

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Nick Tamayo, Tim Rosas, Dr. Lee, Dr. Clarke, Le'Che Mayes, Cris Milligan, Christa Rieck, Jeffrey Benjamin and David Oliver
Not present:
Date: Tuesday, June 9, 2020
Time: 1:00 p.m. – 1:43 p.m.
Location: Microsoft Teams

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 \$64,465

3. Review notification of approved projects under 50K

- Recently approved projects, page 5
 - FY15 MPEC CW E&G Window Repairs \$ 473.10 needed for closeout

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 576 Fire Tank Repair \$9,300
 - FY15 547 SFMO Violation #18 \$623,851.06
 - FY20 FLS 800 Fire Alarm Replacement (5 bldgs.) \$ 1,880,500

6. Financial Pause Projects – page 8

- MPEC and FLS Projects

7. FY19 Project Status – pages 9 and 10

- Clean up efforts continue, updated balances were added as of 6/8/2020.

8. FY21 Outstanding project list – pages 11 and 12

Next MPEC meeting July 14, 2020
End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 06/09/2020

TODAY'S AGENDA

1. Member Representation
2. Review current fiscal year budget
3. Review subcommittee approved projects under \$50k
4. Review subcommittee approved requests over \$50k
5. Review FLS Approved items
6. Financial Pause Projects
7. Quick Review of FY2019 Projects
8. FY2021 Running List of Needs

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	Assistant Director/Business Operations

**none voting members*

Year 1 commitment almost complete

FY2020 BUDGET REVIEW

FUNDING TOTAL

*MPEC Budget \$ 8,000,000

BUDGET BREAKDOWN

Project Budget \$ 6,900,000

Campus Request \$ 1,100,000

Balance \$ 64,465

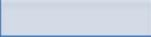
Needed this session: \$ 0.00

*does not include FLS budget

RECENTLY APPROVED PROJECTS

Date	Project	MPEC – Requests Requests	Amount
10/30/2019	P790701	E. Cullen ADA Suite 10	\$ 13,000.00
12/5/2019		Dudley Recital Hall HVAC Humidity Issues (Emergency)	\$ 81,032.00
12/5/2019	P790716	Student Life Plaza Improvements (\$20K Sidewalks)	\$ 50,000.00
12/13/2019	P790715	FY20 MPEC 521 Replacement of existing building siding	\$ 32,000.00
1/8/2020	P790721	FY20 MPEC Master Planning Effort	\$ 147,000.00
1/8/2020	P790722	FY20 MPEC T22 Transformer	\$ 149,828.67
1/15/2020	P790704	FY20 Dudley Recital Hall HVAC Humidity Investigations and Repairs WOB79166	\$ 26,032.00
1/30/2020	P790734	FY20 MPEC Health 1 Circuit Breaker	\$ 13,931.37
1/15/2020	P790690	FY19 GSB Chiller Emergency HVAC Repairs	\$ 469,678.00
3/6/2020	P790396	FY15 MPEC CW E&G Window Repairs	\$ 473.10

No approvals during this period.

 Most recent approvals

PROJECTS NEEDING APPROVAL

800 FY20 Project Name

Justification:

Project Description:

Cost:

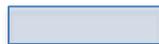
Contractor/Crew:

Completion date:

No Projects to approve

FIRE/LIFE SAFETY PROJECTS – Approved to date

Date	Project	FLS – Requests Requests	Amount
1/8/2020	P790719	UHPD Generator ATS Replacement	\$ 22,698.52
1/8/2020	P790720	800 FLS Chung’s Demolition – Design	\$ 80,000.00
1/29/2020	P790732	HSC New Fire Alarm Panel & Pump Replacement	\$ 914,000.00
1/29/2020	P790733	ERP Means and Egress Violations	\$ 67,500.00
2/5/2020	P790735	HVAC Unit Replacement HazMat area	\$ 58,000.00
2/5/2020	P790736	Campus-wide Fire SprinklerBack Flow Repairs	\$ 48,400.00
2/17/2020	P790739	Fire Line Leak Break (Building 525)	\$ 43,342.88
3/06/2020	P790744	Rebuild or Replace Back Flow Preventers (Multiple Locations)	\$ 111,887.95
5/11/2020	P790748	FY20 STL Fire Tank Repair	\$ 9,300.00
5/21/2020	P790372	FY15 MPEC PGH SFMO Viol #18 Fire Sprinkler	\$ 623,851.06
5/29/2020	P790751	FY20 FLS 800 DM FLS20 Fire Alarm Replacement (5 Bldgs.)	\$ 1,880,500.00

 Most recent approvals

Financial Pause Projects

Project Name	Amount
509 MDA Library Roof Replacement - MPEC	\$ 1,936,000
800 ADA Improvements - MPEC	\$ 135,000
800 Elevator Cab Refresh - MPEC	\$ 100,000
800 GIS Implementation - MPEC	\$ 300,000
800 Arc Flash Assessments - MPEC	\$ 250,000
Engineering Abatement & Flooring	\$ 600,000
MPEC Total (Returned)	\$ 3,321,000
537 Bates Law Fire Alarm Panel Upgrade	\$ 78,000
503 Tech Annex Fire Alarm Panel Upgrade	\$ 500,000
579 Engineering 1 Fire Protection	\$ 1,000,000
581 Engineering 2 Fire Protection	\$ 850,000
593 HSC Fire Protection	\$ 1,000,000
FLS Total	\$ 3,428,000

- Projects will be added to the FY 2021 Project List
- Funding recovered \$ 3,321,000 (MPEC) + \$ 750,000 (FLS) = \$4,071,000

FY 2019 Project Status

Updated: 6/08/2020

Project Number	FY19 Pre-Approved and set up	Project Budget	Balance	Status
P790611	University Sidewalk Project	\$ 50,000.00	\$ 4,946.97	Complete
P790468	South Fueling Station (\$100K)	\$ 649,980.74	\$ 422,688.87	design
P790510	SR2 Loading Dock Stress Crack	\$ 200,000.00	\$ 187,503.91	design
P790343	Wayfinding Signage (\$200K)	\$ 200,000.00	\$ 95,172.79	underway
P790471	Computing Center Foundation (\$250K)	\$ 297,880.00	\$ 256,867.54	design
P790592	Facility Condition Assessments (\$250K)	\$ 650,000.00	\$ 80,506.55	95% Complete
P790429	Fine Arts Organ Recital Hall (\$300K)	\$ 669,996.00	\$ 575,146.92	RFP Complete, possible re-bid
P790626	Building Exterior Cleaning	\$ 100,000.00	\$ 8,474.55	Complete
P790627	Design Guidelines and Master Specs	\$ 250,000.00	\$ 68,356.24	75% Complete
P790275	Fleming Building Envelop Repairs (\$500K)	\$ 979,000.00	\$ 850,723.00	Pending RFP
P790538	Domestic Water Upgrades (\$1M)	\$ 1,308,000.00	\$ 979,711.04	design
P779798	Cameron Chiller and AHU Replacement (\$600K)	\$ 1,007,613.88	\$ 677,917.87	75% design
P790664	Street Improvements and Repairs	\$ 250,000.00	\$ 18,325.68	Complete
P790624	ADA Improvements / FY17 FLS GSW Fire Panel and Lane	\$ 725,000.00	\$ 1,977,038.83	construction
P790666	FY19 MPEC 800 Demolition of Decommissioned Bldgs	\$ 300,000.00	\$ 146,321.45	95% complete
P790675	Electrical Infrastructure Assessment	\$ 500,000.00	\$ 443,277.48	Assessment contract underway
P790674	Storm Drain Mix Flow Pump	\$ 47,500.00	\$ 47,500.00	Pending contract
P790682	FY19 MPEC Library Water Intrusion	\$ 730,000.00	\$ 16,097.98	Design
P790473	FY16 MPEC CW Transfer Switch Replacement	\$ 949,500.00	\$ 957,856.73	procurement phase
	Total	\$ 9,864,470.62	\$7,814,434.40	

FY 2020 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	Comp
9/26/2019	P790693	FY20 589 Fine Arts Classroom Laser Cutter Exhaust	\$ 85,000.00	Design
10/2/2019	P790694	FY20 515 Central Plant Improvements	\$ 547,000.00	Design
10/2/2019	P790695	FY20 585 General Services HVAC Repairs	\$ 85,000.00	Const.
10/25/2019	P790698	FY20 543 Architecture Lighting and Controls Replacement	\$ 100,000.00	Design
10/25/2019	P790699	FY20 589 Dance Floor Replacement	\$ 100,000.00	Const.
10/25/2019	P790700	FY20 585 GSB Roof Replacement	\$ 500,000.00	Design
11/12/2019	P790706	FY20 800 Irrigation Phase 2	\$ 100,000.00	Comp
11/13/2019	P790708	FY20 MPEC 800 Sidewalk Repairs	\$ 105,022.36	Comp
12/19/2019	P790717	FY20 MPEC 800 Ongoing Building Exterior Cleaning	\$ 100,000.00	In work
1/9/2020	P790723	FY20 MPEC 519 Public Safety Roof Repairs and Envelope	\$ 750,000.00	Design
1/9/2020	P790724	FY20 MPEC 516 E Cullen Structural Issue at South End	\$ 75,000.00	Design
1/10/2020	P790725	FY20 MPEC 800 Medium Voltage Cable Testing and Replacement	\$ 500,000.00	Design
1/10/2020	P790726	FY20 MPEC 580 & 581 Engineering Abatement & Flooring	\$ 600,000.00	Hold
1/10/2020	P790727	FY20 MPEC UHSL Wayfinding Signage	\$ 200,000.00	Design
1/10/2020	P790728	FY20 MPEC 800 Street Improvements & Repairs	\$ 250,000.00	Design
1/10/2020	P790729	FY20 MPEC Building Metering Project (Plumbing & Electrical)	\$ 300,000.00	TBD
7/1/2019	P790682	FY20 MPEC Replacement with the new 8' wide sidewalk along Wheeler (Part of the ADA Improvements Allowance)	\$ 115,500.00	TBD
	Total		\$ 4,572,022.00	

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%
HVAC SYSTEM PROJECTS	\$ 21,964,000					
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
BUILDING ENVELOPE	\$ 23,045,000					
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%
SITE UTILITIES		\$ 6,545,440						
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
ELECTRICAL SYSTEM PROJECTS		\$ 5,760,000						
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
INTERIORS		\$ 500,000						
800 ADA improvements		\$	500,000	10	10	10	10	100
SITE IMPROVEMENTS		\$ 2,800,000						
Demolition of Chung's Design Package		\$	2,000,000	5	5	5	5	50
Grand Total		\$ 62,264,440						

End