property Managers and Tenants**

- Provide EHS access to facilities as necessary to conduct site visits/inspections
- Provide EHS access to fire and life safety system inspection, testing, and maintenance documentation
- Notify EHS and correct any identified deficiencies in a timely manner
- Notify EHS of any fire alarm activations within by the next business day
- Notify EHS of any actual fires immediately
- Notify EHS of any rekeying/card installations for Knox Box coordination
- Notify EHS of any changes with regards to the emergency contact list for each tenant
- Notify EHS of any proposed occupancy changes or space renovations/buildouts
- Provide plans and specifications, as appropriate for any construction and renovation occurring on P-3 properties (through the Texas A&M University System Facilities Planning and Construction (FP&C) or other group as applicable) and allow access for inspection, acceptance testing as needed