

**SUPPLEMENTAL
CONSTRUCTION & PLANNING OFFICE
PRAIRIE VIEW A&M UNIVERSITY**



ARTICLE XIX - INSPECTION AND TESTING

The final results of a construction project can be directly related to the quality of a job site inspection and quality assurance testing procedures. They are integral elements to the ultimate success or failure of a project. Construction & Planning Office (CPO) utilizes a project manager-project inspector system to provide the day-to-day job-site representation for the Owner.

19.1 The complexity and size of a contract dictates the number of job-site project inspectors. If appropriate and available, each contract will have at least (1) full time construction inspector that answers administratively to a CPO project manager.

19.1.3 The CPO project managers role is primarily that of an administrative expediter and processor, i.e. processing the project paperwork, which relieves the inspector of this function and allows more time in the field. The CPO project manager also has authority to make unilateral decisions and interpretations of the contract documents.

19.1.4 The CPO project manager has authority to approve contract revisions to the limit delegated by the Vice President A&A.

19.1.5 The Physical Plant Administrator's staff also includes construction inspection specialities in three specific areas of construction:

- (a) Electrical Supervisor
- (b) Mechanical Supervisor
- (c) Water/Wastewater Supervisor and
- (d) Irrigation/Landscape Supervisor.

These specialities are available to any construction inspector or CPO project manager for technical support in their specific fields. They also act as construction inspectors on projects that focus primarily on their expertise.

19.2.2 The quality assurance testing responsibilities of the Owner are contracted and paid for by CPO. Testing firms are invited to submit credentials and experience records to the CPO for review and evaluation. The accepted firms are then selected on a "round robin" basis to perform the construction testing for a general locale. On a project specific basis, requests may be solicited from testing firms for work located at remote campuses.

All quality assurance testing must be accomplished under the supervision of a professional engineer, which qualifies the services as exempt professional services rather than consulting services. Fees for these professional services should be negotiated with the firm after being selected to perform the service.

19.2.2.4 Environmental System Testing and Balancing - required for all new and renovated/rehabilitated heating, ventilization and air conditioning systems. These consultants perform the function of setting the HVAC system to meet the designed specified performance standards. PVAMU maintains a list of qualified firms that are used on a statewide basis. Individual companies have a variety of capabilities to match the requirements of a specific construction project.

19.2.2.5 Air Monitoring - the Owner's responsibility concerning removal of Asbestos Containing Material (ACM) include air monitoring during the abatement process. Specifically, the Owner is required by law to provide overall project management (which includes, among other responsibilities, air monitoring) for asbestos abatement. This function should in most cases, be contracted for with the asbestos consultant who performed the asbestos survey and has prepared the plans and specifications, unless there is a specific reason to do otherwise. Refer to Item 9.16 and 10.9.1 of this manual for the procedures to use in securing the services of the asbestos consultant. The PVAMU ownership trail for hazardous materials is prolonged in perpetuity, therefore all required testing and legal disposal procedures must be followed and verified.

19.2.3 Any retesting services required for an Owners testing firm will be paid for by the Owner, who will then re-invoice the additional cost to the contractor. If CPO or the A/E request a retest of the Contractors work which is then judged acceptable, then the retest cost will be borne by the Owner.