



# 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, Dr. Clarke and Nick Tamayo  
**Not present:**  
**Date:** Tuesday, October 9, 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 Christa Rieck

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

- FY19 budget was initiated at \$8,000,000
- Remaining balance \$986,870 with 2 project to be approve during this session (page 5 and 8).

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

- Two projects were approved during this session (page 4).
  - 588 - McElhinney Room 341 wall repair and refresh \$17,020
  - 515 - Central Plant Chiller #4 Actuator Retrofit \$24,310

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

- 121 – Brazos Hall at UH Sugar Land – Design and Exploratory Opening for a roof and façade leak. (Pages 5 -7). Christa Rieck motioned for approval and was seconded by Dr. Lee. This motioned was approved with no objections.
- 400 – Cougar Substation - Additional funding needed for numerous unforeseen underground conditions associated with this project (Pages 8 and 9) – Cris Milligan motioned to approve and the proposal was seconded by Dr. Lee. This motioned was approved with no objections.

#### 5. Review of FLS Projects

- An approved list of the FLS projects is provided on page 10 of the attached presentation.

- **750 Coastal Center**, Additional funding for the fire alarm panel was requested to bring the panel up to code. (\$36,000)
- 6. Outstanding projects that will move to FY20 are shown on page 11**
- A list of proposed future projects.

Next MPEC meeting November 13, 2018

End of Minutes

U N I V E R S I T Y of  
**HOUSTON**

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Maintenance Project Evaluation Committee  
Date: 10/9/2018

## 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

## FY19 BUDGET REVIEW

### FY19 FUNDING TOTAL

\*FY19 MPEC Budget \$ 8,000,000

### FY19 BUDGET BREAKDOWN

FY19 Project Budget \$ 7,000,000

Campus Request \$ 1,000,000

**Balance \$ 986,870**

**Needed this session: \$ 61,800**

\*does not include FLS budget

# SUBCOMM. APPROVED PROJECTS UNDER \$50k

## FY19 MPEC Budget Allocations

Date	Project Cost center	Description	Budget
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### FY19 Allocation - P790608 ST#63785

#### *Campus Requests*

*This amount should be allocated for emergencies and high priority projects that may develop throughout the year.*

	Project Cost center	Description	Budget
9/20/2018	00730-7047-H0192-G0004-P790613	McElhinney Room 341 Repair & Refresh	\$ 17,020
9/20/2018	00730-7047-H0183-G0004-P790614	Chiller #4 Actuator Retrofit	\$ 24,310
10/5/2018	00730-7047-H0184-G0008-P790543	Brazos Hall Roof/Ceiling Leak Investigation	\$ 61,800

 Most recent approvals

## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

### 121 Brazos Hall, Roof Leaks – Design and Exploratory Openings

- **Issue:** The SE corner of the Brazos Hall Building is requiring additional openings to finalize the repair design documents.
- **Team:** Building Envelope Consultant and general contractor
- **Scope:** Removal of approximately four concrete masonry units (CMU) at the metal roof above the level 1 mechanical room. Removal of approximately 2'x2' brick masonry unit areas above the shelf angle on level 3 outside of room 359. Removal of parapet metal panel at the roof level area above room 359. Once the observations are met and data is collected patching will occur.
- **Previously approved:** \$20,000, Total Project Cost has not been determined.
- **Needed today: \$61,800**
- **Schedule:** 4Q18-1Q19

**PROJECTS OVER \$50k FOR COMMITTEE APPROVAL**



## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

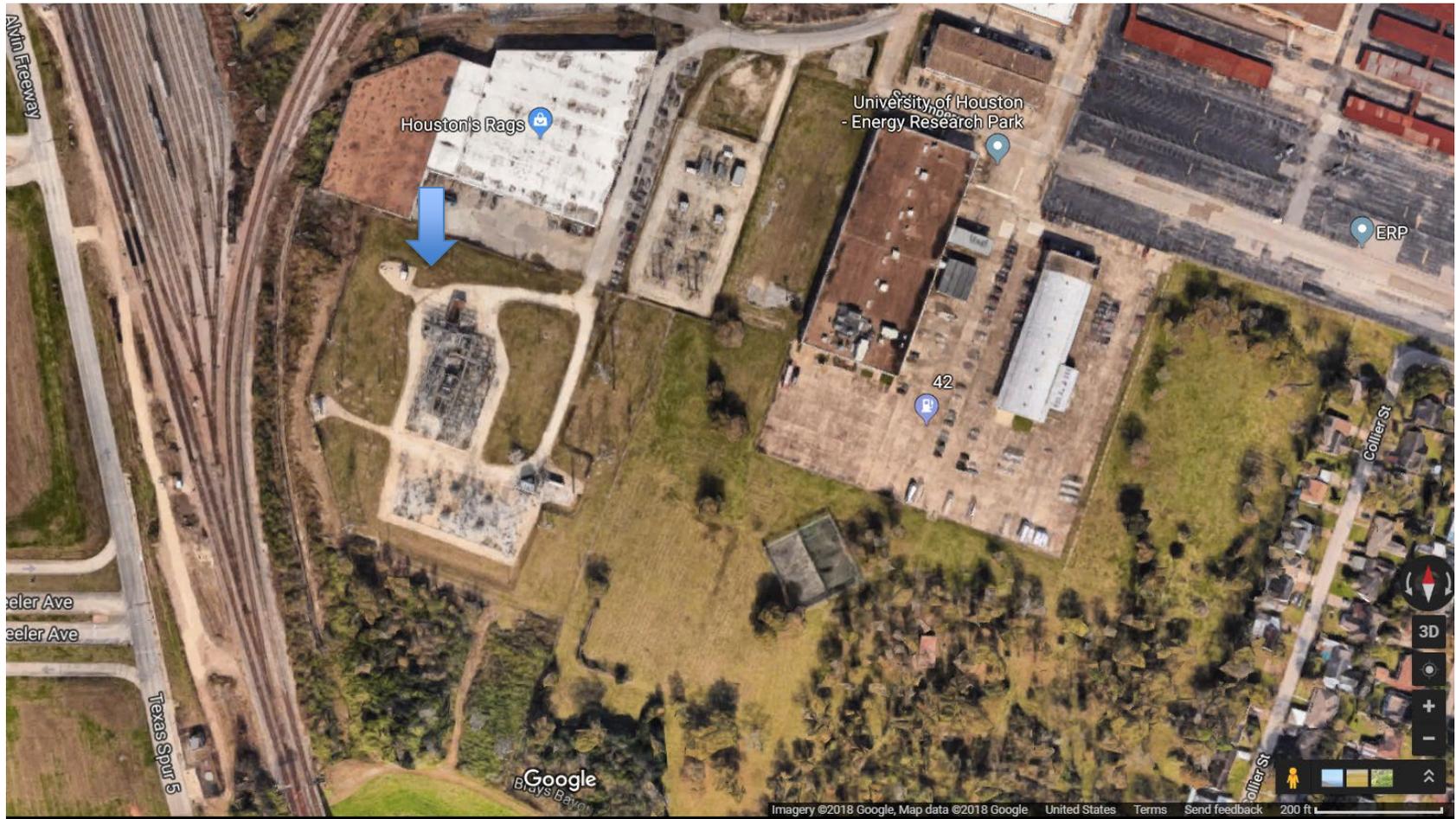


## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL

### 400 Cougar Substation, Additional Funding

- **Issue:** Numerous unforeseen underground conditions have impacted the project budget, requiring additional funds. In 2017, \$1MM was added to the project budget.
- **Team:** AE Team/ Boyer
- **Scope:** Additional Funding is required for 1) UH IT to install communication fiber between equipment, 2) Historical and current Architect (A/E) Change Orders for a) re-design work resulting from CenterPoint Energy (CPE), TxDOT, and Railroad Design Comments and b) Equipment Communication needs, 3) CPE equipment purchase and Health 1 & 2 high-voltage connection work, and 4) Construction Contractor effort to tie-in equipment communication links.
- **Previously approved:** \$25MM
- **Needed today: \$500,000** - using funding that is now available after numerous project closeouts.
- **Schedule:** 4Q18-4Q19

## PROJECTS OVER \$50k FOR COMMITTEE APPROVAL



## FIRE/LIFE SAFETY PROJECTS – Approved to date

<b>FLS FY15-17 Total Allocation</b>			
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
8/28/2018	00730-7047-H0184-G0004-P790605	MREB Water Separation	\$ 151,521
9/4/2018	00730-7047-H0184-G0008-P790513	Coastal Center Restroom Sprinkler	\$ 36,000

 Most recent approvals

## FUTURE PROJECTS – Need Funding

Category	Required TPC
<b>HVAC SYSTEM PROJECTS</b>	
E. Cullen HVAC (Construction Phase)	\$ 4,500,000
<b>BUILDING ENVELOPE</b>	
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
<b>SITE UTILITIES</b>	
Dedicated Irrigation Waterline (Phase 2)	\$ 250,000
Chilled Water Distribution Project	\$ 4,945,440
<b>ELECTRICAL SYSTEM PROJECTS</b>	
Generator Replacement (Phase 3 of several)	\$ 500,000
Electrical Panelboards (Ongoing)	\$ 100,000
<b>INTERIORS</b>	
Card Access (ongoing and possibly last phase)	\$ -
Classroom Upgrades	\$ 500,000
Engineering Abatement and flooring	\$ 600,000
<b>SITE IMPROVEMENTS</b>	
<b>PLUMBING</b>	
Galvanized to Copper Pipe Package (Ongoing)	\$ 450,000
<b>CONVEYING PROJECTS</b>	
Ongoing Cab and Mechanical Upgrades	\$ 100,000

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

END