

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Jeffrey Benjamin, Cris Milligan, Dr. TR Lee, Christa Rieck, Dr. Krishnamoorti, and Nick Tamayo
Not present: Dr. Clarke and Le'che Mayes
Date: Tuesday, August 13, 2019
Time: 1:00 p.m. – 1:40 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

- FY19 budget was initiated at \$8,000,000
- Remaining balance \$0.00
- No requests for funding today

3. Review notification of approved projects under 50K

- List of projects approved can be found on page 4 of the presentation
 - 590 Hilton – Waldorf Ballroom was previously approved but needed additional funds.
 - Emergency Repairs
 - 545 SERC
 - 501 Roy Cullen
 - 517 CPH

4. Review action items for campus requests over 50K

- None at this time, page 5

5. Review of FLS Projects

- The list of recently approved FLS expenditures is provided on page 6
 - 590 Hilton Fire Tank Control Repair
 - 800 FLS Deficiencies Mixed Funding

6. FY20 Anticipated Funding Allocations – page 7

FLS	\$ 2,000,000
USM	\$ 2,000,000
MPEC	\$ 8,000,000
Grand Total	\$ 12,000,000

7. FY20 Proposed MPEC Budget by system – page 9

- Scoring Criteria was added to the presentation, page 10
- Proposed projects are listed on pages 11 – 13
- The project list was sent for electronic approval on Monday August 26, results are shown below:

Approver	Response	Response Date
Cristina D. Milligan	Approve	8/26/2019
Christa Rieck	Approve	8/31/2019
Jeffrey Benjamin	Approve	8/30/2019
Ramanan Krishnamoorti		
T R Lee	Approve	8/30/2019
Mark Clark	Approve	8/30/2019

8. FY21 Outstanding project list – pages 14-15

Next MPEC meeting September 10, 2019

End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 08/13/2019

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 for FY20
6. Vote on list of proposed projects

FY19 BUDGET REVIEW

FUNDING TOTAL

*FY19 MPEC Budget \$ 8,000,000

BUDGET BREAKDOWN

Project Budget \$ 7,000,000

Campus Request \$ 1,000,000

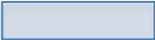
Balance \$ 0.00

****Needed this session: \$ 0.00**

*does not include FLS budget

RECENTLY APPROVED PROJECTS

FY19 MPEC Budget Allocations			
Date	Project Cost center	Description	Budget
6/7/2019	00730-7047-H0184-G0004-P790673	507 Theater AHU 1 Repair	\$ 17,160
6/18/2019	00730-7047-H0184-G0004-P790670	SERC Roof Project	\$ 49,000
6/18/2019	00730-7047-H0184-G0004-P790677	SR2 Animal Care Lighting Replacement	\$ 180,000
6/27/2019	00730-7047-H0174-G0004-P790611 (Increase)	University Sidewalk Project	\$ 56,900
7/1/2019	00730-7047-H0184-G0004-P790680	545 SERC Emergency Hood Repairs	\$ 89,129
7/1/2019	00730-7047-H0183-G0004-P790681	Roy Cullen Water Damage	\$ 89,015
7/9/2019	00730-7047-H0184-G0004-P790683	Hilton-Waldorf Ballroom Air Walls	\$ 72,600
8/7/2019	00730-7047-H0184-G0004-P790686	517 CPH Emergency Door Repairs	\$ 6,907

 Most recent approvals

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

- None at this time

FIRE/LIFE SAFETY PROJECTS – Approved to date

FLS FY19 Total Allocation			
1/25/2019	00730-7047-H0184-G0004-P790650	True Site Installation	\$ 115,054
2/11/2019	00730-7047-H0184-G0004-P790653	Calhoun Rd. Traffic Median Development	\$ 59,500
3/19/2019	00730-7047-H0184-G0004-P790661	Cullen Performance (Bldg. 517) Egress	\$ 38,480
7/25/2019	00730-7047-H0183-G0004-P790684	Hilton Fire Tank Controls Repair	\$ 5,856
7/25/2019	00730-7047-H0184-G0004-P790684	FLS Deficiencies Mixed Funding	\$ 25,500

No approvals during this period.

 Most recent approvals

FY20 Anticipated Funding Allocations

Anticipated funding allocations are expected to be similar to last year:

Fire and Life Safety - \$2,000,000

USM (Emergencies) - \$2,000,000

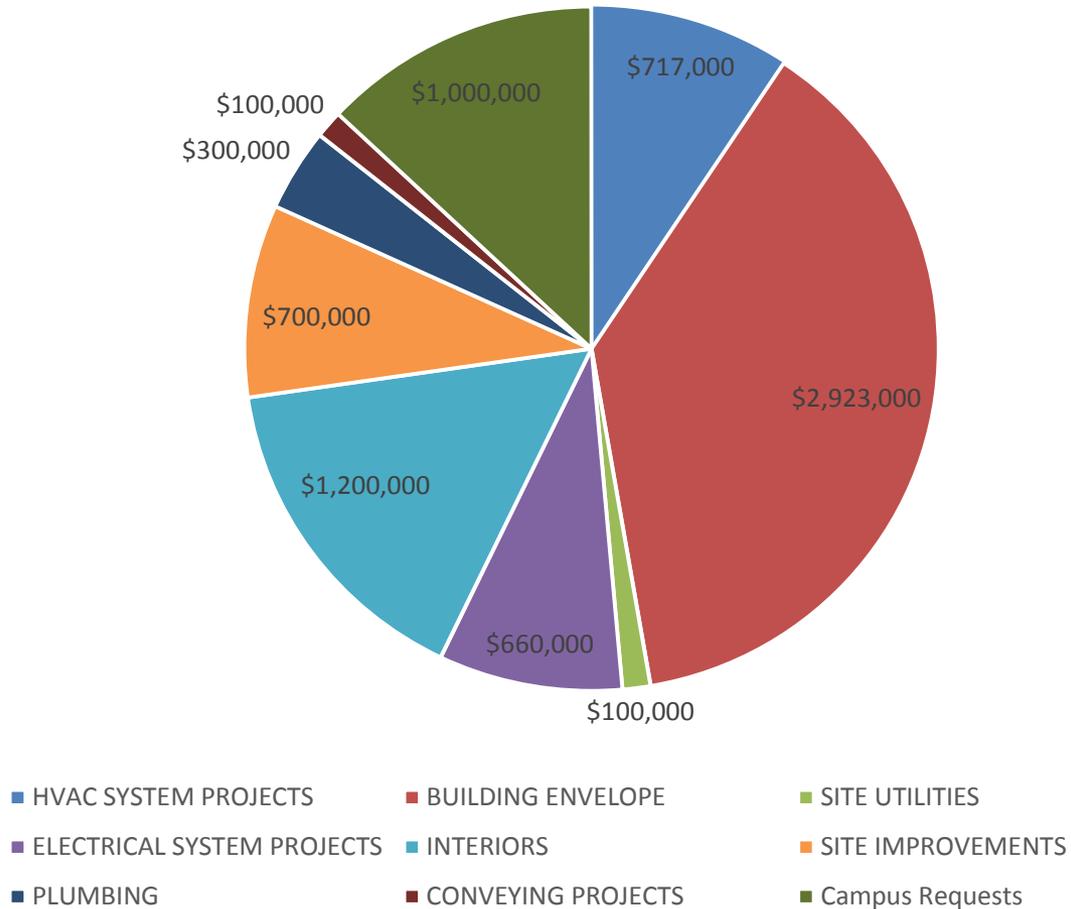
MPEC - \$8,000,000

Grand Total - \$12,000,000

FY20 Proposed MPEC Budget by System - \$8M

- We presented the proposed project list last month
- Motion to vote on proposed projects

FY20 Proposed MPEC 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

*added after the 8/13 meeting

*FY20 Proposed Projects

Date: 08-19-2019							
FY20 Anticipated Budget		\$	8,000,000.00				
Total Required for FY20 Projects		\$	8,000,000.00				
Variance		\$	-				
		(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score	
Category	2020 Budget	40%	30%	15%	15%	100%	
HVAC SYSTEM PROJECTS		\$	717,000				
589 Fine Arts Classroom Laser Cutter Exhaust (2018)	\$	85,000	8	8	6	5	72.5
515 Central Plant - Control Valves, Refrigerant Monitoring, Chiller Head, Condensate Treat System (2018)	\$	547,000	7	8	8	8	76
585 General Services HVAC Repairs (2018)	\$	85,000	7	6	7	7	67
BUILDING ENVELOPE		\$	2,973,000				
509 MDA Library Roof Replacement and Envelope (2016)	\$	1,298,000	8	8	8	10	83
800 Ongoing Building Exterior Cleaning	\$	100,000	6	6	7	7	63
585 GSB Roof Replacement (2016)	\$	500,000	7	6	7	7	67
519 Public Safety Roof repairs and Envelope (2017)	\$	750,000	7	6	7	7	67
529 SECB Paver Issues (2018)	\$	250,000	8	8	8	8	80
516 E Cullen Structural Issue at South End (2018)	\$	75,000	7	8	7	4	68.5

*added after the 8/13 meeting

*FY20 Proposed Projects – Cont'd

Date: 08-19-2019								
FY20 Anticipated Budget		\$	8,000,000.00					
Total Required for FY20 Projects		\$	8,000,000.00					
Variance		\$	-					
				(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score
Category	2020 Budget	40%	30%	15%	15%	100%		
SITE UTILITIES	\$ 100,000							
800 Irrigation Phase 2	\$ 100,000	6	6	7	6	61.5		
ELECTRICAL SYSTEM PROJECTS	\$ 660,000							
543 Architecture Lighting and Controls Replacement (2017)	\$ 100,000	6	8	7	6	67.5		
507 Wortham Theater Scene Shop Replacement (2015)	\$ 60,000	6	8	8	6	69		
800 Medium Voltage Cable Testing & Replacement (2016)	\$ 500,000	9	10	10	10	96		
INTERIORS	\$ 1,200,000							
800 ADA improvements	\$ 500,000	10	10	10	10	100		
580 and 581 Engineering Abatement and flooring (2016)	\$ 600,000	7	8	8	8	76		
589 Dance floor replacement (2017)	\$ 100,000	7	8	7	7	73		
SITE IMPROVEMENTS	\$ 550,000							
UHSL Wayfinding Signage (2014)	\$ 200,000	5	6	6	6	56		
800 Sidewalk Repairs	\$ 100,000	8	8	8	8	80		
800 Street Improvements and Repairs	\$ 250,000	8	8	8	8	80		

*added after the 8/13 meeting

*FY20 Proposed Projects – Cont'd

Date: 08-19-2019								
FY20 Anticipated Budget		\$	8,000,000.00					
Total Required for FY20 Projects		\$	8,000,000.00					
Variance		\$	-					
				(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score
Category	2020 Budget			40%	30%	15%	15%	100%
PLUMBING	\$	300,000						
800 Building Metering Project (Plumbing and Electrical) (2015)	\$	300,000		7	8	8	8	76
CONVEYING PROJECTS	\$	100,000						
800 Ongoing Elevator Cab Refresh (ongoing)	\$	100,000		7	7	6	8	70
OTHER	\$	1,400,000						
CAMPUS REQUEST	\$	1,100,000						
GIS IMPLEMENTATION (2019)	\$	300,000		6	7	8	5	64.5
Grand Total	\$	8,000,000						

*added after the 8/13 meeting

*Running List of projects for FY21 Consideration

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

*added after the 8/13 meeting

*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%
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 (Phase 3 of several)	\$ 500,000	6	7	6	7	64.5
800 Medium Voltage ATS replacement	\$ 500,000	7	7	7	5	67
400 Electrical Substation Support and repairs	\$ 500,000	7	7	7	7	70
800 Transfer Switches (7)	\$ 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	\$ 500,000	7	7	7	7	70
INTERIORS	\$ 1,550,000					
590 Hilton Kitchen Hood Replacement	\$ 350,000	7	5	5	5	58
SITE IMPROVEMENTS	\$ 2,800,000					
Demolition of Chungs Design Package	\$ 2,000,000	5	5	5	5	50
Grand Total	\$ 63,314,440					

*added after the 8/13 meeting

End