



# UNIVERSITY OF HOUSTON SYSTEM UNIVERSITY OF HOUSTON

Facilities Planning and Construction

## MPEC MEETING MINUTES

**Subject:** Maintenance Project Evaluation Committee  
**Attendees:** Christa Rieck, Cris Milligan, Jeffrey Benjamin, Nicolas Tamayo, Dr. Ramanan Krishnamoorti, Dr. T. R. Lee, George Rea, Dr. Mark S. Clarke  
**Absent Attendees:** None  
**Date:** Tuesday, February 13, 2018  
**Time:** 1:00 p.m. – 2:30 p.m. (actual meeting 1:08pm-1:32pm)  
**Location:** General Services Building, Conference Rm 239

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### 1. Introduction

Meeting was called to order by Chair, Christa Rieck.

### 2. Review current fiscal year planned budget and project overview

- FY18 budget of \$8,000,000 was reviewed and does not include FLS budget. There were no changes.
- FY18 budget break down listed on page 3 of the attached presentation.

### 3. Review notification of approved projects under 50K

- Approved projects were reviewed and are listed on page 4 of the attached presentation.

### 4. Review action items for campus requests over 50K

- Science Teaching Lab (576), Building Wide HVAC Survey and Balance is listed on page 6 of the attached presentation.
  - This project was voted on and was approved by the committee.
- Melcher Gym 531/532, ROTC Electrical Upgrades is listed on page 7 of the attached presentation.
  - This project was voted on and was approved by the committee.

### 5. Review of FLS Projects

- An approved list of the FLS projects is provided on page 7 of the attached presentation.

### 6. Review of Proposed Future Projects

- A list of proposed future projects is provided on page 9 of the attached presentation.
- Additional projects will be added as issues arise.
- Internal goal for next FY proposed project list is May 2018.



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Next MPEC meeting March 13, 2018

End of Minutes



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Maintenance Project Evaluation Committee  
Date: 02/13/2018

## TODAY'S AGENDA

1. Review current fiscal year budget & Projects
2. Review subcommittee approved projects under \$50k
3. Review subcommittee approved requests over \$50k
4. Review FLS Approved items
5. Review proposed future projects



## FY18 BUDGET REVIEW

### FY18 FUNDING TOTAL

\*FY18 MPEC Budget \$ 8,000,000

### FY18 BUDGET BREAKDOWN

FY18 Project Budget \$ 6,333,604

Campus Request \$ 1,066,396

Facility Condition Assessments \$ 400,000

Reserve Funds \$ 200,000

**Balance \$ 999,996**

\*does not include FLS budget

## SUBCOMM. APPROVED PROJECTS UNDER \$50k

FY18 MPEC Budget Allocations				
Date	Project Cost center	Description	Budget	Overall Budget Available
<b>FY18 Allocation - P790547</b>				
<b><i>Campus Requests</i></b>				<b>\$ 1,066,396</b>
<i>This amount should be allocated for emergencies and high priority projects that may develop throughout the year.</i>				
	Project Cost center	Description	Budget	Budget Available
11/13/2017	00730-7047-H0184-G0004-P790531	Keeland Roof Assembly	\$ 31,400	\$ 1,034,996
11/13/2017	00730-7047-H0184-G0004-P790557	All Gender Restroom signage	\$ 15,000	\$ 1,019,996
2/5/2018	00730-7047-H0184-H0004-P790566	MDA Library Basement Water Intrusion	\$ 20,000	\$ 999,996

## APPROVED PROJECTS UNDER \$50K

[MDA Library 509](#), Ground Floor Water Intrusion

- Water Intrusion along East Elevation
- Delivery Method: JOC/CSA
- Scope: Phase I Exploratory
- TPC \$20,000
- ECD 06-01-2018

Building #, Project Title

- Bullet item – Problem/Issues
- Delivery Method
- Scope
- TPC \$
- Schedule

## 1. PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

Science Teaching Lab (576), Building Wide HVAC Survey and Balance

- **Issue:** HVAC Supply and Exhaust Deficiencies
- **Team:** Engineered Air Balance (CSA)
- **Scope:** Review of all design and construction documents, survey of chilled water hydronic system, heating water hydronic system, air side survey of variable air volume supply and exhaust systems. Deliverables will include field documents and final report with recommendations along with a rough order magnitude cost.
- **Cost: This Phase \$ 395,000**
- **TPC:** to be solidified at the conclusion of phase I
- **Schedule:** Estimated completion date: 4Q 2018

## 2. PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

Melcher Gym 531/532, ROTC Electrical Upgrades

- **Issue:** HVAC Supply and Exhaust Deficiencies
- **Team:** Turner Construction (CMAR)
- **Scope:** Upon completion of the demolition and abatement of the ROTC space, it was discovered that there were multiple above ceiling electrical issues and the space was no longer in compliance with the National Electrical Code. Since ROTC is E&G space it applies for the use of HEAF/MPEC funding. Major issues include: no grounding at panels, lighting and power branches. Inadequate support for overhead conduit raceways and excessive bends in conduit circuits without junction boxes.
- **TPC:** \$ 147,426
- **Schedule:** Completion date 4Q 2017

## FIRE/LIFE SAFETY PROJECTS

Approved to date:

<b>FLS FY15-17 Total Allocation</b>				<b>\$ 11,621,846</b>
	<b>Project Cost center</b>	<b>Description</b>	<b>Budget</b>	<b>Budget Available</b>
10/1/2016	00730-7047-H0184-G0008-P790368	Agnes Arnold Fire Abatement	\$ 206,000	\$ 11,415,846
5/24/2017	00730-7047-H0184-G0028-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ 1,785,760	\$ 9,630,086
5/24/2017	00730-7047-H0184-G0008-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ 2,479,000	\$ 7,151,086
5/24/2017	00730-7047-H0184-G0004-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ 936,846	\$ 6,214,240
9/6/2017	00730-7047-H0184-G0004-P790546	SFMO Means of Egress Violations	\$ 86,600	\$ 6,127,640
11/21/2017	00730-7047-H0192-G0004-P790559	STL Fire Curtain Replacement	\$ 25,000	\$ 6,102,640
12/12/2017	00730-7047-H0184-G0004-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ (272,335)	\$ 6,374,975
12/14/2017	00730-7047-H0184-G0004-P790561	Campus Truesite Upgrades	\$ 61,250	\$ 6,313,725
12/14/2017	00730-7047-H0184-G0004-P790562	GSB Fall Protection SORM	\$ 98,000	\$ 6,215,725
2/5/2018	00730-7047-H0184-G0004-P790564	DPS Sur-guard Installation	\$ 19,000	\$ 6,196,725

## PROPOSED FUTURE PROJECTS

Category	Required TPC
<b>HVAC SYSTEM PROJECTS</b>	<b>\$ 4,500,000</b>
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
<b>BUILDING ENVELOPE</b>	<b>\$ 21,864,104</b>
SR1 Envelope Repairs (Remaining phases)	\$ 6,500,000
SR1 Stairwell Refinish	\$ 2,000,000
E. Cullen Envelope (phase 1 in work)	\$ 1,500,000
Fleming Building Envelope Repairs (Phase 2)	\$ 1,400,000
SR1 Water Intrusion Level 7	\$ 95,000
Fine Arts SE Corner Foundation Issue	\$ 1,100,000
Computing Center Foundation Issue	\$ 300,000
PGH Window and coping stone water intrusion	\$ 150,000
Tech Annex Roof Leak	\$ 281,000
SR2 Roof leaks NW Corner	\$ 2,000,000
SR2 Loading Dock Stress Crack	\$ 200,000
MDA Library Roof Replacement (Phase 1 complete)	\$ 683,000
Building Exterior Cleaning	\$ 80,000
Roy Cullen Envelope Repairs	\$ 2,500,000
General Services Windows and Sealants	\$ 250,000
GSB ROOF	\$ 450,000
Agnes Arnold Room 2 water intrusion (Phase 1 in work)	\$ 100,000
<b>SITE UTILITIES</b>	<b>\$ 8,395,940</b>
Dedicated Irrigation Waterline (Phase 1 of 2)	\$ 250,000
Chilled Water Distribution Project	\$ 4,945,440

<b>ELECTRICAL SYSTEM PROJECTS</b>	<b>\$ 4,410,500</b>
Electrical Panelboards (Ongoing)	\$ 100,000
Electrical Shutdown Annual	\$ 360,500
Transfer Switches (7)	\$ 2,600,000
Arc Flash Studies	\$ 500,000
Cabling Infrastructure Upgrades (34 Classrooms)	\$ 350,000
<b>INTERIORS</b>	<b>\$ 1,087,552</b>
Hilton Ballroom Folding wall replacement	\$ 32,552
<b>SITE IMPROVEMENTS</b>	<b>\$ 1,100,000</b>
<b>PLUMBING</b>	<b>\$ 450,000</b>
Galvanized to Copper Pipe Package (Ongoing)	\$ 450,000
<b>CONVEYING PROJECTS</b>	<b>\$ 100,000</b>
Ongoing Elevator Cab Refresh (ongoing)	\$ 100,000
<b>Campus Requests</b>	<b>\$ 346,000</b>
Facility Condition Assessments	\$ 400,000
<b>Grand Total</b>	<b>\$ 41,908,096</b>

END