

# Maintenance Project Evaluation Committee (MPEC)

## Meeting Minutes

August 12, 2015

### Attendees:

Emily Messa  
Georgeann Smith  
Katherine Miller  
Christa Rieck  
Carlos Villarreal  
Shannon Jones

Dr. T.R. Lee  
Jeanne LaMontagne  
George Rea  
Chris Stanich  
David Johnson

### Absent:

Malcolm Davis  
Cris Milligan

### Guest/Funding Request:

Michael Burriello, Assistant Director, FS  
John Jenkins, Interim Technical Services Manager, FS  
Vicky Alsaker, Principal Project Manager, FPC  
Barry Simmons, Sr. Project Manager, FP&C  
Kimberly Burks, Sr. Project Manager, FP&C

Ken Oliver, Sr. Project Manager, FP&C  
Dean Ruck, Sr. Project Manager FP&C  
Theron Mathis, Project Manager, FP&C

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- I. **Meeting call to order by Carlos Villarreal**
  - II. **George Rea- Recap of MPEC Budget Allocations**
    - a. Budget available: \$178,738, Contingency budget available: \$346,842, Total contingency: \$525,580
    - b. Fire safety available: \$2,091,309
    - c. Projects in progress: \$3,678,000
    - d. Electrical substation funding of \$2 million to be returned to MPEC funding
  - III. **MPEC Presentations**
    - a. Michael Burriello presented and requested funding for Chiller 5 Motor Repair. Chiller #5 in the main Central Plant requires repairs to the motor bearings, seals and rotor assembly, in the amount of \$59,135.00. The repairs will be completed by Johnson Controls with a portion of the work being completed in house to remove ductwork leading to the motor. A discussion was held by Dr. Lee regarding the warranty on such repairs and frequency of needing repairs. There is a 1 year warranty which covers the motor. The MPEC committee unanimously approved to fully fund this project.
    - b. John Jenkins presented and requested funding for PGH 5<sup>th</sup> floor controls upgrade. The work would include placement of all obsolete controls on the 5th floor of PGH building. This includes a web 600 controller, 32 new unitary controllers and room sensors. This will also cover the 4 fan coil units on the 5th floor being upgraded and all programming and graphics for the floor. Once the controls are upgraded on the 5<sup>th</sup> floor the remaining controls in PGH will be replaced in house by duplicating the software and integration. The MPEC committee unanimously approved to fully fund this project.

- c. Barry Simmons presented and requested funding for \$153,171.48 for Standpipe repair campus-wide. This project is a Fire/Life Safety project to conduct repairs of the fire suppression system standpipes at multiple buildings across campus in response to five (5) year standpipe system inspections. As a result of the inspections, numerous building campus-wide, approximately 25 building repairs were identified. The MPEC committee unanimously approved to fully fund this project.
- d. Barry Simmons presented and requested funding of \$114,554.05 for the repair of fire rated walls and ceiling in multiple buildings across campus. This project will address repair penetrations in the following buildings: Heyne Bldg. 534, O'Quinn Law Library Bldg. 540, PG Hoffman Hall Bldg. 547, Science & research I Bldg. 550 and College of Pharmacy Bldg. 701. This project will address State Fire Marshal Office (SFMO) findings/items 112, 129, 160,172, and 276. The MPEC committee unanimously approved to fully fund this project.
- e. Barry Simmons presented and requested funding for \$73,582.76 for 2014 SFMO Architectural and Engineering study. The study report would address the thirteen (13) SFMO finding from Inspection Report RRO13337A. This project will allow and Architect/Engineer (A/E) to study these thirteen (13) Findings in order to provide a Design Services Report for each of the Findings that includes: Identification of Deficiency, Proposed Corrective Solution and Opinion of Probable Cost. This project will address SFMO Findings/Items 1, 7, 20, 24, 61, 67, 75, 122, 180, 219, 220, and 266. The MPEC committee unanimously approved to fully fund this project.
- f. Barry Simmons provided a PowerPoint presentation and requested funding for \$744,376.46 would be used for construction. This project would address a Protection Violation identified in the SFMO inspection from March 21, 2012 which concerns the lack of a sufficient number of stairwells directly exiting the exterior of the building in Building 501, Roy Cullen. The Campus Facilities Planning Committee (CFPC) approved conceptual designs for the exit stairwells. The CFPC worked with the Department of English to obtain input as to which building stairwell would be the best option for implementing the proposed remedy. The request for funding is for the construction of the proposed remedy to address the SFMO Violation. The scope of work includes installation of WON doors in the existing stairwells to create a protected vertical opening, separate the stairwell from the remainder of the building, and discharge 50% of the existing stairs to the exterior of the building. Due to amount cost of this project the Restroom in Roy Cullen will need to be brought up to ADA Compliance as well. The MPEC committee unanimously approved to fully fund this project.
- g. Kimberly Burkes presented a PowerPoint presentation and requested funding for \$149,000.00 for elevator renovations in MD Anderson Library. The proposed project scope would include modernization of the elevator systems and panels. A discussion was held regarding the need for a new elevator program to address elevator systems campus-wide. Dr. T.R Lee identified SERC elevators as having numerous failures and requested information regarding number of services calls related to service malfunctions campus-wide. Georgeann Smith requested reports from FAMIS to identify

the numbers of elevator malfunctions and would be providing that information in detail for the next scheduled meeting. The committee discussed prioritizing elevator systems renovations based on those with the most failures before moving on to address the elevators within MD Anderson. The committee agreed to table this discussion until additional data could be presented supporting the need.

- h. Ken Oliver presented a PowerPoint presentation and a funding request in the amount of \$110,000.00 for the Science and Research I Exterior Façade. The funding request is for Architectural and Engineering design services. The design services requested would provide a holistic structural evaluation based on the recently completed forensics analysis study conducted on S&R1. PBK and Walter P. Moore will provide a Phase 2 comprehensive and a non-destructive review and exploratory investigation of the exterior facade of the Science Research 1 building. Inclusive of the exploratory investigation will be the use of Bore-scope at per-determined locations for a non-destructive investigation of the cavity wall drainage system. In addition to PBK/ WPM proposed services will be to provide a comprehensive Architectural services to include schematic, development and Construction Documents as well as Construction Administration. The MPEC committee unanimously approved to fully fund this project.
- i. Dean Ruck presented and requested additional funding for the Arts District HVAC upgrades project. The project manager is requesting an additional \$825,000.000 for a total project funding of \$3,500,000.00. The \$2,675,000.00 was previously approved for Phase I (study) and Phase II (design) and \$2 million for construction. Construction documents were originally put out to bid in March 2015 and low bids came in 60% over budget. Design was scaled back reduce construction cost, eliminating complete new controls at Fine Arts and Cynthia Woods Mitchell Wortham theater. Additional design reductions are not possible without compromising the project objectives. Revised CDs were re-bid in June, reducing construction cost by approximately 15%. Vaughn Construction LLC has been awarded the contract and additional funding was requested to fund the contract. The MPEC committee unanimously approved to fully fund this project.
- j. Vicky Alsaker presented and requested funding for the renovation of the Cullen Fountain and Reflection Pool. This project was being re-presented to the Committee pending additional information. Funding was provided previously by the MPEC committee to conduct a comprehensive study of the issues and design to correct the issues. The scope of this project is to review materials and funding options in order to finalize the design document. There was also a request to secure funding in order to proceed to the construction phase of the project. Emily Messa provided information related to project funding. Ms. Messa has reached out to Eloise Stuhr, Vice Chancellor for University Advancement to discuss funding of the renovation. Mr. Stuhr will pursue funding from various foundations. The Foundations Mr. Stuhr plans to approach will not be opposed to reimbursing the University for expenses related to the repair. The project has a total estimate of \$1,678,000.00. The MPEC committee unanimously approved to

fully fund this project knowing that all MPEC funding would be reimbursed back to the University.

**IV. Additional Business**

- a. Emily Messa reported that the \$2 million previously allocated for the Cougar Substation would be returned to MPEC. The \$24 million will be funded directly through HEAF funding.
- b. Jeanne LaMontagne discussed reorganization of MPEC Committee. She reviewed the need to add 2-3 students, addition of Faculty Senate representatives and faculty representatives from various groups on campus.

**V. Meeting Adjourned by Carlos Villarreal**

Respectfully submitted by:

Erica Sims