

**MPEC MEETING MINUTES**

**Subject:** Maintenance Project Evaluation Committee  
**Attendees:** Cris Milligan, Christa Rieck, Nick Tamayo, Tim Rosas, and Jeffrey Benjamin  
**Not present:** Dr. Lee, Dr. Clarke, Le'Che Mayes  
**Date:** Tuesday, January 14, 2020  
**Time:** 1:00 p.m. – 1:15 p.m.  
**Location:** General Services Building, Conference Rm 239

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**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 \$75,109

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

- Recently approved projects, page 5
  - FY20 Master Planning Effort
  - FY20 Transformer Replacement
  - FY20 Dudley Recital Hall Humidity Investigation
  - FY20 Health 1 Circuit Breaker Replacement
  - FY19 GSB Chiller Emergency Repairs/Replacement

**4. Review action items for campus requests over 50K pages 6  
No projects to approve**

**5. Review of FLS Projects**

- Recently approved projects, page 7
  - FY20 HSC New Fire Alarm Panel and Pump
  - FY20 ERP 2 and 3 Means of Egress Corrections
  - FY20 EHRM1 HVAC Replacement
  - FY20 Campus-wide Fire Sprinkler Backflow Repairs

**6. FY19 Project Status – pages 8 and 9**

- Clean up efforts continue, updated balances were added as of 2/10/2020.

**7. FY21 Outstanding project list – pages 10 and 11**

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Maintenance Project Evaluation Committee  
Date: 02/11/2020

## 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

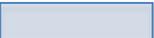
**Balance \$ 75,109**

**Needed this session: \$ 0.00**

\*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
1/8/2020	P790721	<i>FY20 MPEC Master Planning Effort</i>	\$ 147,000.00
1/8/2020	P790722	<i>FY20 MPEC T22 Transformer</i>	\$ 149,828.67
1/15/2020	P790704	<i>FY20 Dudley Recital Hall HVAC Humidity Investigations and Repairs WOB79166</i>	\$ 26,032.00
1/30/2020	P790734	<i>FY20 MPEC Health 1 Circuit Breaker</i>	\$ 13,931.37
1/15/2020	P790690	<i>FY19 GSB Chiller Emergency HVAC Repairs</i>	\$ 469,678.00

 Most recent approvals

## PROJECTS NEEDING APPROVAL

800 FY20 Project Name

Justification:

Project Description:

Cost:

Contractor/Crew:

Completion date:

**No Projects to approve**

# 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
1/29/2020	P790732	<i>HSC New Fire Alarm Panel &amp; Pump Replacement</i>	\$914,000.00
1/29/2020	P790733	<i>ERP Means and Egress Violations</i>	\$67,500.00
2/5/2020	P790735	<i>HVAC Unit Replacement</i>	\$58,000.00
2/5/2020	P790736	<i>Campus-wide Fire SprinklerBack Flow Repairs</i>	\$48,400.00

 Most recent approvals

2/10/2020

## FY19 Project Status

Project Number	FY19 Pre-Approved and set up	Project Budget	Status	Balance
P790611	<i>University Sidewalk Project</i>	\$ 50,000.00	Complete	\$ 23,463.78
P790468	<i>South Fueling Station (\$100K)</i>	\$ 649,980.74	Pending 100% design	\$ 469,669.00
P790510	<i>SR2 Loading Dock Stress Crack</i>	\$ 200,000.00	Pending 100% design	\$ 188,256.10
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	\$ 155,686.58
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	\$ 68,356.24
P790275	<i>Fleming Building Envelop Repairs (\$500K)</i>	\$ 979,000.00	Pending RFP	\$ 850,723.00
P790538	<i>Domestic Water Upgrades (\$1M)</i>	\$ 1,308,000.00	Design is at 50% CD	\$ 979,711.04
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	\$ 147,408.64
P790675	<i>Electrical Infrastructure Assessment</i>	\$ 500,000.00	Assessment contract underway	\$ 499,115.4
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	\$ 16,097.98
P790473	<i>FY16 MPEC CW Transfer Switch Replacement</i>	\$ 949,500.00	Pending procurement phase	\$ 957,856.73
	<b>Total</b>	<b>\$ 9,864,470.62</b>		<b>\$ 6,760,749.84</b>

## Approved and Setup

Date	Project number	FY20 Pre-Approved	Project Budget	Status
9/26/2019	P790692	FY20 507 Wortham Theater Scene Shop Lighting	\$ 60,000.00	
9/26/2019	P790693	FY20 589 Fine Arts Classroom Laser Cutter Exhaust	\$ 85,000.00	
10/2/2019	P790694	FY20 515 Central Plant Improvements	\$ 547,000.00	
10/2/2019	P790695	FY20 585 General Services HVAC Repairs	\$ 85,000.00	
10/25/2019	P790698	FY20 543 Architecture Lighting and Controls Replacement	\$ 100,000.00	
10/25/2019	P790699	FY20 589 Dance Floor Replacement	\$ 100,000.00	
10/25/2019	P790700	FY20 585 GSB Roof Replacement	\$ 500,000.00	
11/12/2019	P790706	FY20 800 Irrigation Phase 2	\$ 100,000.00	
11/13/2019	P790708	FY20 MPEC 800 Sidewalk Repairs	\$ 105,022.36	
12/19/2019	P790717	FY20 MPEC 800 Ongoing Building Exterior Cleaning	\$ 100,000.00	
1/9/2020	P790723	FY20 MPEC 519 Public Safety Roof Repairs and Envelope	\$ 750,000.00	
1/9/2020	P790724	FY20 MPEC 516 E Cullen Structural Issue at South End	\$ 75,000.00	
1/10/2020	P790725	FY20 MPEC 800 Medium Voltage Cable Testing and Replacement	\$ 500,000.00	
1/10/2020	P790726	FY20 MPEC 580 & 581 Engineering Abatement & Flooring	\$ 600,000.00	
1/10/2020	P790727	FY20 MPEC UHSL Wayfinding Signage	\$ 200,000.00	
1/10/2020	P790728	FY20 MPEC 800 Street Improvements & Repairs	\$ 250,000.00	
1/10/2020	P790729	FY20 MPEC Building Metering Project (Plumbing & Electrical)	\$ 300,000.00	

## 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