



UNIVERSITY OF HOUSTON SYSTEM UNIVERSITY OF HOUSTON

Facilities Planning and Construction

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Jeffrey Benjamin, Christa Rieck, Dr. TR Lee, Cris Milligan, Dr. Clarke, Le'che Mayes and Nick Tamayo
Not present: Dr. Krishnamoorti
Date: Tuesday, February 12, 2019
Time: 1:00 p.m. – 1:30 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

- FY19 budget was initiated at \$8,000,000
- Remaining balance \$372,386 (today's requests have been deducted)
- Funding requirements for today \$236,740

3. Review notification of approved projects under 50K

- SR1 & SR2 sidewalk repair \$12,244, shown on page 4

4. Review action items for campus requests over 50K

- Law Center Skylight Re-Glazing additional funding \$45,872, previously approved is shown on page 5.
- 501 R. Cullen classroom 112 fire damage \$91,868
 - Dr. Clarke motioned for approval: seconded by Jeff Benjamin, all were in favor. Shown on page 6.
- 505 College of Optometry – Server HVAC Equipment \$96,000
 - Jeff Benjamin motioned for approval: seconded by Dr. Clarke, all were in favor. Shown on page 7.
- 800 Campus Wayfinding Project – Last phase of the wayfinding initiative \$100,000.

5. Review of FLS Projects

- The list of recently approved FLS expenditures is provided on page 8 of the attached presentation
- 494 Agnes Arnold Hall – Smoke detection \$263,530
- 800 Technology Bridge True Site installation \$115,054

6. Outstanding projects that will move to FY20 are shown on page 9

Next MPEC meeting March 12, 2019

End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 02/12/2019

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

FY19 FUNDING TOTAL

*FY19 MPEC Budget \$ 8,000,000

FY19 BUDGET BREAKDOWN

FY19 Project Budget \$ 7,000,000

Campus Request \$ 1,000,000

Balance \$ 372,386

Needed this session: \$ 236,740.38

*does not include FLS budget

RECENTLY APPROVED PROJECTS

FY19 MPEC Budget Allocations			
Date	Project Cost center	Description	Budget
12/20/2018	00730-7047-H0184-G0004-P790637	Programming for Architecture Walk	\$ 25,000
1/7/2019	00730-7047-H0184-G0004-P790641	Law Library Skylight Re-Glazing	\$ 45,872
1/8/2019	00730-7047-H0183-G0004-P790643	R. Cullen 112 Fire Damage	\$ 91,868
1/24/2018	00730-7047-H0183-G0004-P790648	SR1&SR2 Settlement	\$ 12,244
1/24/2018	00730-7047-H0184-G0004-P790649	Optometry Room 3357C HVAC	\$ 96,000
1/28/2019	00730-7047-H0184-G0004-P790651	Campus Exterior Wayfinding	\$ 100,000

 Most recent approvals

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

540 Law Library, Skylight Repairs

- **Issue:** The Law Center Library is below grade and contains three pyramid skylights which are showing signs of distress and are allowing water intrusion. The Law Library is an E&G facility.
- **Team:** Minor Planned Projects, Charter Roofing and Waterproofing.
- **Scope:** Remove and replace seals for all three skylights in an effort to prevent future water intrusion.
- **TPC:** Previously approved \$55,128 **New:** \$48,872
- **Schedule:** 1Q19-2Q19
- **Note:** Per conversations with various users the last time the skylights were repaired occurred approximately 10 years ago.

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

501 R. Cullen

- **Issue:** A fire destroyed the interior of room 112 at Roy Cullen.
- **Team:** Cotton Restoration Services
- **Scope:** Complete clean-out and replacement of all interior finishes. Room 112 interior was completely ruined by the fire.
- **TPC \$91,868.38**
- **Schedule:** 1Q19

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

505 College of Optometry HVAC

- **Issue:** One of the stand alone HVAC units has reached end of life and it is time to replace it.
- **Team:** Minor Planned Projects, HVAC Shop, mechanical contractor
- **Scope:** Replace the 5-ton Liebert unit, startup and testing & balancing.
- **TPC:** \$96,000
- **Schedule:** 2Q19
- **Note:**

FIRE/LIFE SAFETY PROJECTS – Approved to date

FLS FY15-19 Total Allocation			
12/20/2018	00730-7047-H0183-G0004-P790638	Campus Lighting Master Plan	\$ 188,000
12/20/2018	00730-7047-H0183-G0004-P790639	ADO Installation at the Auditorium	\$ 48,800
1/8/2019	00730-7047-H0184-G00004-P790642	494 Smoke Detection	\$ 263,530
1/25/2019	00730-7047-H0184-G00004-P790650	True Site Installation	\$ 115,054

 Most recent approvals

FUTURE PROJECTS – Need Funding

Category	Required TPC
HVAC SYSTEM PROJECTS	
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
BUILDING ENVELOPE	
SR1 Envelope Repairs (Remaining phases)	\$ 10,100,000
E. Cullen Envelope (phase 1 in work)	\$ 1,500,000
Fine Arts SE Corner Foundation Issue	\$ 1,100,000
*SR2 Roof leaks NW Corner	\$ 2,000,000
Roy Cullen Envelope Repairs	\$ 2,500,000
General Services Windows and Sealants	\$ 250,000
GSB ROOF	\$ 450,000
SITE UTILITIES	
Dedicated Irrigation Waterline (Phase 2)	\$ 250,000
Chilled Water Distribution Project	\$ 4,945,440
ELECTRICAL SYSTEM PROJECTS	
Generator Replacement (Phase 3 of several)	\$ 500,000
Electrical Panelboards (Ongoing)	\$ 100,000
INTERIORS	
Card Access (ongoing and possibly last phase)	\$ -
Classroom Upgrades	\$ 500,000
Engineering Abatement and flooring	\$ 600,000
SITE IMPROVEMENTS	
PLUMBING	
Galvanized to Copper Pipe Package (Ongoing)	\$ 450,000
CONVEYING PROJECTS	
Ongoing Cab and Mechanical Upgrades	\$ 100,000

This list will be updated once the results of the FCA are determined.

END