



UNIVERSITY OF HOUSTON SYSTEM UNIVERSITY OF HOUSTON

Facilities Planning and Construction

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Christa Rieck, Cris Milligan, Dr. Krishnamoorti
Not Present: Jeffrey Benjamin, George Rea, Dr. Mark S. Clarke
Date: Tuesday, April 10, 2018
Time: 1:00 p.m. – 1:30 p.m.
Location: General Services Building, Conference Rm 239

1. Introduction

Meeting was called to order by Chair, Christa Rieck.

2. Review current fiscal year planned budget and project overview

- FY18 budget of \$8,000,000 was reviewed and does not include FLS budget. There were no changes.
- Remaining balance \$818,070 with an impact of \$143,880 of projects to be approved at this meeting. (page 3)

3. Review notification of approved projects under 50K

- Approved projects were reviewed and are listed on page 4 of the attached presentation. (no change from last meeting)
- MDA Library 509, Basement Water Intrusion to be performed by Envelope consultant and JOC, additional funds of 11K were needed and approved by the review sub-committee. New TPC is \$31,000.

4. Review action items for campus requests over 50K

- Entrance 18, Storm Water Management Improvements (page 6)
 - This project will be funded with previous FY balances
 - Christa motioned to approve, second by Dr. Lee
 - This project was approved by the committee
- Fine Arts (589), Building Foundation Issue
 - Christa motioned to approve, second by Dr. Lee
 - This project was approved by the committee
- Hotel Restaurant Management (590), Driveway Issue
 - Christa motioned to approve, second by Cris Milligan
 - This project was approved by the committee

5. Review of FLS Projects

- An approved list of the FLS projects is provided on page 12 of the attached presentation, no change for this period

6. Review of Proposed Future Projects

- A list of proposed future projects is provided on page 13 of the attached presentation

7. Other items

- Facility Condition Assessments
 - Three vendors have been selected
 - Assessments will begin this Summer
- Other Assessments
 - Post Harvey Roof Assessments
 - Data will be used to prioritize future projects
 - Post Harvey Interior Assessments
 - Data will be used to prioritize future projects

Next MPEC meeting May 9, 2018

End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 04/10/2018

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 \$ 818,070

Needed this session: \$ 143,880

*does not include FLS budget

SUBCOMM. APPROVED PROJECTS UNDER \$50k

Date	Project Cost center	Description	Budget	Overall Budget Available
FY18 Allocation - P790547				
<i>Campus Requests</i>				\$ 1,066,396
<i>This amount should be allocated for emergencies and high priority projects that may develop throughout the year.</i>				
	Project Cost center	Description	Budget	Budget Available
11/13/2017	00730-7047-H0184-G0004-P790531	Keeland Roof Assembly	\$ 31,400	\$ 1,034,996
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

No change from last month

APPROVED PROJECTS UNDER \$50K

MDA Library 509

- **Issue:** Basement Water Intrusion
- **Delivery Method:** Envelope Consultant and JOC
- **Scope:** Consultant to provide investigative and design services for the affected areas, contractor to assist with exploratory openings.
- **TPC** \$31,000
- **ECD** 08-01-2018

Building #, Project Title

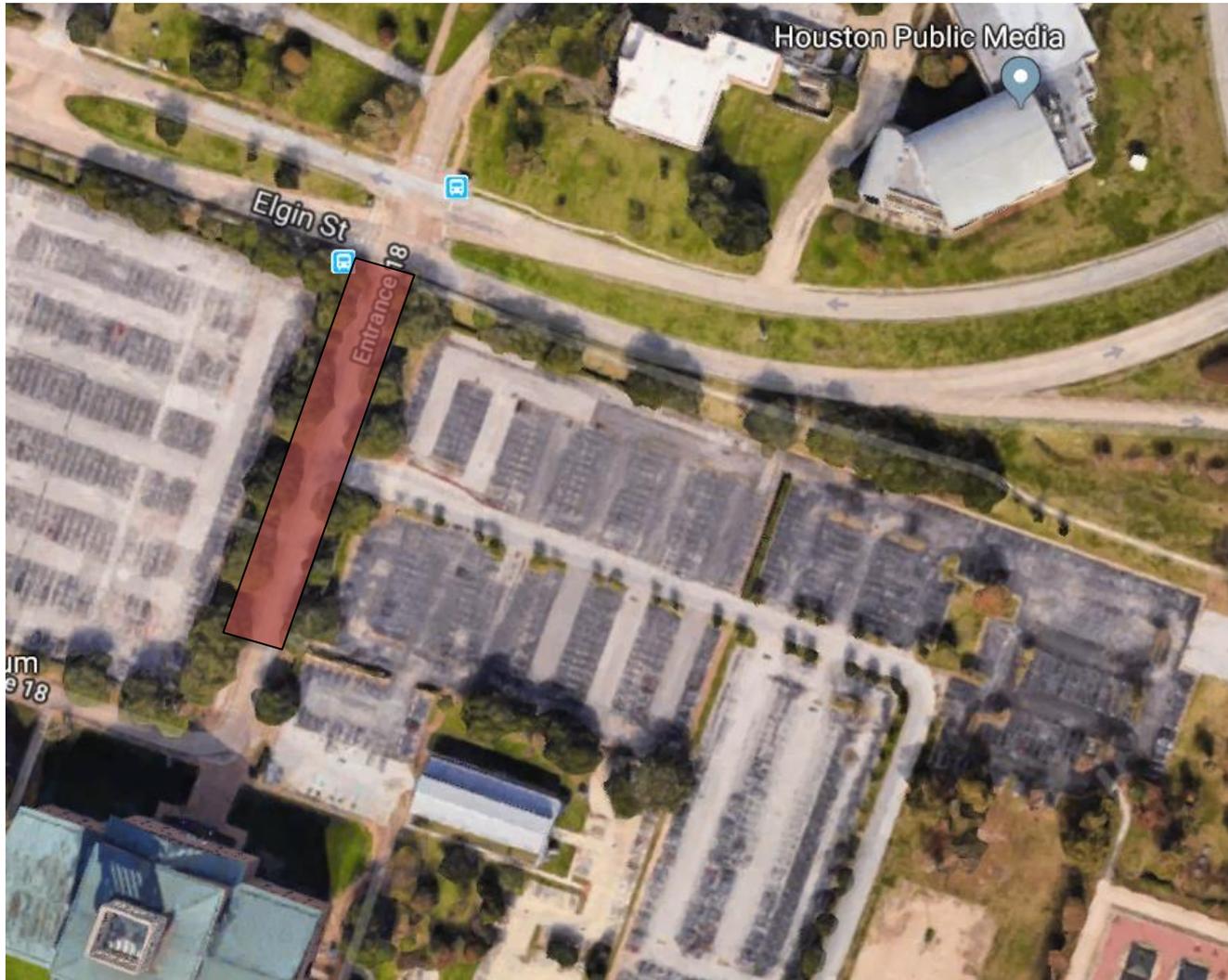
- Bullet item – Problem/Issues
- Delivery Method
- Scope
- TPC \$
- Schedule

PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

Entrance 18, Storm Water Management Improvements

- **Issue:** This area suffers from frequent flooding well over top of curb, making the intersection impassable from heavy rains with short duration or long sustained light rain (as short as 3-4 hours). The single storm inlet near the intersection of entry 18 drive and Elgin is easily overwhelmed by light volume rains, due to the low level entry drive and water runoff from the adjacent parking lots grading down toward it.
- **Team:** Page and Flintco/A-Status
- **Scope:** New storm inlets and underground piping, regrading, repaving, new sidewalk, curbing, and landscaping as required.
- **TPC: \$900,000 (covered by previous FY closeouts)**
- **Schedule:** Estimated completion date: 2Q 2019 and to be addressed in conjunction with Parking Garage 5 construction.

Overhead View of Affected Area



PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

Fine Arts 589, Building Foundation Issues

- **Issue:** Suite 100 has been experiencing significant foundation issues that created an interior wall to be damaged by compression, upheaving is occurring in the center of the affected suite. There are two large oak trees on the SE side of the building along with a domestic water line that will be investigated.
- **Team:** PBK (AE)
- **Scope:** Perform foundation slab investigation, provide signed/sealed repair documents to include site grading, irrigation plans, construction administration and 6- month review after the improvements are made.
- **Previously approved funds: \$ 49,000, this request \$22,000**
- **TPC: \$71,000**
- **Schedule:** Estimated completion date: 2Q 2019

Overhead View of Affected Area



PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

Conrad Hilton HRM 590, Driveway Issue

- **Issue:** The circular paver driveway at the Hilton is showing signs of subsidence in several areas causing trip and pedestrian traffic hazards.
- **Team:** LJA Civil Engineers and JOC
- **Scope:** Scope of work is limited to removal of existing pavers. Excavation of 2' to subgrade and haul off spoils, install new clean fill and compact. Form and pour concrete with a stamped pattern and color to contrast adjacent hard surface (concrete).
- **Previously approved funds: \$ 8,060 (Design) , this request \$61,880**
- **TPC: \$135,000 (Split between college and MPEC)**
- **Schedule:** Estimated completion date: 3Q 2018

Overhead View of Affected Area



FIRE/LIFE SAFETY PROJECTS

Approved to date:

FLS FY15-17 Total Allocation			
	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

No change

PROPOSED FUTURE PROJECTS

HVAC SYSTEM PROJECTS	\$ 4,500,000
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
BUILDING ENVELOPE	\$ 22,864,104
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
SITE UTILITIES	\$ 8,395,940
Dedicated Irrigation Waterline (Phase 1 of 2)	\$ 250,000
Chilled Water Distribution Project	\$ 4,945,440

ELECTRICAL SYSTEM PROJECTS	\$ 4,410,500
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
INTERIORS	\$ 1,087,552
Hilton Ballroom Folding wall replacement	\$ 32,552
Hilton Center for Student Success	\$ 780,000
Hilton Kitchen Hood Replacement	\$ 150,000
SITE IMPROVEMENTS	\$ 1,100,000
Hilton Driveway	\$ 129,740
PLUMBING	\$ 450,000
Galvanized to Copper Pipe Package (Ongoing)	\$ 450,000
CONVEYING PROJECTS	\$ 100,000
Ongoing Elevator Cab Refresh (ongoing)	\$ 100,000
Campus Requests	\$ 346,000
Facility Condition Assessments	\$ 400,000

No change

END