

MPEC MEETING MINUTES

Subject: Maintenance Project Evaluation Committee
Attendees: Tim Rosas, Cris Milligan, Dr. Lee, Christa Rieck, Michelle Le, Mike Wheeler, and Nick Tamayo
Not present: Dr. Clarke
Date: Tuesday, May 10, 2022
Time: 1:00 p.m. – 1:30 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 FY2022 budget has been setup and is shown on page 4
 - FY2021 budget was initiated at \$ 8,000,000
 - Project Budget \$ 7.5M
 - Campus Request budget \$ 500,000
 - Remaining balance \$ 124,649
 - Required for this session \$ 0.00

3. Review notification of approved projects under 50K page 5

- Recently approved projects
 - FY22 MPEC 581 Waterproofing at W438 - \$ 15,000
 - FY22 MPEC 590 Restroom Plumbing Repairs - \$ 100,000
 - FY22 MPEC 800 Pedestrian Safety Project - \$ 25,000
 - FY22 MPEC 550 Rock Crushing Room Exhaust - \$ 5,151

4. Review action items for campus requests over 50K

- No projects at this time

5. Review of the FY22 Pre-Approved Projects page 6

6. Review of FLS Projects

- Recently approved projects, page 8
 - FY22 FLS 564 Fire Pump Packing - \$ 5,500
 - FY22 FLS 590 Hilton Dry System Repairs - \$ 6,400
 - FY22 FLS 800 TB Fire Loop Repairs - \$117,000
 - FY22 FLS 508 Door swing 121 & 124 - \$ 28,000

7. FY23 Preliminary List, pages 9-13

Next MPEC meeting June 8, 2022
End of Minutes



UNIVERSITY of
HOUSTON

Maintenance Project Evaluation Committee
May 10, 2022

TODAY'S AGENDA

1. Member Representation
2. Review current fiscal year budget
3. Review sub-committee approved projects **under** \$50k
4. Review sub-committee approved requests **over** \$50k
5. FY22 Pre-Approved Project Update
6. Review FLS Approved items
7. Early list of FY23 Projects

MPEC MEMBER REPRESENTATION

Representative	Role/Department	Representing
Christa Rieck (Chair)	Executive Director / Planning	Chair – F/CM
Cristina D. Milligan	Assistant VP / Research	Division of Research
T. R. Lee	Professor / Chemistry	Faculty Senate
Mark Clarke	Assoc. Provost / Office of the Provost	Office of the Provost
*Mike Wheeler	Director, Projects & Technical Services	Facilities Services
Tim Rosas	Manager / Information Services College of Education	At-Large Campus
**Nicolas Tamayo	Facilities Director / Planning	Facilities Planning
**Michelle Le	Accountant/FBOC	Facilities Business Operations and Compliance

**interim member*

***non-voting members*

FY 2022 BUDGET REVIEW

FUNDING TOTAL

MPEC Budget ¹	\$	8,000,000
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BUDGET BREAKDOWN

Project Budget	\$	7,500,000
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Campus Request	\$	500,000
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Balance	\$	124,649
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Needed this session:	\$	0.00
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1- does not include FLS budget

FY22 PRE-APPROVED PROJECTS - UPDATE

- FY22 MPEC 596 CC Chillers, pumps, DX Unit, chilled water line. - **Funded and assigned**
- FY22 MPEC 545 SERC BAS – **Funded and assigned**
- FY22 MPEC 515 Central Plant tube-sheet and end plate coatings (6 chillers) – On Deck
- FY22 MPEC 550 SR1 Roof Replacement – **Funded and assigned**
- FY22 MPEC 581 Engineering 2 waterproofing at W438 – **Funded pending assignment**
- FY22 MPEC 800 Ongoing Building Exterior Cleaning – **Funded and assigned**
- FY22 800 Domestic Water Upgrades Design & Construction (Phase 2 of 3) – **Funded and assigned**
- FY22 MPEC 505 Optometry Transformer – **Funded and assigned**
- FY22 MPEC 520 Moores HID lighting to LED in the Music rooms – **Funded and assigned**
- FY22 MPEC 400 Substation SCADA System – **Pending new PM**
- FY22 MPEC 550 SR1 Bus duct at main (basement) – **Funded and assigned**
- FY22 MPEC 800 ADA Improvements – **Funded and assigned**
- FY22 MPEC 509 MDA 5th floor VAT Abatement and flooring Core Area – **Funded and assigned**
- FY22 MPEC 800 Ongoing Sidewalk Repairs - **Funding request in workflow**
- FY22 MPEC 800 Residential District Wayfinding – **Funded and assigned**
- FY22 MPEC 800 Laboratory Usage Guide Assessments - **Funded and assigned**
- 800 FCA Program (FY22 Restart) - **Funded and assigned**
- FY22 MPEC 800 Master Planning Services - **Funded and assigned**
- FY22 MPEC 800 Annual Wayfinding Repairs and Updates – **Funded and assigned**
- 800 GIS Implementation – **Funded and assigned**

FIRE/LIFE SAFETY PROJECTS – Approved to date

Date	Project	FLS – Requests Requests	Amount
12/9/2021	P790893	FY22 FLS 800 ADA Repairs	\$ 40,000.00
01/25/2022	P790907	FY22 FLS 532 Garrison Military Science Egress Violation	\$ 33,000.00
01/25/2022	P790908	FY22 FLS 800 Annual Inspection Repairs	\$ 450,000.00
2/25/2022	P790918	FY22 FLS Shop Exhaust Fan Replacement	\$ 11,500.00
3/1/2022	P790919	FY22 FLS 564 Fire Pump Packing	\$ 5,500.00
3/2/2022	P790920	FY22 FLS 590 Hilton Dry System Repairs	\$ 6,400.00
3/2/2022	P790923	FY22 FLS 800 TB Fire Loop Repairs	\$ 117,00.00
3/15/2022	P790932	FY22 FLS 508 Door Swings 121&124.1	\$ 28,000.00
		*Total	\$ 691,400.00

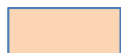
*FY22 Funded projects

 Most recent approvals

FY23 Preliminary List

FY23 Preliminary List –

HVAC SYSTEM PROJECTS	Opinion of Cost	FY23 Proposed
545 SERC - Ohio Medical Vacuum Pump/Air Compressor	\$ 160,000	\$ 160,000
*550 SR1 - Lab Chilled Water Chillers	\$ 140,000	\$ 140,000
576 STL - Dampers (Construction)	\$ 300,000	\$ 300,000
585 General Services - HVAC Repairs (2018)	\$ 250,000	\$ 250,000
589 Fine Arts - Dudley Hall AHU Relocation	\$ 200,000	\$ 200,000
515 Central Plant - Chiller #3 Replacement (FY23)	\$ 1,500,000	
*550 SR1 - Basement Sewage Pumps	\$ 40,000	\$ 40,000
593 HSC - AHU Blower Wheel Room 418	\$ 40,000	\$ 40,000
576 STL - Building Heat Exchanger 1	\$ 50,000	\$ 50,000
551 SR2 - Steam Condensate Header	\$ 120,000	\$ 120,000
551 SR2 - Lab Air Compressors (2)	\$ 120,000	\$ 120,000
*550 SR1 -Lab Air Compressor	\$ 35,000	\$ 35,000
593 HSC - Liebert Unit Replacement	\$ 100,000	
515 Central Plant - Chiller refrigerant monitoring	\$ 150,000	
551 SR2 - Domestic Cold Water Pumps	\$ 60,000	
551 SR2 - Building heat main water line	\$ 50,000	
551 SR2 - Level 3-5 BMS Upgrade	\$ 140,000	
505 JDA - HVAC Reconnection for suite 3301(Pending Evaluation)	\$ 200,000	
800 Campus - Testing Adjusting and Balancing (Allowance)	\$ 300,000	
800 Campus - Outside Air Damper Repairs	\$ 250,000	
Section total	\$ 5,205,000	\$ 1,455,000



Not included but could become leading effort




Leading Efforts

*Core Renovation

FY23 Preliminary List –


BUILDING ENVELOPE	Opinion of Cost	FY23 Proposed
*588 McElhinney - Roof Replacement	\$ 1,500,000	\$ 1,500,000
800 Campus - Ongoing Building Exterior Cleaning	\$ 150,000	\$ 150,000
517 Cullen Performance Hall - Roof Replacement (Design)	\$ 100,000	\$ 100,000
516 E. Cullen - Exterior Doors and EAC	\$ 1,500,000	
506 Valenti School of Communications - Roof Replacement	\$ 650,000	
528 Melcher Hall - Roof Replacement	\$ 2,200,000	
505 JDA Foundation Repairs	\$ 2,000,000	
516 E Cullen - Structural Issue at South End (2018)	\$ 750,000	
581 Engineering 2 - Roof Replacement	\$ 1,200,000	
589 Fine Arts - Roof Replacement	\$ 1,200,000	
494 Agnes Arnold Auditorium - Roof Replacement	\$ 600,000	
589 Fine Arts - SE Corner Foundation Issue	\$ 1,100,000	
551 SR2 - Façade Repairs	\$ 3,200,000	
585 General Services - Windows and Sealants	\$ 250,000	
Section total	\$ 17,900,000	\$ 1,750,000

 Leading Efforts – Required \$ 2,450,000

*Core Renovation

FY23 Preliminary List –


SITE UTILITIES	Opinion of Cost	FY23 Proposed
800 Domestic Water Upgrades Design & Construction (Phase 3 of 3)	\$ 800,000	\$ 800,000
800 Campus - Irrigation Phase (ongoing/metering)	\$ 250,000	\$ 250,000
800 Campus - Infrastructure Repairs (ongoing/tunnels)	\$ 250,000	\$ 250,000
800 Campus - Chilled Water Distribution Project	\$ 5,000,000	
Section total	\$ 6,300,000	\$ 1,050,000
ELECTRICAL SYSTEM PROJECTS	Opinion of Cost	
588 McElhinney - Generator replacement	\$ 600,000	\$ 600,000
581 Engineering 2 - Generator replacement	\$ 550,000	\$ 550,000
800 Campus - Medium Voltage Feeder Replacement (FY23)	\$ 300,000	\$ 300,000
516 E. Cullen - Generator replacement	\$ 700,000	
524 Student Services 1 - generator replacement	\$ 580,000	
800 IT Connectivity to Support Meter Project	\$ 100,000	
400 Cougar Substation - Operability for Maintenance	\$ 1,500,000	
800 Campus - Transfer Switches (2) Buildings to be provided	\$ 800,000	
800 Campus - Arc Flash Recommended Improvements (ongoing)	\$ 150,000	
800 (screening and foundation needs for 516)	\$ 750,000	
400 Substation Protective Relay Upgrades	\$ 100,000	
Section total	\$ 6,113,000	\$ 1,450,000
Page total		\$ 2,500,000

 Leading Efforts

*Core Renovation

FY23 Preliminary List –


INTERIORS	Opinion of Cost	
800 Campus - ADA Improvements	\$ 200,000	\$ 200,000
509 MDA Library - VAT Abatement and flooring Core Areas	\$ 400,000	
580 and 581 Engineering 1 and 2 - Abatement and flooring (2016)	\$ 700,000	
593 Houston Science Center - Ceiling Replacement	\$ 1,200,000	
Section total	\$ 2,400,000	\$ 200,000
SITE IMPROVEMENTS	Opinion of Cost	
800 Campus - Ongoing Sidewalk Repairs	\$ 100,000	\$ 100,000
579 Engineering 1 - Walkways	\$ 450,000	\$ 450,000
800 Campus - Cullen Rd. Improvements	\$ 2,400,000	
800 Campus - Loop Road Improvements by Elgin Garage	\$ 1,100,000	
Section total	\$ 4,050,000	\$ 550,000
PLUMBING	Opinion of Cost	
*550 SR1 - Roof Drains	\$ 300,000	\$ 300,000
590 Hilton - Restroom Plumbing line replacement	\$ 100,000	
585 General Services - Domestic hot water lines	\$ 700,000	
800 Campus - Building Metering Project (CHW, Steam and Electrical)	\$ 300,000	
Section total	\$ 1,400,000	\$ 300,000
Page total		\$ 1,050,000

 Leading Efforts

*Core Renovation

FY23 Preliminary List –

CONVEYING PROJECTS	Opinion of Cost	FY23 Proposed
800 Campus - Elevator Controllers	\$ 250,000	\$ 250,000
564 Fleming - Elevator Modernization	\$ 550,000	
549 Social Work - Elevator Modernization	\$ 1,500,000	
579 Engineering 1 - Elevator Modernization	\$ 2,500,000	
589 Fine Arts - Elevator Modernization	\$ 1,700,000	
Section total	\$ 6,500,000	\$ 250,000
OTHER	Opinion of Cost	
800 CAMPUS REQUEST	\$ 500,000	\$ 500,000
800 Campus - Laboratory Usage Guide Assessments	\$ 150,000	\$ 150,000
800 Campus - Master Planning Services	\$ 100,000	\$ 100,000
800 Campus - 800 Annual Wayfinding Repairs and Updates	\$ 50,000	\$ 50,000
800 Campus - Storm Management Program	\$ 200,000	\$ 200,000
Section total	\$ 1,000,000	\$ 1,000,000
Grand Total	\$ 69,095,000	\$ 8,005,000

 Leading Efforts

*Core Renovation

End