



# UNIVERSITY OF HOUSTON SYSTEM UNIVERSITY OF HOUSTON

Facilities Planning and Construction

## MPEC MEETING MINUTES

**Subject:** Maintenance Project Evaluation Committee  
**Attendees:** Jeffrey Benjamin, George Rea, Dr. Mark S. Clarke, Cris Milligan, Dr. Krishnamoorti and Nick Tamayo  
**Not present:** Christa Rieck, Dr. TR Lee  
**Date:** Tuesday, June 12, 2018  
**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 Nick Tamayo (acting for Christa)

### 2. Review current fiscal year planned budget and project overview

- FY18 budget was initiated at \$8,000,000
- Remaining balance \$660,315 with 4 projects to approve during this session (pages 6-9)

### 3. Review notification of approved projects under 50K

- Approved projects were reviewed and are listed on page 4 of the attached presentation
- **Campus 800**, Landscaping efforts for several locations throughout campus (page 5) TPC of \$19,748.
- **Campus 800**, ADA pedestrian walkway improvements, this phase is inclusive of design services to correct two non-compliant pathways between Wheeler and University Drive (page 5).

### 4. Review action items for campus requests over 50K

- **Fleming 564**, Air Handler Unit replacement #G22 and #G31 equipment has reached end of service life (page 6), TPC = \$250k – **Approved**
- **Hilton 590**, S114 Quantity Food and Kitchen Renovation (page 7), TPC = \$1.45m with \$500k being provided by MPEC – **Approved**
- **FC 531, GAR 532, MEL 533**, Electrical Transformer Replacement cost was determined to be split Auxiliary and E&G due to space and utility usage. Team was asked to verify if the new equipment will support the new Melcher

project. Once the capacity is determined, the committee will vote electronically (page 8). Request = \$450k. – **Resubmit**

- **WT 507**, Wortham Theater Roof Replacement and Envelope Design Services. Building has multiple issues that are affecting daily operations (page 9). Phase 1 = \$56k, construction cost have not been determined. – **Approved**

#### **5. Review of FLS Projects**

- An approved list of the FLS projects is provided on page 10 of the attached presentation
- **HSC 593**, Fire Alarm repairs are needed and funding has been approved
- **CHP 517**, State Fire Marshal's Office (SFMO) Means of Egress violation construction funding has been approved (page 10).
- **STL 576**, Fire Curtain Replacement project funding was increased (page 10).

#### **6. Review of Proposed Future Projects**

- A list of proposed future projects is provided on page 11 of the attached presentation, the team is working on the FY19 proposed project list.

#### **7. Other items**

- None at this session

Next MPEC meeting July 10, 2018

End of Minutes



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Maintenance Project Evaluation Committee  
Date: 06/12/2018

## 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

### FY18 FUNDING TOTAL

\*FY18 MPEC Budget \$ 8,000,000

### FY18 BUDGET BREAKDOWN

FY18 Project Budget \$ 6,333,604

Campus Request \$ 1,066,396

Facility Condition Assessments \$ 400,000

Reserve Funds \$ 200,000

**Balance \$ 660,315**

**Needed this session: \$ 86,490**

\*does not include FLS budget

## SUBCOMM. APPROVED PROJECTS UNDER \$50k

FY18 MPEC Budget Allocations			
Date	Project Cost center	Description	Budget
4/18/2018	00730-7047-H0184-G0008-P790453	Hilton Paver Repair	\$ 61,880
5/7/2018	00730-7047-H0184-G0004-P790581	CHC Additional Sliding Door	\$ 20,460
5/7/2018	00730-7047-H0184-G0004-P790547	O'Quinn Law Library	\$ 44,667
5/21/2018	00730-7047-H0183-G0004-P790586	Re-Landscaping fo Damaged Hedges	\$ 19,748

 Most recent approvals

## APPROVED PROJECTS UNDER \$50K

### Campus 800, Landscaping

- **Scope** – Landscaping hedge installation Lots 16B, 16D, 17A, 19A, 1E, 1B and 19B
- **Problem/Issues** - significant number of damaged and/or missing plants.
- **Team:** Grounds Department
- **TPC:** \$19,748
- **ECD:** 3Q 2018

### Campus 800, ADA Pedestrian Walkway improvements

- **Scope** – The UH Veteran Services department has cited two routes at the Main Campus where wheelchair-bound pedestrians experience safety issues related to accessibility between sidewalk and street transitions: one is 1) the path along Moody Towers Residential Hall and the Hilton Hotel leading up to University Drive and the other path is 2) the driveway between Cougar Village and Quadrangle leading up to the Student Service Centers 1 & 2. Currently, there is no striped or delineated paving along route #2 for wheelchairs to safely navigate between sidewalks and vehicle driving/parking lanes. Route #1 currently does not have any clear wheelchair clearance along the entire route to safely cross the street.
- **Team:** Courtney Harper and Associates
- **TPC:** \$26,000 (Design Services)
- **ECD:** 3Q 2018

## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

### **Fleming 564, Air Handler Unit (AHU) #G22 and #G31 Replacement**

- **Issue:** HVAC equipment is original to the building and have reached end of life. The subject area comfort levels are increasingly difficult to maintain due to inconsistent performance.
- **Team:** Engineering consultant and mechanical contractor
- **Scope:** Replace two AHU units along with piping, valves, ductwork and connect to building automated system (BAS). The project areas will be tested, adjusted and balanced per UH guidelines.
- **TPC: \$250,000**
- **Schedule: 4Q2018 – 1Q2019**
- **Note:** Use \$189,510 from the FY16 MPEC HVAC funds, remaining funds will come from the FY18 funds (\$60,490).

## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

### Hilton 590, S114 Quantity Food and Kitchen Renovation

- **Issue:** S114 is still a relevant resource, it is dated, tired, absent of state-of-the-art technology, appropriate efficiencies in providing faculty-student site lines for instruction and not representative of today's industry standards.
- **Team:** Brave Architecture and General Contractor
- **Scope:** Replacement of kitchen equipment, Ansil/fire system, hood ventilation and fire suppression. Also to include new wall, flooring, ceiling finishes to modernize the space. Mechanical, electrical and plumbing will be brought up to code. AV components will be introduced to the classroom for
- **TPC:** \$1.45m with \$950k donor funds
- **MPEC Funding:** \$500,000 (FY18 Classroom Allocation)
- **Schedule:** 4Q2018 – 1Q2019
- **Note:** The project has been vetted through the Office of the Provost.

## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

### **FC 531, GAR 532, MEL 533, Electrical Transformer Replacement**

- **Issue:** During the Fertitta Center Renovation it was determined that the transformers needed to be replaced. The current electrical load is shared between E&G space and athletics. Administration approved the use of HEAF funds at 50% of the cost. The remaining 50% will be paid by the project.
- **Team:** PGAL and Turner (CM@R)
- **Scope:** Replacement of the existing transformer and associated materials.
- **TPC:** \$450k (FY16 Electrical Allocation)
- **Schedule:** 4Q2018 – 1Q2019
- **Note:** The project has been vetted through A&F

## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

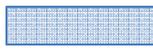
### Wortham Theater 507, Roof Design

- **Issue:** A roof assessment was conducted late last year, several areas of new and previously reported water infiltration were exacerbated after the hurricane event and the building continues to be impacted during minor rain events. Facilities/Construction Management recommends going forward with design services for the roof replacement.
- **Team:** WJE (Envelope Consultant) and contractor
- **Scope:** Design Services for the roof replacement and envelope repairs. Cost of roof replacement is not known at this time.
- **TPC:** \$56k (FY16 Building Envelope)
- **Schedule:** 4Q2018 – 2Q2019

## FIRE/LIFE SAFETY PROJECTS

Approved to date:

<b>FLS FY15-17 Total Allocation</b>			
	<b>Project Cost center</b>	<b>Description</b>	<b>Budget</b>
10/1/2016	00730-7047-H0184-G0008-P790368	Agnes Arnold Fire Abatement	\$ 206,000
5/24/2017	00730-7047-H0184-G0028-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ 1,785,760
5/24/2017	00730-7047-H0184-G0008-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ 2,479,000
5/24/2017	00730-7047-H0184-G0004-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ 936,846
9/6/2017	00730-7047-H0184-G0004-P790546	SFMO Means of Egress Violations	\$ 86,600
11/21/2017	00730-7047-H0192-G0004-P790559	STL Fire Curtain Replacement	\$ 25,000
12/12/2017	00730-7047-H0184-G0004-P790368	Agnes Arnold Fire Abatement & Sprinkler	\$ (272,335)
12/14/2017	00730-7047-H0184-G0004-P790561	Campus Truesite Upgrades	\$ 61,250
12/14/2017	00730-7047-H0184-G0004-P790562	GSB Fall Protection SORM	\$ 98,000
2/5/2018	00730-7047-H0184-G0004-P790564	DPS Sur-guard Installation	\$ 19,000
3/6/2018	00730-7047-H0184-G0004-P790561	Campus Truesite Upgrades Increase	\$ 5,031
3/6/2018	00730-7047-H0184-G0004-P790574	SR2 Fire Pump & GENSET	\$ 457,380
4/29/2018	00730-7047-H0184-G0004-P790330	HSC Fire Alarm Upgrade	\$ 25,160
5/21/2018	00730-7047-H0184-G0004-P790585	CPH Means of Egress	\$ 369,427
5/21/2018	00730-7047-H0192-G0008-P790559	STL Fire Curtain Replacement Increase	\$ 6,339

 Most recent approval

## PROPOSED FUTURE PROJECTS

<b>HVAC SYSTEM PROJECTS</b>	<b>\$ 4,500,000</b>
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
<b>BUILDING ENVELOPE</b>	<b>\$ 22,864,104</b>
SR1 Envelope Repairs (Remaining phases)	\$ 7,500,000
SR1 Stairwell Refinish	\$ 2,000,000
E. Cullen Envelope (phase 1 in work)	\$ 1,500,000
Fleming Building Envelope Repairs (Phase 2)	\$ 1,400,000
SR1 Water Intrusion Level 7	\$ 95,000
Fine Arts SE Corner Foundation Issue	\$ 1,100,000
Computing Center Foundation Issue	\$ 300,000
PGH Window and coping stone water intrusion	\$ 150,000
Tech Annex Roof Leak	\$ 281,000
SR2 Roof leaks NW Corner	\$ 2,000,000
SR2 Loading Dock Stress Crack	\$ 200,000
MDA Library Roof Replacement (Phase 1 complete)	\$ 683,000
Building Exterior Cleaning	\$ 80,000
Roy Cullen Envelope Repairs	\$ 2,500,000
General Services Windows and Sealants	\$ 250,000
GSB ROOF	\$ 450,000
Agnes Arnold Room 2 water intrusion (Phase 1 in work)	\$ 100,000
<b>SITE UTILITIES</b>	<b>\$ 8,395,940</b>
Dedicated Irrigation Waterline (Phase 1 of 2)	\$ 250,000
Chilled Water Distribution Project	\$ 4,945,440

<b>ELECTRICAL SYSTEM PROJECTS</b>	<b>\$ 4,410,500</b>
Electrical Panelboards (Ongoing)	\$ 100,000
Electrical Shutdown Annual	\$ 360,500
Transfer Switches (7)	\$ 2,600,000
Arc Flash Studies	\$ 500,000
Cabling Infrastructure Upgrades (34 Classrooms)	\$ 350,000
<b>INTERIORS</b>	<b>\$ 1,087,552</b>
Hilton Ballroom Folding wall replacement	\$ 32,552
Hilton Center for Student Success	\$ 780,000
Hilton Kitchen Hood Replacement	\$ 150,000
<b>SITE IMPROVEMENTS</b>	<b>\$ 1,100,000</b>
Hilton Driveway	\$ 129,740
<b>PLUMBING</b>	<b>\$ 450,000</b>
Galvanized to Copper Pipe Package (Ongoing)	\$ 450,000
<b>CONVEYING PROJECTS</b>	<b>\$ 100,000</b>
Ongoing Elevator Cab Refresh (ongoing)	\$ 100,000
<b>Campus Requests</b>	<b>\$ 346,000</b>
Facility Condition Assessments	\$ 400,000

No change

END