

**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, November 12, 2019  
**Time:** 1:00 p.m. – 1:30 p.m.  
**Location:** General Services Building, Conference Rm 239

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**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
- E. Cullen ADA Suite 10 Automatic door opener

**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**

- Discussed the removal of the Hilton teaching kitchen hoods due to new process, no long required

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

**8. Other Items**

- No other items at this time

Next MPEC meeting December 10, 2019  
End of Minutes

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Maintenance Project Evaluation Committee  
Date: 11/12/2019

## 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	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 \$ 1,087,000**

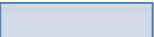
**Needed this session: \$ 0.00**

\*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

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

Project Number	FY19 Pre-Approved and set up	Project Budget	Status	Balance
P790611	<i>University Sidewalk Project</i>	\$ 50,000.00	Complete	\$ 24,762.31
P790468	<i>South Fueling Station (\$100K)</i>	\$ 649,980.74	Pending 100% design	\$ 473,273.19
P790510	<i>SR2 Loading Dock Stress Crack</i>	\$ 200,000.00	Pending 100% design	\$ 188,505.10
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	\$ 262,156.58
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	\$ 74,320.13
P790275	<i>Fleming Building Envelop Repairs (\$500K)</i>	\$ 979,000.00	Pending RFP	\$ 852,654.65
P790538	<i>Domestic Water Upgrades (\$1M)</i>	\$ 1,308,000.00	Design is at 50% CD	\$ 984,706.04
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	\$ 294,919.79
P790675	<i>Electrical Infrastructure Assessment</i>	\$ 500,000.00	Assessment contract underway	\$ 500,000.00
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	\$ 638,800.00
	<b>Total</b>	<b>\$ 6,372,500.00</b>		

# 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
<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
<b>Total</b>	<b>\$ 480,000.00</b>	

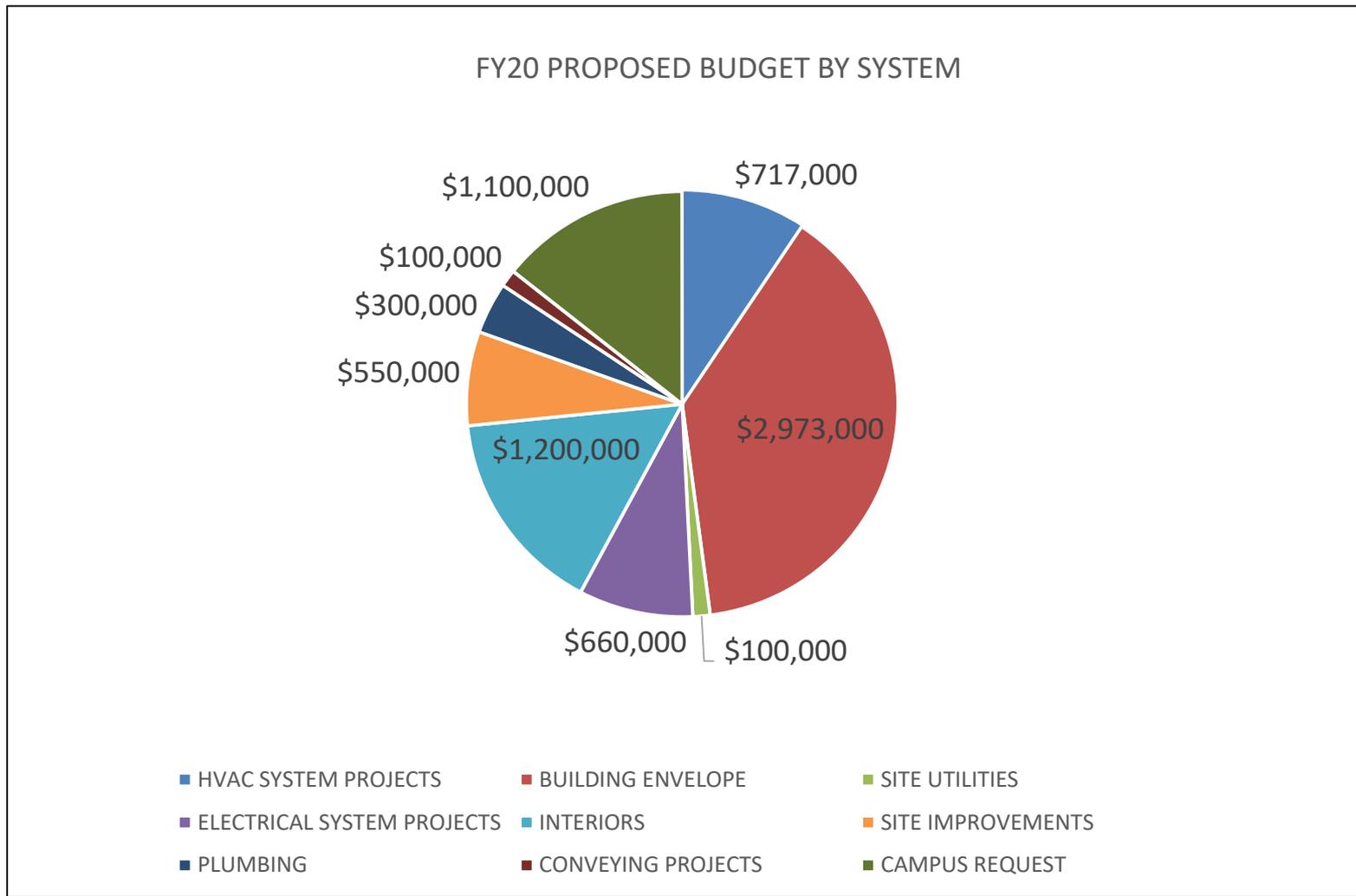
## Running List of projects for FY21 Consideration

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%
<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

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%
<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>					

# 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
<b>40</b>	<b>100%</b>	<b>100</b>	<b>TOTAL</b>

End