



UNIVERSITY OF HOUSTON SYSTEM UNIVERSITY OF HOUSTON

Facilities Planning and Construction

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Jeffrey Benjamin, Cris Milligan, Dr. TR Lee and Nick Tamayo (Voted for CR)
Not present: Dr. Clarke, Christa Rieck, and Dr. Krishnamoorti (approval received via email)
Date: Tuesday, May 14, 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 Nick Tamayo

2. Review current fiscal year planned budget and project overview

- FY19 budget was initiated at \$8,000,000
- Remaining balance \$243,476
- Needed today
 - Funding requirement of \$71,550.00 from remaining balance
 - Funding of \$180,000 from past electrical allocations

3. Review notification of approved projects under 50K

- 545 SERC BMS Controls Repair – \$27,610

4. Review action items for campus requests over 50K

- **484 Agrawal Engineering Building** – A recommissioning exercise should be performed on MREB Phase I systems including review, identify, diagnose, and recommend solutions as necessary prior to Phase II, page 5. The total project cost is **\$71,550** and will be funded using remaining funds. NT motioned for approval and was seconded by JB. This project was approved with no objections from the committee.
- **551 SR2 Animal Care Operations Ground Floor** - The current lighting in the SR2 Animal Care facilities is not AAALAC compliant. Compliant fixtures and BAS monitoring need to be installed in order to maintain AAALAC accreditation, page 6. The amount needed for this project is **\$180,000** that will be from previous allocated funding for electrical improvements. JB

motioned for approval and was seconded by Cris Milligan. This project is approved with no objections from the committee.

5. Review of FLS Projects

- The list of recently approved FLS expenditures is provided on page 7 of the attached presentation
- No changes

6. Outstanding projects that will move to FY20 are shown on page 8

Next MPEC meeting June 11, 2019

End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 05/14/2019

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 \$ 243,476

****Needed this session: \$ 71,550**

*does not include FLS budget

RECENTLY APPROVED PROJECTS

FY19 MPEC Budget Allocations			
Date	Project Cost center	Description	Budget
2/26/2019	00730-7047-H0184-G0004-P790657	Storm water investigation / roof down spout	\$ 12,000
3/7/2019	00730-7047-H0184-G0004-P790658	Historical Planning Efforts	\$ 22,000
3/20/2019	00730-7047-H0184-G0004-P790662	Hilton S114 Kitchen Renovation- Control	\$ 14,300
4/2/2019	00730-7047-H0184-G0004-P790663	Texas Center for Superconductivity Carpet and Paint	\$ 53,000
4/23/2019	00730-7047-H0183-G0004-P790670	SERC-BMS Controls Repair	\$ 27,610

 Most recent approvals

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

484 Agrawal Engineering Building

Issue: A recommissioning exercise should be performed on MREB Phase I systems including review, identify, diagnose, and recommend solutions as necessary prior to Phase II.

- **Team:** Engineering Economics, Inc., FPC
- **Scope:** Recommissioning of existing HVAC and controls systems
 - 1. Develop an outline level ReCx Plan with input from UH
 - 2. Review documentation on known issues (work orders, test reports, etc.)
 - 3. Interview UH O&M personnel and building users; discuss observed issues and corrections made
 - 4. Review results of current airflow audit
 - 5. Receive several months of recent trend data and upload to analysis platform
 - 6. Analyze airflow audit results and trend data
 - 7. Perform focused on-site observation, testing and troubleshooting of known/suspected issues
 - 8. Provide a brief report of findings and recommended action along with supporting analysis
- **TPC:** \$71,550.00
- **Schedule:** 3Q19-3Q20
- **Note:** The purpose of this effort is to systematically review function of existing HVAC and control systems, identify issues, diagnose known and new issues and recommend solutions.

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

551 Animal Care Operations Ground Floor

Issue: The current lighting in the SR2 Animal Care facilities is not AAALAC compliant. Compliant fixtures and BAS monitoring need to be installed in order to maintain AAALAC accreditation.

- **Team:** CHP Architects and Vaughn Construction
- **Scope:** Replace lighting in SR2, Ground Floor Animal Care Facilities, with AAALAC compliant fixtures. Also to install BAS lighting monitoring system.
- **TPC:** \$510,000, MPEC to cover **\$180,000** from past electrical project allocations and does not impact the remaining funds noted on page 1.
- **Schedule:** 3Q19
- **Note:** This project is funded from several entities.

FIRE/LIFE SAFETY PROJECTS – Approved to date

<i>FLS FY15-19 Total Allocation</i>			
10/29/2018	00730-7047-H0183-G0004-P790635	MDA Library Jockey Pump	\$ 6,535
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-G0004-P790642	494 Smoke Detection	\$ 263,530
1/25/2019	00730-7047-H0184-G0004-P790650	True Site Installation	\$ 115,054
2/11/2019	00730-7047-H0184-G0004-P790653	Calhoun Rd. Traffic Median Development	\$ 59,500
3/19/2019	00790-7047-H0184-G0004-P790661	Cullen Performance (Bldg. 517) Egress Modifications	\$ 38,480

No approvals during this period.

 Most recent approvals

FUTURE PROJECTS – Need Funding

Category	Required TPC
HVAC SYSTEM PROJECTS	
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
BUILDING ENVELOPE	
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
General Services Roof replacement	\$ 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
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