

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Jeffrey Benjamin, Cris Milligan, Christa Rieck, Nick Tamayo, Dr. Clarke, Tim Rosas
Not present: Dr. Lee, Dr. Clarke, Le'Che Mayes
Date: Tuesday, October 8, 2019
Time: 1:00 p.m. – 1:36 p.m.
Location: General Services Building, Conference Rm 239

1. Introduction

Meeting was called to order by Christa Rieck

- MPEC member representation, page 3

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 \$1.1M

3. Review notification of approved projects under 50K

- Recently approved projects, page 5

4. Review action items for campus requests over 50K

- No approvals during this period

5. Review of FLS Projects

- No approvals during this period, page 6

6. FY19 Project Status – pages 8-9

- It was suggested to add a column for project number and one to reflect the balance (not spent) for each project

7. FY21 Outstanding project list – pages 10-11

8. Other Items

- No other items at this time

Next MPEC meeting November 12, 2019

End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 10/08/2019

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 (new at – large representative) | 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 \$ 1,100,000

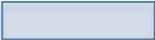
Needed this session: \$ 0.00

*does not include FLS budget

RECENTLY APPROVED PROJECTS

| Date | Project | FLS – Requests Requests | Amount to Set UP | |
|-----------|---------|--|------------------|------------|
| 7/1/2019 | P790680 | 545 SERC Emergency Roof Repairs | \$ | 89,129.09 |
| 7/1/2019 | P790681 | Roy Cullen Water Damage | \$ | 89,014.79 |
| 7/9/2019 | P790683 | Hilton-Waldorf Ballroom Air Walls | \$ | 72,600.00 |
| 8/7/2019 | P790686 | 517 CPH Emergency Door Repairs | \$ | 6,907.24 |
| 8/29/2019 | P790688 | Engineering Lecture Hall Remediation Project | \$ | 244,000.00 |

No approvals during this period.

 Most recent approvals

FIRE/LIFE SAFETY PROJECTS – Approved to date

| Date | Project | FLS – Requests Requests | Amount to Set UP |
|-----------|---------|--|------------------|
| 7/25/2019 | P790684 | <i>FY19 FLS Hilton Fire Tank Repair</i> | \$ (5,856.44) |
| 7/25/2019 | P790685 | <i>FY19 FLS Deficiencies Mixed Funding</i> | \$ (25,500.00) |

No approvals during this period.

 Most recent approvals

FY19 Project Status

| FY19 Pre-Approved and set up | Project Budget | | Status |
|---|----------------|---------------------|--------------------------------|
| <i>University Sidewalk Project</i> | \$ | 50,000.00 | Complete |
| <i>South Fuelling Station</i> | \$ | 100,000.00 | Pending 100% design |
| <i>SR2 Loading Dock Stress Crack</i> | \$ | 200,000.00 | Pending 100% design |
| <i>Wayfinding Signage</i> | \$ | 200,000.00 | Installation underway |
| <i>Computing Center Foundation</i> | \$ | 250,000.00 | Pending 100% design |
| <i>Facility Condition Assessments</i> | \$ | 250,000.00 | 90% Complete |
| <i>Fine Arts Organ Recital Hall</i> | \$ | 320,000.00 | RFP Complete, possible re-bid |
| <i>Building Exterior Cleaning</i> | \$ | 100,000.00 | Complete |
| <i>Design Guidelines and Master Specs</i> | \$ | 250,000.00 | 75% Complete |
| <i>Fleming Building Envelop Repairs</i> | \$ | 500,000.00 | Pending RFP |
| <i>Domestic Water Upgrades</i> | \$ | 1,000,000.00 | Design is at 50% CD |
| <i>Cameron Chiller and AHU Replacement</i> | \$ | 600,000.00 | Pending 100% design |
| <i>Street Improvements and Repairs</i> | \$ | 250,000.00 | Complete |
| <i>ADA Improvements / FY17 FLS GSW Fire Panel and Lane</i> | \$ | 725,000.00 | CM@R selected, design underway |
| <i>FY19 MPEC 800 Demolition of Decommissioned Buildings</i> | \$ | 300,000.00 | Scheduled for winter break |
| <i>Electrical Infrastructure Assessment</i> | \$ | 500,000.00 | Assessment contract underway |
| <i>Storm Drain Mix Flow Pump</i> | \$ | 47,500.00 | Pending contract |
| <i>FY19 MPEC Library Water Intrusion</i> | \$ | 730,000.00 | Design is underway |
| Total | \$ | 6,372,500.00 | |

FY19 Project Status – To be set up or canceled

| FY19 Pre-Approved and not set up | Project Budget | Status |
|--|----------------------|----------------------------------|
| <i>ARC Flash Assessments</i> | \$ 250,000.00 | To be setup in the next month |
| <i>Hilton Kitchen Hoods Project</i> | \$ 80,000.00 | To be returned, no longer needed |
| <i>PGH Window and Coping Stone Intrusion</i> | \$ 150,000.00 | To be setup in the next month |
| Total | \$ 480,000.00 | |

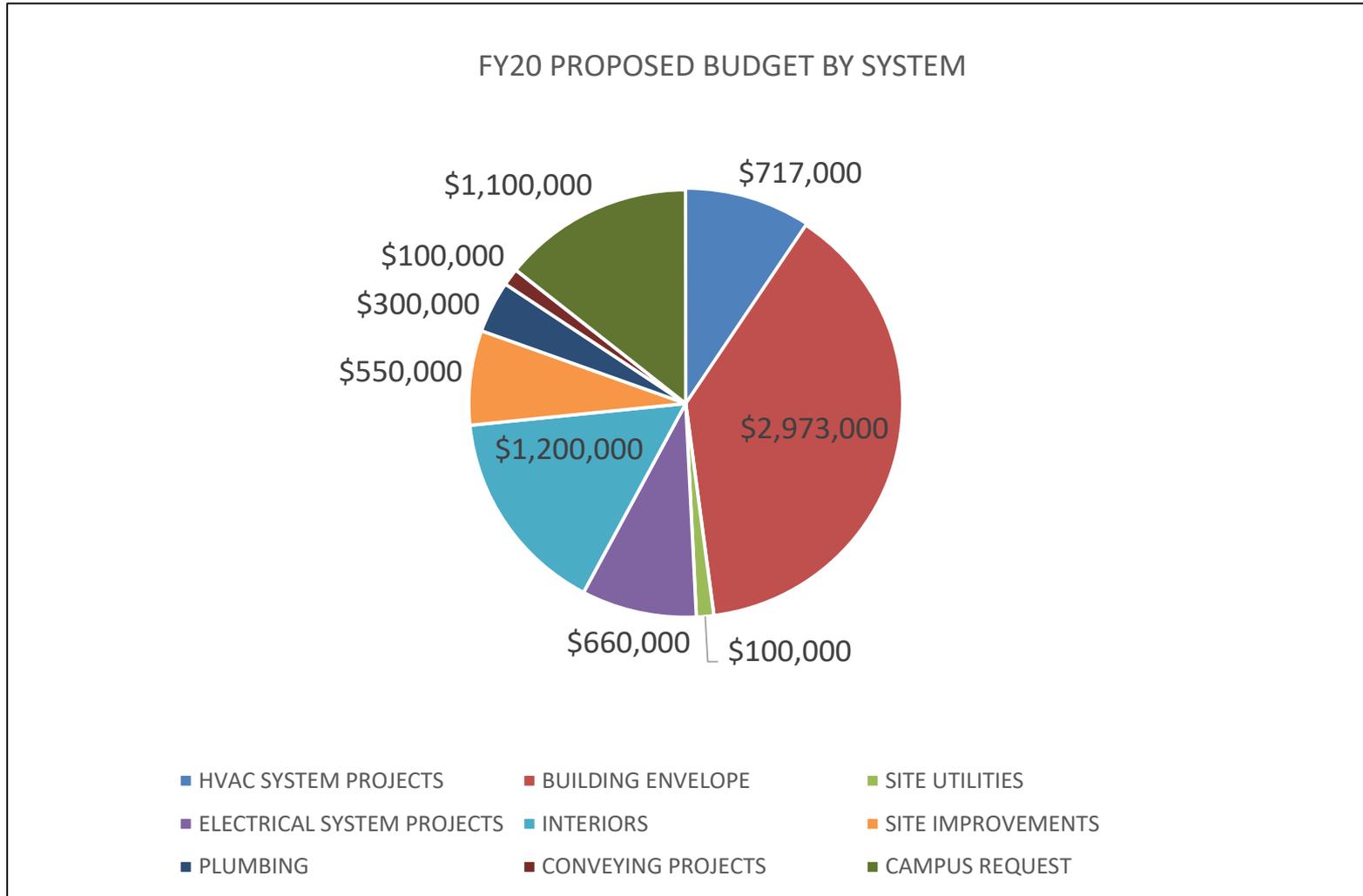
Running List of projects for FY21 Consideration

| Date: 08-19-2019 | | | | | | |
|--|----------------------|-----------------|----------------------------------|---------------------|---|-------------|
| 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

| Date: 08-19-2019 | | | | | | | |
|---|--|----------------------|-------------|----------------------------------|---------------------|---|-------------|
| 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 | | | | | |

FY20 Approve Budget by System - \$8M



Scoring Criteria

Final Score Range (0 - 100) with 100 being best. Ideally, a project should score 50 or higher.

EVALUATION CRITERIA TABLE

| Score (0-10) | Weight (%) | Weighted Score | Description |
|--------------|-------------|----------------|--|
| 10 | 40% | 40 | Urgent repair, replacement, regulatory mandate, life safety, or impacts business continuity |
| 10 | 30% | 30 | Impact to research and teaching |
| 10 | 15% | 15 | Appropriateness of investment, benefits long-range plans and building FCI |
| 10 | 15% | 15 | Funding contribution, economic payback, sustainability, opportunity to group with other projects and partial funding by others |
| 40 | 100% | 100 | TOTAL |

End