



UNIVERSITY OF HOUSTON SYSTEM UNIVERSITY OF HOUSTON

Facilities Planning and Construction

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Jeffrey Benjamin, Christa Rieck, Dr. TR Lee, Cris Milligan, Dr. Krishnamoorti
George Rea and Nick Tamayo
Not present: Dr. Mark S. Clarke
Date: Tuesday, August 14, 2018
Time: 1:00 p.m. – 1:45 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

- FY18 budget was initiated at \$8,000,000
- Remaining balance \$423,825 with 1 project to be approved during this session (page 3).

3. Review notification of approved projects under 50K

- No projects were approved during this session (page 4).

4. Review action items for campus requests over 50K

- A sidewalk improvement project for University Drive was presented to the committee and was approved (pages 7-9).

5. Review of FLS Projects

- An approved list of the FLS projects is provided on page 10 of the attached presentation.
- **HSC 593**, Additional funding for the fire alarm panel. (\$30,160)

6. Review of Proposed FY19 Projects

- A list of proposed future projects was provided on pages 11 and 12, these projects were prioritized by critical need. The committee was asked to approve the proposed projects. Christa motioned for approval and seconded by Dr. Lee and Cris Milligan. All members were in favor of the projects.

7. Outstanding projects that will move to FY20 are shown on page 13

Next MPEC meeting September 11, 2018

End of Minutes



UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 08/14/2018

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

Balance \$ 423,825

Needed this session: \$ 150,000

*does not include FLS budget

SUBCOMM. APPROVED PROJECTS UNDER \$50k

FY18 MPEC Budget Allocations

Date	Project Cost center	Description	Budget	Overall Budget Available
11/13/2017	00730-7047-H0184-G0004-P790557	All Gender Restroom signage	\$ 15,000	\$ 1,019,996
2/5/2018	00730-7047-H0184-G0004-P790566	MDA Library Basement Water Intrusion	\$ 20,000	\$ 999,996
2/13/2018	00730-7047-H0184-G0004-P790568	ROTC Electrical Issues	\$ 147,426	\$ 852,570
3/6/2018	00730-7047-H0184-G0004-P790395	Coastal Center ADA Restroom Increase	\$ 19,500	\$ 833,070
3/6/2018	00730-7047-H0184-G0004-P790571	Fine Arts ADO and Access Control	\$ 15,000	\$ 818,070
4/18/2018	00730-7047-H0184-G0004-P790566	MDA Library Basement Water Intrusion	\$ 11,000	\$ 807,070
4/18/2018	00730-7047-H0184-G0008-P790453	Hilton Paver Repair	\$ 61,880	\$ 745,190
5/7/2018	00730-7047-H0184-G0004-P790581	CHC Additional Sliding Door	\$ 20,460	\$ 724,730
5/7/2018	00730-7047-H0184-G0004-P790547	O'Quinn Law Library	\$ 44,667	\$ 680,063
5/21/2018	00730-7047-H0183-G0004-P790586	Re-Landscaping fo Damaged Hedges	\$ 19,748	\$ 660,315
6/7/2018	00730-7047-H0184-G0004-P790588	Campus Pedestrian Access Improvements	\$ 26,000	\$ 634,315
6/13/2018	00730-7047-H184-G0004-P790589	Fleming AHU Replacement	\$ 60,490	\$ 573,825



Most recent approvals

APPROVED PROJECTS UNDER \$50K

No projects were approved during this last session.

APPROVED PROJECTS UNDER \$50K sample sheet

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, Landscaping

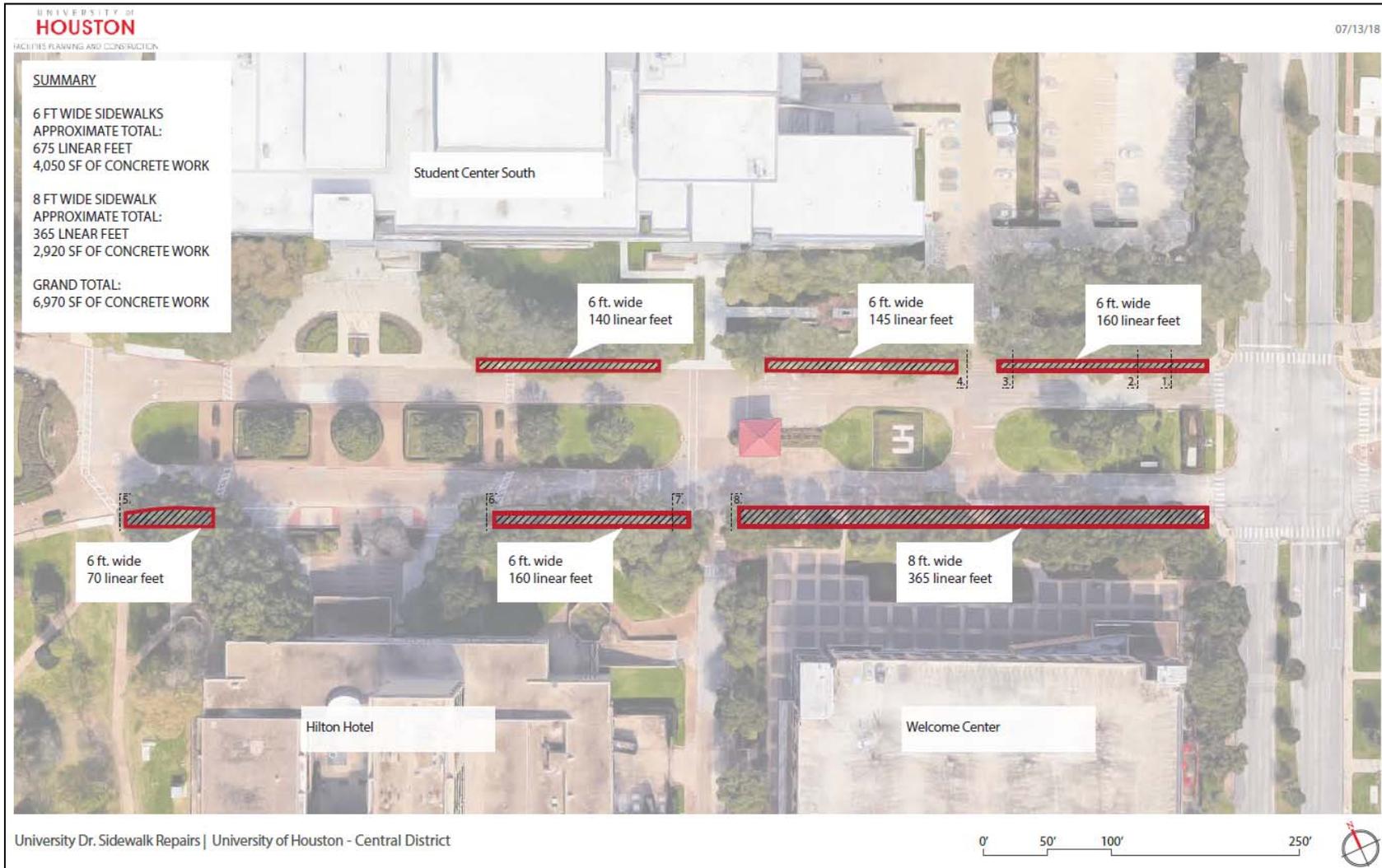
- **Scope** – Landscaping hedge installation Lots 16B, 16D, 17A, 19A, 1E, 1B and 19B
- **Problem/Issues** - significant number of damaged and/or missing plants.
- **Team:** Grounds Department
- **TPC:** \$19,748
- **ECD:** 3Q 2018

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

800 Campus, University Dr. Sidewalk Repairs

- **Issue:** Student Government Association (SGA) is requesting the repair of two campus critical sidewalks along University Dr. due to poor condition. Walkways and ramps will be corrected to eliminate trip and slip hazards.
- **Team:** Minor Planned Projects, Design Team and General Contractor.
- **Scope:** Approximately 675 linear feet of 6 foot and 365 linear feet of 8 foot wide sidewalks will be replaced. Project area is limited to 6,970 square feet.
- **TPC:** \$150,000
- **Schedule:** Design ECD = December
Construction by end of next summer
- **Note:** Design for this project will be in line with the Campus Master Plan.

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL



PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

UNIVERSITY OF HOUSTON
FACILITIES PLANNING AND CONSTRUCTION

07/13/18

1. A close-up view of a rectangular hole in a concrete sidewalk, with a dark patch of material inside.

2. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

3. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

4. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

5. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

6. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

7. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

8. A view of a sidewalk with a large, irregularly shaped hole in the center, showing the underlying soil.

University Dr. Sidewalk Repairs | University of Houston - Central District

FIRE/LIFE SAFETY PROJECTS – Approved to date

<i>FLS FY15-17 Total Allocation</i>			
	Project Cost center	Description	Budget
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
6/20/2018	00730-7047-H0184-G0008-P790372	PGH VLTN #18 Fire Sprinkler	\$ 1,399,255
7/3/2018	00730-7047-H0184-G0004-P790595	College of ENG Sprinkler and Gas Solenoids	\$ 14,000
7/10/2018	00730-7047-H0183-G0004-P790599	SR2 Fire System Repairs	\$ 13,055
8/6/2018	00730-7047-H0183-G0004-P790579	Fire Alarm Upgrade for HSC	\$ 30,160

 Most recent approvals

PROPOSED FY19 PROJECTS

Category	Previously Approved	2019 Budget
HVAC SYSTEM PROJECTS	\$ -	\$ 600,000
Cameron Chiller and AHU Replacement	\$ -	\$ 600,000
BUILDING ENVELOPE		\$ 2,250,000
Fine Arts Organ Recital Hall (Phase 2)	\$ 349,996	\$ 320,000
Fleming Building Envelope Repairs (Phase 2)	\$ 300,000.00	\$ 500,000
Computing Center Foundation Issue	\$ 47,880.00	\$ 250,000
PGH Window and coping stone water intrusion	\$ -	\$ 150,000
SR2 Loading Dock Stress Crack	\$ 49,200.00	\$ 200,000
MDA Library Roof Replacement (Phase 1 complete)	\$ 68,000.00	\$ 730,000
Building Exterior Cleaning	\$ -	\$ 100,000
SITE UTILITIES		\$ 1,080,000
Domestic Water Upgrades Design & Construction (Phase 2 of 2)	\$ 1,500,000.00	\$ 1,000,000
Storm Drain Mix Flow Pump Replacement (Near Moody)	\$ -	\$ 80,000
ELECTRICAL SYSTEM PROJECTS		\$ 1,250,000
Electrical Feeder Rehabilitation Program	\$ -	\$ 500,000
Electrical Infrastructure Assessment and Recommended Improvements	\$ -	\$ 500,000
Arc Flash Assessments and Recommended Improvements	\$ -	\$ 250,000

PROPOSED FY19 PROJECTS Cont'd

Category	Previously Approved	2019 Budget
INTERIORS		\$ 620,000
Classroom Upgrades	\$ 500,000.00	\$ -
ADA improvements	\$ 500,000.00	\$ 500,000
Hilton Ballroom Folding wall replacement	\$ -	\$ 40,000
Hilton Kitchen Hood Replacement	\$ -	\$ 80,000
SITE IMPROVEMENTS		\$ 600,000
Wayfinding Signage (ongoing)	\$ 1,130,090.00	\$ 200,000
Side Walk Repairs (ongoing)	\$ -	\$ 50,000
South Fueling Station (Phase 1 is funded)	\$ 500,000.00	\$ 100,000
Street Improvements and Repairs (ongoing)	\$ -	\$ 250,000
PLUMBING		\$ -
CONVEYING PROJECTS	\$ -	\$ 100,000
Ongoing Elevator Cab Refresh (ongoing)	\$ -	\$ 100,000
Campus Requests	\$ -	\$ 1,000,000
Facility Condition Assessments	\$ 400,000.00	\$ 250,000
Design Guidelines and Master Specs	\$ -	\$ 250,000
Grand Total		\$ 8,000,000

FUTURE PROJECTS – Need Funding

Category	Required TPC
HVAC SYSTEM PROJECTS	
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
BUILDING ENVELOPE	
SR1 Envelope Repairs (Remaining phases)	\$ 10,100,000
E. Cullen Envelope (phase 1 in work)	\$ 1,500,000
Fine Arts SE Corner Foundation Issue	\$ 1,100,000
*SR2 Roof leaks NW Corner	\$ 2,000,000
Roy Cullen Envelope Repairs	\$ 2,500,000
General Services Windows and Sealants	\$ 250,000
GSB ROOF	\$ 450,000
SITE UTILITIES	
Dedicated Irrigation Waterline (Phase 2)	\$ 250,000
Chilled Water Distribution Project	\$ 4,945,440
ELECTRICAL SYSTEM PROJECTS	
Generator Replacement (Phase 3 of several)	\$ 500,000
Electrical Panelboards (Ongoing)	\$ 100,000
INTERIORS	
Card Access (ongoing and possibly last phase)	\$ -
Classroom Upgrades	\$ 500,000
Engineering Abatement and flooring	\$ 600,000
SITE IMPROVEMENTS	
PLUMBING	
Galvanized to Copper Pipe Package (Ongoing)	\$ 450,000
CONVEYING PROJECTS	
Ongoing Cab and Mechanical Upgrades	\$ 100,000

This list will be updated once the results of the FCA are determined.