

**MPEC MEETING MINUTES**

**Subject:** Maintenance Project Evaluation Committee  
**Attendees:** Tim Rosas, Cris Milligan, Dr. Lee, Christa Rieck, Michelle Le, Dr. Clarke, Michael Oestereicher, and Nick Tamayo  
**Not present:**  
**Date:** Tuesday, December 13, 2022  
**Time:** 1:00 p.m. – 1:35 p.m.  
**Location:** Microsoft Teams

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**1. Introduction**

Meeting was called to order by Christa Rieck

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

- The FY2023 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 \$ 425,428
  - Required for this session \$ 28,872

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

- Recently approved projects
  - FY23 Library Landscape Enhancements - \$ 11,000
  - FY23 Farish Exterior Lighting Improvements - \$ 15,500

**4. Review action items for campus requests over 50K page 6**

- FY23 MPEC 581 Engineering 2 Flooring/cracks - \$ 28,872
- New Total Project Cost - \$62,372
- Motioned for approval by Dr. Lee
- Second by Cris Milligan
- Motion passed

**5. Review of FLS Projects**

- Recently approved projects, page 8
  - FY20 FLS ERP Means of Egress - \$ 165,000

- 6. Review of FY21 Projects page 9**
- 7. Review of FY22 Projects page 10**
- 8. Review of FY23 Projects page 11**

Next MPEC meeting TBD  
End of Minutes



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Maintenance Project Evaluation Committee  
December 13, 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 – none this period
5. Review FLS Approved items
6. FY21 Project Update
7. FY22 Project Update
8. FY23 Project Update

## MPEC MEMBER REPRESENTATION

Representative	Role/Department	Representing
Christa Rieck (Chair)	Assistant VC/VP / 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
Michael Oestereicher	Asst. VP Facilities 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 2023 BUDGET REVIEW

### FUNDING TOTAL

MPEC Budget <sup>1</sup>	\$	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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<b>Balance<sup>2</sup></b>	<b>\$</b>	<b>425,428</b>
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<b>Needed this session:</b>	<b>\$</b>	<b>28,872</b>
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1- does not include FLS budget

2- balance as of 11.29.2022



## PROJECT OVER \$50,000 – APPROVAL REQUIRED

### 581 Engineering 2 Flooring Repair

**Justification:** Engineering 2 has several floor cracks in lab E128. There is a concern this may become a bigger issues in the future and possibly a student safety concern.

**Project Description:** General Contractor will provided the following:

1. Dust control will be necessary to saw cut foundation as the building will be actively occupied
2. Sawcut and demo 81 LF of 5" concrete slab
3. Replace 35'of cast iron drainpipe with schedule 40 PVC pipe up to current code
4. Analysis on any dead space below or around pipe and backfill accordingly
5. Form and pour back concrete slab to level
6. Seal concrete slab and replace VCT to match

**Total Cost:** \$62,372

**Required for this session:** \$28,872

**Contractor/Crew:** TBD – General Contractor

**Completion Target :** 1/31/2023

**Status:** Pending Approval



**PROJECT OVER \$50,000 – APPROVAL  
REQUIRED**



## FIRE/LIFE SAFETY PROJECTS – Approved to date

Date	Project	FY23 FLS – Requests Requests	Amount
10/21/2022	P790733	FY20 FLS ERP Means of Egress	\$ 165,000
		Total	\$ 165,000

No update this period  
 Balance: \$ 1,850,110

## FY21 MPEC Project Updates

Date	Project #	FY21 Pre-Approved Projects	Original Budget	Revised Budget	Actual	Delta	Status
3/4/2021	P790821	FY21 MPEC 515 Central Plant Condensate and Chiller Head (Combined)	\$ 275,000.00	\$ -	\$ 221,890.12	\$ 53,109.88	Closed
2/26/2021	P790820	FY21 MPEC 515 Central Plant Chiller #2B Compressor Motor Replacement	\$ 450,000.00	\$ -	\$ 387,543.88	\$ 62,456.12	Closed
3/16/2021	P790826	FY21 MPEC 508 Technology BAS HVAC for Tech Room	\$ 250,000.00	\$ -	\$ -	\$ -	Hold
3/15/2021	P790823	FY 21 MPEC 509 MDA BAS Limited Replacement	\$ 150,000.00	\$ -	\$ 138,589.50	\$ 11,410.50	Close out
7/14/2020	P790762	FY20 USM 800 Macroserver Upgrade	\$ 70,000.00	\$ -	\$ 51,169.35	\$ 18,830.65	Closed
11/3/2020	P790717	800 Ongoing Building Exterior Cleaning (Funded over multiple years, FY20 - FY22)	\$ 100,000.00	\$ 350,000.00	\$ -	\$ -	Open
12/10/2020	P790676	FY19 MPEC 515 SERC Roof Project	\$ 1,200,000.00	\$ 1,249,000.00	\$ -	\$ -	Construction
4/26/2021	P790832	FY21 MPEC 121 Sugar Land Brazos Hall Roof Repairs	\$ 200,000.00	\$ -	\$ -	\$ -	Construction
3/4/2021	P790822	FY21 MPEC Campus Infrastructure Repairs	\$ 250,000.00	\$ -	\$ -	\$ -	Construction
10/30/2020	P790473	800 Medium Voltage ATS replacement (Funded over multiple years, FY21 and FY22)	\$ 750,000.00	\$ 1,856,000.00	\$ -	\$ -	Construction
3/10/2022	P790929	FY21 MPEC 800 Medium Voltage Feeder Replacement	\$ 500,000.00	\$ -	\$ -	\$ -	Emergency
9/29/2020	P790519	400 Electrical Substation Control Power Upgrade	\$ 200,000.00	\$ -	\$ -	\$ -	Construction
3/9/2022	P790927	FY21 MPEC 800 Arc Flash Assessment	\$ 150,000.00	\$ -	\$ -	\$ -	Design
3/16/2021	P790824	FY21 MPEC 800 Key Watcher Installation for Sugar Land & Katy	\$ 50,000.00	\$ -	\$ -	\$ -	Construction/MIC
3/16/2021	P790825	FY21 MPEC 120 UHSL Lobby Flooring Replacement	\$ 80,000.00	\$ -	\$ -	\$ -	Construction/MIC
1/14/2021	P790801	FY21 MPEC ADA Compliant Restroom Conversion	\$ 70,000.00	\$ 134,000.00	\$ 118,922.94	\$ 15,077.06	Closed
1/21/2121	P790802	FY21 MPEC ADA Parking & Sidewalk at the Coastal Center	\$ 30,000.00	\$ 87,700.00	\$ -	\$ -	Construction/CCS
12/8/2020	P790794	FY21 MPEC 800 Ongoing Sidewalk Repairs	\$ 100,000.00	\$ -	\$ -	\$ -	Ongoing
11/24/2020	P790727	800 Sugar Land Wayfinding (Funded over multiple years, FY20 and FY21)	\$ 100,000.00	\$ 366,000.00	\$ -	\$ -	Construction/CCS
10/26/2020	P790653	800 Street Improvements and Repairs -Calhoun Rd Traffic Median Development	\$ 338,000.00	\$ 384,000.00	\$ 345,385.20	\$ 38,614.80	Close out
4/26/2021	P790833	FY21 MPEC 528 Melcher Plaza	\$ 250,000.00	\$ -	\$ -	\$ -	Design
11/3/2020	P790782	FY21 MPEC 509 Library Steam Boiler Replacement	\$ 60,000.00	\$ -	\$ 55,719.01	\$ 4,280.99	Close out
		800 Building Metering Project (CHW, Steam and Electrical)	\$ 300,000.00	\$ -	\$ -	\$ -	Construction/CCS
11/3/2020	P790783	576 STL Back Flow Preventers	\$ 200,000.00	\$ 896,560.00	\$ -	\$ -	Construction/CCS
9/23/2020	P790741	501 Roy Cullen Steam Connection to Central Plant	\$ 250,000.00	\$ -	\$ -	\$ -	Construction
2/26/2026	P790819	FY21 MPEC 800 Elevator Controllers	\$ 227,000.00	\$ -	\$ -	\$ -	Construction
4/20/2021	P790703	FY20 USM Master Plan And Way Finding (Funded over multiple years: FY21, FY22)	\$ 150,000.00	\$ 300,000.00	\$ -	\$ -	Ongoing
1/7/2021	P790797	FY21 MPEC GIS Implementation (Funded over multiple years: FY21, FY22)	\$ 100,000.00	\$ 125,000.00	\$ -	\$ -	Ongoing
7/27/2020	P790766	FY20 USM Laboratory FCA Project (Funded over multiple years: FY20, FY21, FY22)	\$ 150,000.00	\$ 370,000.00	\$ -	\$ -	Ongoing

## FY22 MPEC PRE-APPROVED PROJECTS

- 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) – **Funded and assigned**
- FY22 MPEC 550 SR1 Roof Replacement – **Funded and assigned**
- FY22 MPEC 581 Engineering 2 waterproofing at W438 – **Funded and assigned**
- 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 – **deferred to future year**
- 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 - **Funded and assigned**
- 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**

## FY23 MPEC PRE-APPROVED PROJECTS

- 545 Science Engineering Research Cnt. Compressors - - **Funded and assigned, new cost center P791030**
- 550 Science & Research 1 Lab Chilled Water Chillers
- 576 Science Teaching Lab Dampers (Construction) - **Funded and assigned, added to P790785**
- 589 Fine Arts - Dudley Hall AHU Relocation - **Funded and assigned, added to P790950**
- 588 McElhinney Roof Replacement - **Funded and assigned, added to S000060**
- 800 Campus Ongoing Building Exterior Cleaning
- 517 Cullen Performance Hall Roof Replacement (Design) - **Funded and assigned, new cost center P791035**
- 516 E. Cullen Exterior Doors and Electronic Access Control – **Funded and assigned, added to P790947**
- 800 Campus Irrigation Master Plan - Phase 1 (ongoing/metering)
- 588 McElhinney generator - **Funded and assigned, added to S000060**
- 581 Engineering 2 generator replacement – **Funded and assigned, new cost center P791017**
- 516 E. Cullen Generator replacement – **Funded and assigned, new cost center P791017**
- 800 Campus Medium Voltage Feeder Replacement (FY23)
- 585 General Services Building ADA Ramp – **Funded and assigned, added to P790945**
- 550 Science & Research 1 Roof Drains
- 800 Campus Laboratory Usage Guide Assessments - **Funded and assigned, added to P790766**
- 800 Campus Master Planning Services
- 800 Campus Annual Wayfinding Repairs and Updates

End