

Module 8
Building Facilities

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Section 1

Requirements for Local Government Project Procedures (LGPP)

The Facilities Management Section (FM) of the Maintenance Division in Austin is responsible for the review of all architectural and engineering plans, specifications, and estimates (PS&E) for building projects on the state highway system or built with state or federal funds. Architectural plans, specifications, and estimates for building projects off the state highway system using local or private funds only are not reviewed by FM.

Architectural and engineering standards - structural, mechanical, electrical, plumbing and, civil (SMEPC) - are set forth in TxDOT's the [Facility Design Standards and Production Guidelines](#). For contracting, refer to the Module 11 Construction. For Federally funded projects, the local government (LG) will be required to follow 23 CFR 635 Construction and Maintenance. Note that many contracting practices associated with architectural / building projects are not acceptable in 23 CFR 635, such as construction manager at-risk and turn-key construction.

In addition to architectural and engineering SMEPC documents, FM will also perform progress reviews related to other building systems for which they review and approve for compliance with TxDOT facility standards and guidelines.

Project documents are to be provided for review at the schematic (15% complete), design development (50% complete), and construction document plans and specifications (95% complete) phases. These documents are transmitted to FM from the TxDOT district offices through the Design Division. In most cases, the LG will not work directly with the FM, unless specific issues need to be resolved and direct communication is required.

Examples of projects that may be reviewed by FM include enhancement projects involving architectural features and/or Intelligent Transportation System control buildings.

For the maintenance of buildings a section must be placed in the Comprehensive Maintenance Management Agreement (CMMA) discussed in Module 13, Maintenance Requirements. This section of the CMMA must contain standards for building upkeep and maintenance program, including preventive and routine maintenance and essential repair planning. Building inspections should be made at the appropriate intervals to determine maintenance needs.