

**MPEC MEETING MINUTES**

**Subject:** Maintenance Project Evaluation Committee  
**Attendees:** Cris Milligan, Christa Rieck, Nick Tamayo, Dr. Clarke, Tim Rosas, Dr. Lee, Dr. Clarke, Le'Che Mayes, and Jeffrey Benjamin  
**Not present:**  
**Date:** Tuesday, January 14, 2020  
**Time:** 1:00 p.m. – 1:35 p.m.  
**Location:** General Services Building, Conference Rm 239

---

**1. Introduction**

Meeting was called to order by Christa Rieck

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

- The FY20 budget has been setup, page 4
- FY20 budget was initiated at \$8,000,000
- Project Budget \$6.9M
- Remaining balance \$767,000

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

- Recently approved projects, page 5
  - 521 Grounds Storage Building, replacement of siding material

**4. Review action items for campus requests over 50K pages 6-8**

**800 FY20 Master Planning** – Provide Master Plan updates for UH, UH at Sugar Land, and the UH at Katy campus. Campus Gateway and walkway options for Engineering walk. Continue to support the signage and wayfinding efforts. The total project cost is expected to be \$147,000. Christa requested a motion for approval consideration, first motion by Dr. Lee, seconded by Dr. Clarke. This request was approved with no objections.

**585 General Services** – Provide and install (2) 160-Ton Trane Air cooled chillers that are located on the east side of the GSB building. The chillers support the GSB office areas. Total project cost is expected to be \$470,000. Christa requested a motion for approval consideration, first motion by Dr. Lee and seconded by Dr. Clarke. This request was approved with no objections.

**515 Central Plant** – Based on the thermal images (IR Scan) and oil samples taken by our insurance carrier it is recommended that the transformer is removed and replaced. The asset is approximately 21 years old and has approached end of service life. The transformer is an extremely critical part of the campus infrastructure. The total project cost is expected to be \$150,000. Christa requested a motion for approval consideration, first motion by Dr. Lee and seconded by Dr. Clarke. This request was approved with no objections.

**5. Review of FLS Projects page 8**

- **519 UHPD Generator ATS Replacement** – Egress Violation correction with at TPC of \$22,698.52.
- **800 Chung’s Demolition package** – Design Services estimated at \$80,000

**6. FY19 Project Status – pages 10 and 11**

- Clean up efforts continue, updated balances will be provided at the next meeting.

**7. FY21 Outstanding project list – pages 12 and 13**

**8. Other Items**

Next MPEC meeting February 11, 2019  
End of Minutes

UNIVERSITY of  
**HOUSTON**

---

Maintenance Project Evaluation Committee  
Date: 01/14/2020

## TODAY'S AGENDA

1. Member Representation
2. Review current fiscal year budget & Projects
3. Review subcommittee approved projects under \$50k
4. Review subcommittee approved requests over \$50k
5. Review FLS Approved items
6. Quick Review of FY 19 Projects
7. Running list of projects for FY 21

## MPEC MEMBER REPRESENTATION

Representative	Role/Department
Christa Rieck (Chair)	Executive Director / Planning
Cristina D. Milligan	Assistant VP / Research
T. R. Lee	Professor / Chemistry
Mark Clarke	Assoc. Provost / Office of the Provost
Jeffrey Benjamin	Assistant VP / Facilities
Tim Rosas	Manager / Information Services College of Education
*Nicolas Tamayo	Sr. Planner / Planning
*Le'che Mayes	Business Administrator / Facilities

*\*none voting members*

# FY20 BUDGET REVIEW

## FUNDING TOTAL

\*MPEC Budget \$ 8,000,000

## BUDGET BREAKDOWN

Project Budget \$ 6,900,000

Campus Request \$ 1,100,000

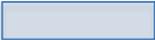
**Balance \$ 881,580**

**Needed this session: \$ 767,000**

\*does not include FLS budget

## RECENTLY APPROVED PROJECTS

Date	Project	MPEC – Requests Requests	Amount to Set UP	
10/30/2019	P790701	<i>E. Cullen ADA Suite 10</i>	\$	13,000.00
12/5/2019		<i>Dudley Recital Hall HVAC Humidity Issues (Emergency)</i>	\$	81,032.00
12/5/2019	P790716	<i>Student Life Plaza Improvements (\$20K Sidewalks)</i>	\$	50,000.00
12/13/2019	P790715	<i>FY20 MPEC 521 Replacement of existing building siding</i>	\$	32,000.00

 Most recent approvals

## PROJECTS NEEDING APPROVAL

### 800 FY20 Master Planning

**Justification:** Supports the annual Master Plan update, Campus Gateway/Walkway designs; Campus Master Plan project reviews; Signage and Wayfinding standards; project-related signage reviews and miscellaneous signage requests.

**Project Description:** Provide Master Plan updates for UH, UH at Sugar Land, and the UH at Katy campus. Campus Gateway and walkway options for Engineering walk. Continue to support the signage and wayfinding efforts.

**Cost:** \$ 147,000

**Contractor/Crew:** designLab

**Completion date:** 8/31/2020

## PROJECTS NEEDING APPROVAL

### **585 General Services Chiller Replacement Project**

**Justification:** Chillers 1 and 2 have reached end of service life, currently one of the chillers is offline and second is near failure. A rented temporary chiller is currently in place. The university is incurring rental costs until the chillers are replaced.

**Project Description:** Provide and install (2) 160-Ton Trane Air cooled chillers that are located on the east side of the GSB building. The chillers support the GSB office areas.

**TPC Cost:** \$ 470,000

**Contractor/Crew:** Hunton Group

**Completion date:** 8 Weeks from executed contract, approximately 4/20/2020

## PROJECTS NEEDING APPROVAL

### **515 Central Plant Transformer Replacement**

**Justification:** Based on the thermal images (IR Scan) and oil samples taken by our insurance carrier it is recommended that the transformer is removed and replaced. The asset is approximately 21 years old and has approached end of service life. The transformer is an extremely critical part of the campus infrastructure.

**Project Description:** Replace Transformer T-22

**TPC Cost:** \$ 150,000

**Contractor/Crew:** To be determined

**Completion date:** 8/1/2020

# FIRE/LIFE SAFETY PROJECTS – Approved to date

Date	Project	FLS – Requests Requests	Amount to Set UP
10/30/2019	P790661	<i>Cullen Egress Modifications</i>	\$ 528,000.00
1/8/2020	P790719	<i>UHPD Generator ATS Replacement</i>	\$ 22,698.52
1/8/2020	P790720	<i>800 FLS Chung's Demolition – Design</i>	\$ 80,000.00

 Most recent approvals

## FY19 Project Status

To be updated

Project Number	FY19 Pre-Approved and set up	Project Budget	Status	Balance
P790611	<i>University Sidewalk Project</i>	\$ 50,000.00	Complete	\$ 24,762.31
P790468	<i>South Fueling Station (\$100K)</i>	\$ 649,980.74	Pending 100% design	\$ 473,273.19
P790510	<i>SR2 Loading Dock Stress Crack</i>	\$ 200,000.00	Pending 100% design	\$ 188,505.10
P790343	<i>Wayfinding Signage (\$200K)</i>	\$ 200,000.00	Installation underway	\$ 95,172.79
P790471	<i>Computing Center Foundation (\$250K)</i>	\$ 297,880.00	Pending 100% design	\$ 256,867.54
P790592	<i>Facility Condition Assessments (\$250K)</i>	\$ 650,000.00	80% Complete	\$ 262,156.58
P790429	<i>Fine Arts Organ Recital Hall (\$300K)</i>	\$ 669,996.00	RFP Complete, possible re-bid	\$ 575,146.92
P790626	<i>Building Exterior Cleaning</i>	\$ 100,000.00	Complete	\$ 8,474.55
P790627	<i>Design Guidelines and Master Specs</i>	\$ 250,000.00	75% Complete	\$ 74,320.13
P790275	<i>Fleming Building Envelop Repairs (\$500K)</i>	\$ 979,000.00	Pending RFP	\$ 852,654.65
P790538	<i>Domestic Water Upgrades (\$1M)</i>	\$ 1,308,000.00	Design is at 50% CD	\$ 984,706.04
P779798	<i>Cameron Chiller and AHU Replacement (\$600K)</i>	\$ 1,007,613.88	Pending 100% design	\$ 677,917.87
P790664	<i>Street Improvements and Repairs</i>	\$ 250,000.00	Complete	\$ 18,325.68
P790624	<i>ADA Improvements / FY17 FLS GSW Fire Panel and Lane</i>	\$ 725,000.00	CM@R selected, design underway	\$ 725,000.00
P790666	<i>FY19 MPEC 800 Demolition of Decommissioned Buildings</i>	\$ 300,000.00	Scheduled for winter break	\$ 294,919.79
P790675	<i>Electrical Infrastructure Assessment</i>	\$ 500,000.00	Assessment contract underway	\$ 500,000.00
P790674	<i>Storm Drain Mix Flow Pump</i>	\$ 47,500.00	Pending contract	\$ 47,500.00
P790682	<i>FY19 MPEC Library Water Intrusion</i>	\$ 730,000.00	Design is underway	\$ 638,800.00
P790473	<i>FY16 MPEC CW Transfer Switch Replacement</i>	\$ 949,500.00	Pending procurement phase	
	<b>Total</b>	<b>\$ 9,864,470.62</b>		

## Approved - Pending Setup

<b>FY19 Pre-Approved and not set up</b>	<b>Project Budget</b>	<b>Status</b>
<i>ARC Flash Assessments</i>	250,000	To be set up
<i>PGH Window and Coping Stone Intrusion</i>	(150,000.00)	To be canceled
<i>Storm Drain Flow Pump</i>	47,500	To be set up
<b>Total</b>	<b>432,500.00</b>	
<b>FY20 Pre-Approved and not set up</b>	<b>Project Budget</b>	<b>Status</b>
509 MDA Library Roof Replacement and Envelope (2016)	1,298,000	To be set up
529 SECB Paver Issues (2018)	250,000	To be set up
516 E Cullen Structural Issue at South End (2018)	75,000	To be set up
800 Medium Voltage Cable Testing & Replacement (2016)	500,000	To be set up
800 ADA improvements	500,000	To be set up
580 and 581 Engineering Abatement and flooring (2016)	600,000	To be set up
UHSL Wayfinding Signage (2014)	200,000	To be set up
800 Street Improvements and Repairs	250,000	To be set up
800 Building Metering Project (Plumbing and Electrical) (2015)	300,000	To be set up
800 Ongoing Elevator Cab Refresh (ongoing)	100,000	To be set up
GIS IMPLEMENTATION (2019)	300,000	To be set up
<b>Total</b>	<b>4,373,000</b>	

## Running List of projects for FY21 Consideration

FY21 Anticipated Budget		\$ 8,000,000.00				
Total Required for FY21 Projects		(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score
Variance						
Category	Required TPC	40%	30%	15%	15%	100%
<b>HVAC SYSTEM PROJECTS</b>	<b>\$ 21,964,000</b>					
516 E. Cullen HVAC Rehabilitation Project	\$ 17,500,000	5	6	6	6	56
515 Central Plant Chiller Control Valves	\$ 120,000	5	6	6	5	54.5
515 Central Plant Chiller refrigerant monitoring	\$ 150,000	5	6	6	6	56
515 Central Plant tube-sheet and end plate coatings (3)	\$ 140,000	5	6	5	5	53
515 Central Plant Chiller #3 Replacement	\$ 3,200,000	6	6	7	6	61.5
515 Central Plant Replacement of Chiller head	\$ 124,000	6	6	7	6	61.5
515 Central Plant Treat System Condensate Collection Tank and piping	\$ 13,000	6	6	7	5	60
<b>BUILDING ENVELOPE</b>	<b>\$ 23,045,000</b>					
588 McElhinney Roof and Envelope	\$ 1,500,000	6	5	7	7	60
589 Fine Arts SE Corner Foundation Issue	\$ 1,100,000	6	5	7	7	60
551 SR2 Roof Replacement and Envelope	\$ 2,000,000	7	7	7	7	70
501 Roy Cullen Envelope Repairs	\$ 2,500,000	7	7	7	7	70
585 General Services Windows and Sealants	\$ 250,000	5	5	5	5	50
585 GSB Roof Coating	\$ 900,000	5	5	5	5	50
517 Cullen Auditorium Roof Replacement	\$ 600,000	7	7	7	7	70
507 Wortham Theater Roof Replacement	\$ 2,000,000	7	7	7	7	70
545 SERC Roof Replacement	\$ 1,200,000	7	7	7	7	70
581 Engineering 2 Roof Replacement	\$ 800,000	7	7	7	7	70
589 Fine Arts Roof Replacement	\$ 1,200,000	7	7	7	7	70
506 Valenti School of Communications Roof Replacement	\$ 600,000	7	7	7	7	70
494 Agnes Arnold Auditorium Roof Replacement	\$ 1,200,000	7	7	7	7	70
540 Law Library Roof/Envelope	\$ 700,000	7	7	7	7	70
528 Melcher Hall Roof Replacement	\$ 1,800,000	7	7	7	7	70

## Running List of projects for FY21 Consideration

FY20 Anticipated Budget		\$ 8,000,000.00		(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score
Total Required for FY20 Projects								
Variance								
Category		Required TPC		40%	30%	15%	15%	100%
<b>SITE UTILITIES</b>		<b>\$ 6,545,440</b>						
800 Domestic Water Upgrades Design & Construction (Phase 2 of 2)		\$	1,500,000	6	7	6	7	64.5
800 Chilled Water Distribution Project		\$	4,945,440	6	7	6	7	64.5
<b>ELECTRICAL SYSTEM PROJECTS</b>		<b>\$ 5,760,000</b>						
800 Generator Replacement (ongoing)		\$	500,000	6	7	6	7	64.5
800 Medium Voltage ATS replacement (ongoing)		\$	500,000	7	7	7	5	67
400 Electrical Substation Support and repairs		\$	500,000	7	7	7	7	70
800 Transfer Switches (7) (ongoing)		\$	2,600,000	7	7	7	7	70
800 Electrical Infrastructure Assessment and Recommended Improvements		\$	500,000	7	7	7	7	70
800 Arc Flash Assessments and Recommended Improvements (ongoing)		\$	500,000	7	7	7	7	70
<b>INTERIORS</b>		<b>\$ 500,000</b>						
800 ADA improvements		\$	500,000	10	10	10	10	100
<b>SITE IMPROVEMENTS</b>		<b>\$ 2,800,000</b>						
Demolition of Chung's Design Package		\$	2,000,000	5	5	5	5	50
<b>Grand Total</b>		<b>\$ 62,264,440</b>						

End