

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Cris Milligan, Christa Rieck, Nick Tamayo, Dr. Clarke, Tim Rosas, Dr. Lee
Not present: Dr. Clarke, Le'Che Mayes, and Jeffrey Benjamin
Date: Tuesday, December 10, 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

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 \$1,087,000

3. Review notification of approved projects under 50K

- Recently approved projects, page 5
 - 589 Fine Arts Dudley Recital Hall, HVAC Humidity Issues was an emergency project.
 - Student Life Plaza Improvements, used \$20K of the sidewalk allowance.

4. Review action items for campus requests over 50K

- **592 Health 1** – Clean Steam De-aerator repairs (page 6), TPC of \$50,353.28 with an anticipated completion of 1/31/2020. Christa requested a motion for approval consideration, first motion by Cris Milligan, seconded by TR. Lee and Tim Rosas. This request was approved with no objections.
- **585 General Services** – Perimeter Fence project (pages 7 and 8), TPC of \$130,395.76 with a previously approved budget of \$89,000. Additional resources were needed of \$ 41,395.76 to cover modifications in scope. Christa requested a motion for approval consideration, first motion by Tim Rosas and seconded by Cris Milligan. This request was approved with no objections.

5. Review of FLS Projects

- **516/517 Cullen** – Egress Violation correction with at TPC of \$528,000 as shown on page 9

6. FY19 Project Status – pages 10 and 11

- Added FY16 CW Transfer Switch Replacement project to the list since the project number was recently created

7. FY21 Outstanding project list – pages 12 and 13

8. Other Items

- It was recommended to add a page for FY20 projects similar to page 10, it will be added for the next meeting
- For FY21 future projects, TR Lee indicated that there are several projects with a score of 70% and asked that we look at tie breakers so that we can establish the proposed projects next spring

Next MPEC meeting January 14, 2019

End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 12/10/2019

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: \$ 91,749

*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 |
| 12/5/2019 | | <i>Dudley Recital Hall HVAC Humidity Issues (Emergency)</i> | \$ 81,032.00 |
| 12/5/2019 | | <i>Student Life Plaza Improvements (\$20K Sidewalks)</i> | \$ 50,000.00 |

 Most recent approvals

PROJECTS NEEDING APPROVAL

592 Health 1 – Clean Steam De-aerator Repair

Justification: Supports surgery center, air handlers for the vivarium.

Project Description: Repair and weld to repair leaks in the de-aerator vessel. Replace the gaskets on the (3) tube bundles. Bring the vessel sensors in the BAS allowing lab. Services to receive alarm messages and monitor vessel remotely.

Cost: \$50,353.28

Contractor/Crew: Automated Logic

Completion date: 1/31/2020

PROJECTS NEEDING APPROVAL

585 General Services – Perimeter fence replacement and clean up

Justification: The northern portion of fencing along the GSB back lot has reached end of life, replacement will help improve security and help with loss prevention.

Project Description: Expand fenced area in alignment with allowed easement, replace fencing material with approved materials. Install two rolling gates with motors.

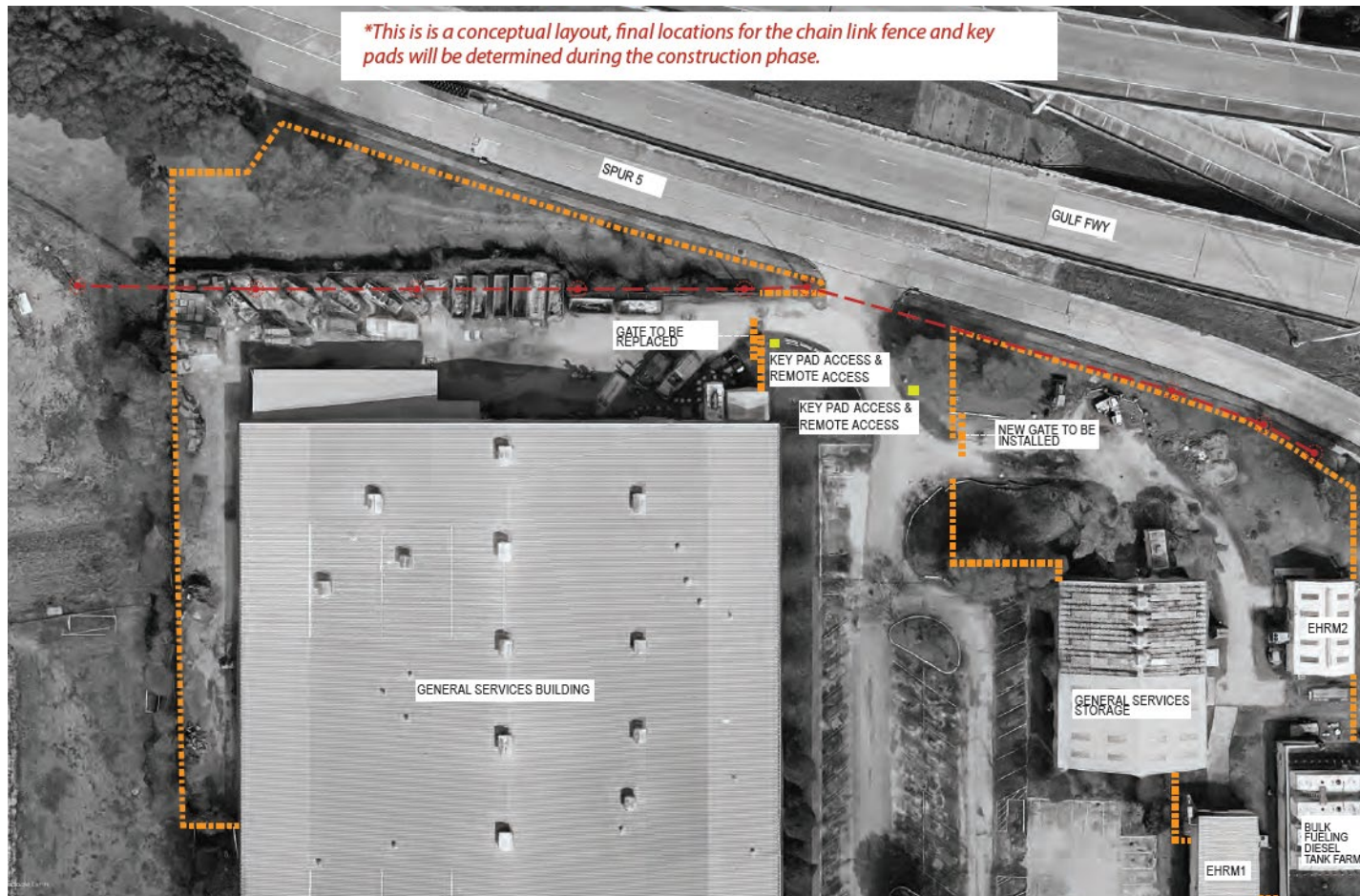
TPC Cost: \$130,395.76, previously approved \$89,000 (FY19)

Needed: \$41,395.76

Contractor/Crew: To be determined

Completion date: 8/1/2020

PROJECTS NEEDING APPROVAL



LEGEND

- - - - - Proposed Fencing, Approx. 1,280 LF (exact location will be determined during the construction phase)
- Key pad (exact locations will be determined during the construction phase)
- - - - - Existing electrical utility poles and lines to remain (approximate location)

GENERAL SERVICES BUILDING
PROPOSED



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) |
| 10/30/2019 | P790661 | <i>Cullen Egress Modifications</i> | \$ 528,000.00 |

 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 |
| P790473 | <i>FY16 MPEC CW Transfer Switch Replacement</i> | \$ 949,500.00 | Pending procurement phase | |
| | Total | \$ 9,864,470.62 | | |

FY19 Project Status – To be set up

| FY19 Pre-Approved and not set up | Project Budget | Status |
|--|----------------------|-------------|
| <i>ARC Flash Assessments</i> | \$ 250,000.00 | To be setup |
| <i>PGH Window and Coping Stone Intrusion</i> | \$ 150,000.00 | To be setup |
| <i>Storm Drain Flow Pump (between Moody Towers and Hilton)</i> | \$ 47,500.00 | To be setup |
| Total | \$ 432,500.00 | |

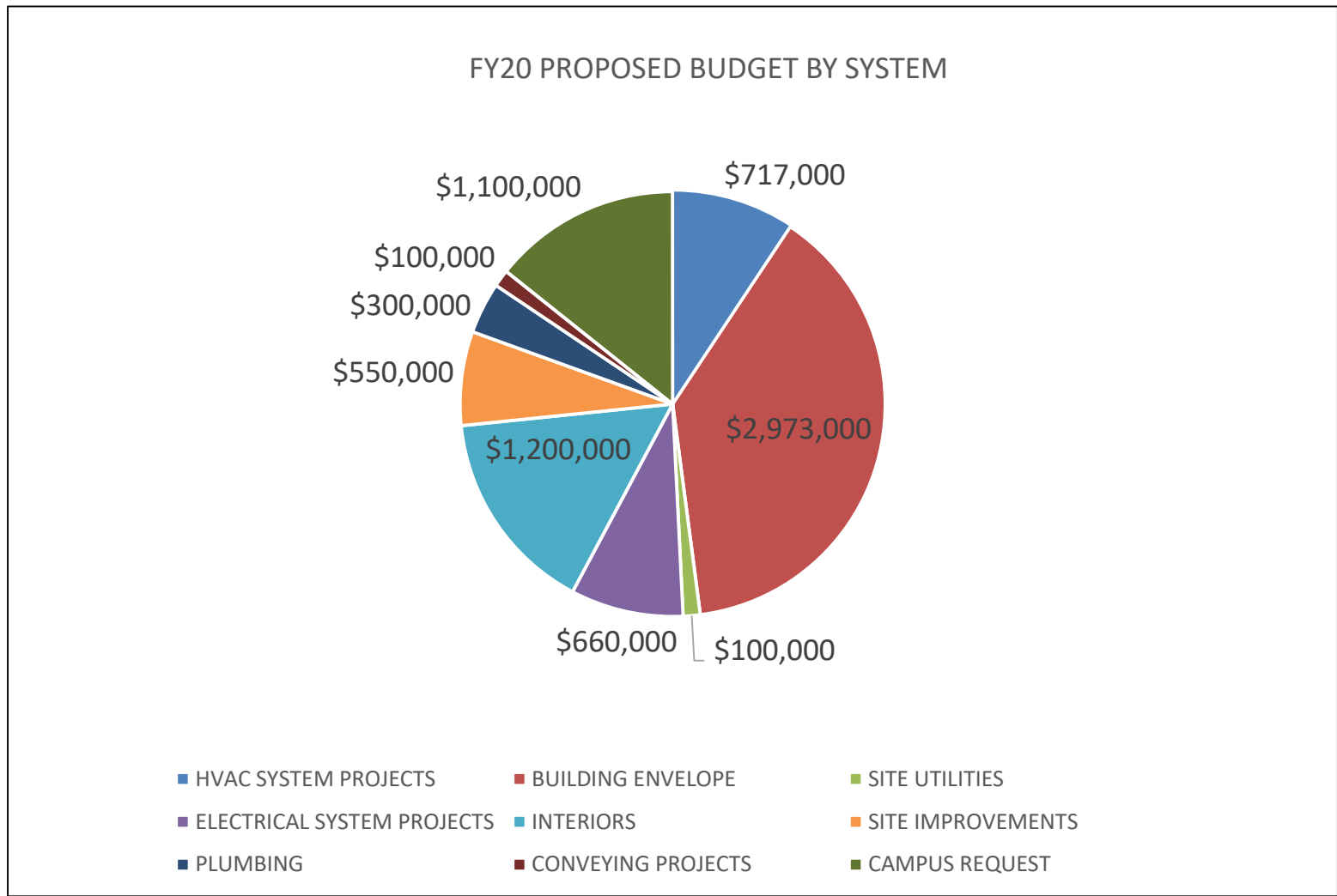
Running List of projects for FY21 Consideration

| Date: 08-19-2019 | | | | | | |
|--|----------------------|-----------------|----------------------------------|---------------------|---|-------------|
| FY21 Anticipated Budget | | \$ 8,000,000.00 | | | | |
| Total Required for FY21 Projects | | | | | | |
| Variance | | | | | | |
| Category | Required TPC | (1) Urgency | (2) Impact Research and Teaching | (3) Appropriateness | (4) Funding Contribution by others and High ROI | Final Score |
| | | 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