

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Nick Tamayo, Tim Rosas, Dr. Lee, Dr. Clarke, Le'Che Mayes,
Cris Milligan, and Christa Rieck
Not present: Jeffrey Benjamin
Date: Tuesday, July 14, 2020
Time: 1:00 p.m. – 1:50 p.m.
Location: Microsoft Teams

1. Introduction

Meeting was called to order by Christa Rieck

2. Review current fiscal year planned budget and project overview

- The FY2020 budget has been setup, page 4
- FY2020 budget was initiated at \$8,000,000
- Project Budget \$6.9M
- Remaining balance \$53,465

3. Review notification of approved projects under 50K

- Recently approved projects, page 5
 - FY20 MPEC Health 1 Power Logic Meter - \$11,000

**4. Review action items for campus requests over 50K pages 6
No projects to approve**

5. Review of FLS Projects

- Recently approved projects, page 7
 - FY20 FLS 550 Fire Pump Controller Repair - \$9,500

6. FY2019 Project Status – pages 8 and 9

- Clean up efforts continue, updated balances were added as of 6/8/2020.

7. List of Project for FY2021 Consideration pages 10-14

8. Next Steps for the FY2021 Projects

- Request for electronic vote sent on July 27th
- Results collected through July 31st

Committee Member	Approve or Reject	Response Date
Christa Rieck	Approve	July 27, 2020
Jeffrey Benjamin	Approve	July 27, 2020
Tim Rosas	Approve	July 27, 2020
Cris Milligan	Approve	July 28, 2020
Mark Clarke	Approve	July 30, 2020

Based on the above results (5 approvals out of 6), the FY2021 Proposed Projects have been approved. The projects will be funded in September.

Next MPEC meeting August 11, 2020
End of Minutes

UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
Date: 7/14/2020

TODAY'S AGENDA

1. Member Representation
2. Review current fiscal year budget
3. Review subcommittee approved projects **under** \$50k
4. Review subcommittee approved requests **over** \$50k
5. Review FLS Approved items
6. Quick Review of FY2019 Projects
7. FY2021 List of Projects for Consideration

MPEC MEMBER REPRESENTATION

Representative	Role/Department
Christa Rieck (Chair)	Executive Director / Planning
Cristina D. Milligan	Assistant VP / Research
T. R. Lee	Professor / Chemistry
Mark Clarke	Assoc. Provost / Office of the Provost
Jeffrey Benjamin	Assistant VP / Facilities
Tim Rosas	Manager / Information Services College of Education
*Nicolas Tamayo	Sr. Planner / Planning
*Le'che Mayes	Assistant Director/Business Operations

**none voting members*

Year 1 commitment almost complete

FY2020 BUDGET REVIEW

FUNDING TOTAL

*MPEC Budget \$ 8,000,000

BUDGET BREAKDOWN

Project Budget \$ 6,900,000

Campus Request \$ 1,100,000

Balance \$ 53,465

Needed this session: \$ 0.00

*does not include FLS budget

RECENTLY APPROVED PROJECTS

Date	Project	MPEC – Requests Requests	Amount
10/30/2019	P790701	E. Cullen ADA Suite 10	\$ 13,000.00
12/5/2019		Dudley Recital Hall HVAC Humidity Issues (Emergency)	\$ 81,032.00
12/5/2019	P790716	Student Life Plaza Improvements (\$20K Sidewalks)	\$ 50,000.00
12/13/2019	P790715	FY20 MPEC 521 Replacement of existing building siding	\$ 32,000.00
1/8/2020	P790721	FY20 MPEC Master Planning Effort	\$ 147,000.00
1/8/2020	P790722	FY20 MPEC T22 Transformer	\$ 149,828.67
1/15/2020	P790704	FY20 Dudley Recital Hall HVAC Humidity Investigations and Repairs WOB79166	\$ 26,032.00
1/30/2020	P790734	FY20 MPEC Health 1 Circuit Breaker	\$ 13,931.37
1/15/2020	P790690	FY19 GSB Chiller Emergency HVAC Repairs	\$ 469,678.00
3/6/2020	P790396	FY15 MPEC CW E&G Window Repairs	\$ 473.10
6/22/2020	P790755	FY20 MPEC Health 1 Power Logic Meter	\$ 11,000.00

 Most recent approvals

PROJECTS NEEDING APPROVAL

800 FY20 Project Name

Justification:

Project Description:

Cost:

Contractor/Crew:

Completion date:

No Projects to approve

FIRE/LIFE SAFETY PROJECTS – Approved to date

Date	Project	FLS – Requests Requests	Amount
1/8/2020	P790719	UHPD Generator ATS Replacement	\$ 22,698.52
1/8/2020	P790720	800 FLS Chung’s Demolition – Design	\$ 80,000.00
1/29/2020	P790732	HSC New Fire Alarm Panel & Pump Replacement	\$ 914,000.00
1/29/2020	P790733	ERP Means and Egress Violations	\$ 67,500.00
2/5/2020	P790735	HVAC Unit Replacement HazMat area	\$ 58,000.00
2/5/2020	P790736	Campus-wide Fire Sprinkler Back Flow Repairs	\$ 48,400.00
2/17/2020	P790739	Fire Line Leak Break (Building 525)	\$ 43,342.88
3/06/2020	P790744	Rebuild or Replace Back Flow Preventers (Multiple Locations)	\$ 111,887.95
5/11/2020	P790748	FY20 STL Fire Tank Repair	\$ 9,300.00
5/21/2020	P790372	FY15 MPEC PGH SFMO Viol #18 Fire Sprinkler	\$ 623,851.06
5/29/2020	P790751	FY20 FLS 800 DM FLS20 Fire Alarm Replacement (5 Bldgs.)	\$ 1,880,500.00
6/12/2020	P790754	FY20 FLS 550 Fire Pump Controller Repair	\$ 9,500.00

 Most recent approvals

FY 2019 Project Status

Updated: 6/08/2020

Project Number	FY19 Pre-Approved and set up	Project Budget	Balance	Status
P790611	University Sidewalk Project	\$ 50,000.00	\$ 4,946.97	Complete
P790468	South Fueling Station (\$100K)	\$ 649,980.74	\$ 422,688.87	design
P790510	SR2 Loading Dock Stress Crack	\$ 200,000.00	\$ 187,503.91	design
P790343	Wayfinding Signage (\$200K)	\$ 200,000.00	\$ 95,172.79	underway
P790471	Computing Center Foundation (\$250K)	\$ 297,880.00	\$ 256,867.54	design
P790592	Facility Condition Assessments (\$250K)	\$ 650,000.00	\$ 80,506.55	95% Complete
P790429	Fine Arts Organ Recital Hall (\$300K)	\$ 669,996.00	\$ 575,146.92	RFP Complete, possible re-bid
P790626	Building Exterior Cleaning	\$ 100,000.00	\$ 8,474.55	Complete
P790627	Design Guidelines and Master Specs	\$ 250,000.00	\$ 68,356.24	75% Complete
P790275	Fleming Building Envelop Repairs (\$500K)	\$ 979,000.00	\$ 850,723.00	Pending RFP
P790538	Domestic Water Upgrades (\$1M)	\$ 1,308,000.00	\$ 979,711.04	design
P779798	Cameron Chiller and AHU Replacement (\$600K)	\$ 1,007,613.88	\$ 677,917.87	75% design
P790664	Street Improvements and Repairs	\$ 250,000.00	\$ 18,325.68	Complete
P790624	ADA Improvements / FY17 FLS GSW Fire Panel and Lane	\$ 725,000.00	\$ 1,977,038.83	construction
P790666	FY19 MPEC 800 Demolition of Decommissioned Bldgs	\$ 300,000.00	\$ 146,321.45	95% complete
P790675	Electrical Infrastructure Assessment	\$ 500,000.00	\$ 443,277.48	Assessment contract underway
P790674	Storm Drain Mix Flow Pump	\$ 47,500.00	\$ 47,500.00	Pending contract
P790682	FY19 MPEC Library Water Intrusion	\$ 730,000.00	\$ 16,097.98	Design
P790473	FY16 MPEC CW Transfer Switch Replacement	\$ 949,500.00	\$ 957,856.73	procurement phase
	Total	\$ 9,864,470.62	\$7,814,434.40	

FY 2020 Approved and Setup

Date	Project number	FY20 Pre-Approved	Project Budget	Status
9/26/2019	P790692	FY20 507 Wortham Theater Scene Shop Lighting	\$ 60,000.00	Comp
9/26/2019	P790693	FY20 589 Fine Arts Classroom Laser Cutter Exhaust	\$ 85,000.00	Design
10/2/2019	P790694	FY20 515 Central Plant Improvements	\$ 547,000.00	Design
10/2/2019	P790695	FY20 585 General Services HVAC Repairs	\$ 85,000.00	Const.
10/25/2019	P790698	FY20 543 Architecture Lighting and Controls Replacement	\$ 100,000.00	Design
10/25/2019	P790699	FY20 589 Dance Floor Replacement	\$ 100,000.00	Const.
10/25/2019	P790700	FY20 585 GSB Roof Replacement	\$ 500,000.00	Design
11/12/2019	P790706	FY20 800 Irrigation Phase 2	\$ 100,000.00	Comp
11/13/2019	P790708	FY20 MPEC 800 Sidewalk Repairs	\$ 105,022.36	Comp
12/19/2019	P790717	FY20 MPEC 800 Ongoing Building Exterior Cleaning	\$ 100,000.00	In work
1/9/2020	P790723	FY20 MPEC 519 Public Safety Roof Repairs and Envelope	\$ 750,000.00	Design
1/9/2020	P790724	FY20 MPEC 516 E Cullen Structural Issue at South End	\$ 75,000.00	Design
1/10/2020	P790725	FY20 MPEC 800 Medium Voltage Cable Testing and Replacement	\$ 500,000.00	Design
1/10/2020	P790726	FY20 MPEC 580 & 581 Engineering Abatement & Flooring	\$ 600,000.00	Hold
1/10/2020	P790727	FY20 MPEC UHSL Wayfinding Signage	\$ 200,000.00	Design
1/10/2020	P790728	FY20 MPEC 800 Street Improvements & Repairs	\$ 250,000.00	Design
1/10/2020	P790729	FY20 MPEC Building Metering Project (Plumbing & Electrical)	\$ 300,000.00	TBD
7/1/2019	P790682	FY20 MPEC Replacement with the new 8' wide sidewalk along Wheeler (Part of the ADA Improvements Allowance)	\$ 115,500.00	TBD
	Total		\$ 4,572,022.00	

List of projects for FY21 Consideration

Date: 06-12-2020			(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score	
FY2021 Anticipated Budget	\$ 8,000,000.00							
Total Required for Projects								
Category	Required TPC	40%	30%	15%	15%	100%		
HVAC SYSTEM PROJECTS	\$ 22,495,000							\$ 1,195,000
516 E. Cullen HVAC Rehabilitation Project	\$ 17,500,000	5	6	6	6	56		
515 Central Plant Chiller refrigerant monitoring	\$ 150,000	5	6	6	6	56		
515 Central Plant tube-sheet and end plate coatings (6)	\$ 365,000	5	6	5	5	53		
515 Central Plant Chiller #3 Replacement (FY22)	\$ 3,200,000	5	5	5	5	50		
515 Central Plant Replacement of Chiller head	\$ 125,000	6	6	7	6	61.5		
515 Central Plant Chiller #2B Compressor motor replacement	\$ 450,000	6	7	7	7	66		
800 Campus Testing Adjusting and Balancing (Allowance)		5	5	5	5	50		
508 Technology BAS/HVAC for Tech Room	\$ 250,000	6	8	6	6	66		
509 MDA Building Automation System replacement	\$ 150,000	5	8	7	7	65		
800 Macroserver Upgrade for Research Bldgs.	\$ 70,000	7	8	7	7	73		
515 Central Plant Treat System Condensate Collection Tank and piping	\$ 150,000	7	6	7	5	64		

Total for highlighted items



List of projects for FY21 Consideration

Date: 06-12-2020		(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score	
FY2021 Anticipated Budget	\$ 8,000,000.00						
Total Required for Projects							
Category	Required TPC	40%	30%	15%	15%	100%	
BUILDING ENVELOPE	\$ 25,795,000						\$ 1,500,000
588 McElhinney Roof and Envelope	\$ 1,500,000	6	5	7	7	60	
509 MDA Library Roof Replacement and Envelope (2016)	\$ 2,100,000	8	7	8	10	80	
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	
800 Ongoing Building Exterior Cleaning	\$ 100,000	6	6	7	7	63	
585 General Services Windows and Sealants	\$ 250,000	5	5	5	5	50	
517 Cullen Auditorium Roof Replacement	\$ 800,000	7	7	7	7	70	
507 Wortham Theater Roof Replacement	\$ 2,600,000	7	7	7	7	70	
545 SERC Roof Replacement	\$ 1,200,000	7	8	8	8	76	
581 Engineering 2 Roof Replacement	\$ 1,200,000	7	8	7	7	73	
589 Fine Arts Roof Replacement	\$ 1,200,000	7	8	7	7	73	
506 Valenti School of Communications Roof Replacement	\$ 650,000	7	7	7	7	70	
494 Agnes Arnold Auditorium Roof Replacement	\$ 600,000	5	6	7	6	57.5	
540 Law Library Roof/Envelope	\$ 1,350,000	5	5	5	5	50	
550 SR1 Roof Replacement	\$ 1,500,000	7	8	6	7	71.5	
528 Melcher Hall Roof Replacement	\$ 2,200,000	7	7	7	7	70	
505 JDA Foundation Repairs	\$ 2,000,000	8	8	8	8	80	
Brazos Hall Waterproofing	\$ 200,000	7	7	8	6	70	

List of projects for FY21 Consideration

Date: 06-12-2020		(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score	
FY2021 Anticipated Budget	\$ 8,000,000.00						
Total Required for Projects							
Category	Required TPC	40%	30%	15%	15%	100%	
SITE UTILITIES	\$ 6,750,000						\$ 250,000
800 Domestic Water Upgrades Design & Construction (Phase 2 of 2)	\$ 1,500,000	6	7	6	7	64.5	
800 Campus Infrastructure Repairs	\$ 250,000	7	7	6	7	68.5	
800 Chilled Water Distribution Project	\$ 5,000,000	6	7	6	7	64.5	
ELECTRICAL SYSTEM PROJECTS	\$ 5,460,000						\$ 1,650,000
800 Generator Replacement (ongoing)	\$ 500,000	6	7	6	7	64.5	
800 Medium Voltage ATS replacement (ongoing)	\$ 750,000	8	7	8	8	77	
800 Medium Voltage Feeder Replacement	\$ 500,000	8	7	7	8	75.5	
400 Electrical Substation Control Power Upgrade	\$ 200,000	8	7	7	7	74	
800 Protective Relay Upgrades	\$ 50,000	7	5	7	7	64	
800 Arc Flash Recommended Improvements (ongoing)	\$ 150,000	7	7	7	7	70	
400 Cougar Substation Safe Operability for Maintenance	TBD						
800 Key Watcher Installation for Sugar Land and Katy	\$ 50,000	8	8	8	8	80	
800 Cullen Fountain Lighting	\$ -	7	7	6	7	68.5	

List of projects for FY21 Consideration

Date: 06-12-2020		(1) Urgency	(2) Impact Research and Teaching	(3) Appropriateness	(4) Funding Contribution by others and High ROI	Final Score	
FY2021 Anticipated Budget	\$ 8,000,000.00						
Total Required for Projects							
Category	Required TPC	40%	30%	15%	15%	100%	
INTERIORS	\$ 480,000						\$ 180,000
596 HSC Ceiling Replacement Coordination with FLS	\$ 300,000	5	6	5	7	56	
120 UHSL George Lobby Flooring Replacement	\$ 80,000	5	7	7	6	60.5	
800 ADA improvements	\$ 100,000	10	10	10	10	100	
SITE IMPROVEMENTS	\$ 2,788,000						\$ 788,000
800 Ongoing Sidewalk Repairs	\$ 100,000	8	8	8	8	80	
800 Sugar Land Wayfinding	\$ 100,000						
800 Street Improvements and Repairs	\$ 338,000	8	8	8	8	80	
Demolition of Chung's Design Package	\$ 2,000,000	5	5	5	5	50	
528 Melcher Hall Site Improvements	\$ 250,000	6	7	7	5	63	
PLUMBING	\$ 810,000						\$ 810,000
509 MDA Library Blue Wing Water Heater	\$ 60,000	7	7	8	7	71.5	
800 Building Metering Project (CHW, Steam and Electrical)	\$ 300,000	7	8	8	8	76	
576 STL Back Flow Preventors	\$ 200,000	7	8	6	7	71.5	
501 Roy Cullen Steam Connection to Central Plant	\$ 250,000	7	8	8	7	74.5	

List of projects for FY21 Consideration

Date: 06-12-2020							
FY2021 Anticipated Budget		\$ 8,000,000.00					
Total Required for Projects							
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%	
CONVEYING PROJECTS	\$ 227,000						\$ 227,000
800 Elevator Controllers (534, 588, 586, 564, 589, 585)	\$ 227,000	5	5	5	5	50	
OTHER	\$ 1,400,000						\$ 1,400,000
CAMPUS REQUEST	\$ 1,000,000						
Master Planning Services	\$ 150,000	5	5	7	6	54.5	
GIS Implementation (2019)	\$ 100,000	5	5	6	6	53	
Laboratory Usage Guide Assessments	\$ 150,000	6	7	8	7	67.5	
FCA Program (FY22 Restart)	\$ -	6	7	8	5	64.5	
Grand Total	\$ 66,205,000						\$ 8,000,000

Anticipated Budget 

Next Steps for FY2021 Projects

- Send questions to Nick Tamayo no later than Wednesday July 22nd end of day
- We will return all answers by Friday July 24th
- Distribute for electronic vote on July 29th
- August 3rd - Collect and distribute results



End