

**MPEC MEETING MINUTES**

**Subject:** Maintenance Project Evaluation Committee  
**Attendees:** Jeffrey Benjamin, Dr. Lee, Dr. Clarke, Christa Rieck, Le'Che Mayes, Cris Milligan and Nick Tamayo  
**Not present:**  
**Date:** Tuesday, July 13, 2021  
**Time:** 1:00 p.m. – 1:30 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 FY2021 budget has been setup and is shown on page 4
  - FY2021 budget was initiated at \$ 8,000,000
  - Project Budget \$ 7.0M
  - Remaining balance \$ 143,081
  - Required for this session \$ 0.00

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

- Recently approved projects
  - FY21 MPEC 579 Mercury Spill (Emergency) - \$59,106
    - Dr. Lee asked who provided this service, Cris Milligan responded that it was performed by a remediation contractor and Jeff Benjamin confirmed.
  - FY21 MPEC 701 TMC Exterior Cleaning - \$45,000

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

- No new projects to approve during this period

**5. Review of FLS Projects – page 6**

- Recently approved projects
  - FY21 FLS Health District Fire Door and Damper Services - \$21,000

**6. FY2021 - List of Pre-Approved and Setup Projects - page 7**

- No changes during this period.

7. FY2022 Projects for Consideration

- The committee reviewed the proposed projects (highlighted in yellow) p. 12-14
- Christa suggested that we send the list to committee within a couple of day for further review and electronic vote will follow.
- Email sent Thursday 7/15/2021 at 1:59 pm CST.
- 2nd email was sent for electronic approval on 7/30/2021 at 12:56 pm CST.
- Responses received:

<b>Member</b>	<b>Approve or disapprove</b>	<b>Date and Time</b>
Dr. Lee	Approve	8/9/2021; 2:40 pm
Tim Rosas	Approve	8/1/2021; 4:48 pm
Cris Milligan	Approve	8/4/2021; 5:52 pm
Christa Rieck	Approve	8/2/2021; 7:34 am
David Oliver	Approve	8/9/2021; 12:25 pm

The FY2022 Projects are approved by the committee and will be setup as soon as the fiscal year begins.

Next MPEC meeting August 10, 2021  
End of Minutes



UNIVERSITY of  
**HOUSTON**

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Maintenance Project Evaluation Committee  
Date: 07-13-2021

## 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. FY2021 List of Projects that have been setup

## 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
Jeffrey Benjamin	Assistant VP / Facilities	Facilities Services
Tim Rosas	Manager / Information Services College of Education	At-Large Campus
*Nicolas Tamayo	Sr. Planner / Planning	Facilities Planning
*Le'Che Mayes	Assistant Director/Business Operations	Business Services

*\*non-voting members*

## FY 2021 BUDGET REVIEW

### FUNDING TOTAL

MPEC Budget <sup>1</sup>	\$	8,000,000
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### BUDGET BREAKDOWN

Project Budget	\$	7,000,000
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Campus Request	\$	1,000,000
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<b>Balance</b>	<b>\$</b>	<b>143,081</b>
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<b>Needed this session:</b>	<b>\$</b>	<b>0.00</b>
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1- does not include FLS budget

## RECENTLY APPROVED PROJECTS

Date	Project	MPEC – Requests Requests	Amount
9/16/2020	P790769	FY21 MPEC Krost Hall RTU Replacement	\$ 31,000.00
9/22/2020	P790771	FY21 MPEC Hilton Water Intrusion Investigation	\$ 26,840.00
9/28/2020	P790772	FY21 MPEC SERC E1019 Chilled Water Leak	\$ 10,600.00
9/29/2020	P790774	FY21 MPEC SERC 545 Emergency Mold Abatement	\$ 5,035.00
9/29/2020	P790775	FY21 MPEC SERC Access Controls	\$ 4,500.00
10/15/2020	P790776	FY21 MPEC Telecomm 105 Roof Replace	\$ 17,098.00
10/27/2020	P790780	FY21 MPEC 543 Architecture Organic Growth	\$ 43,894.21
11/24/2020	P790727	FY20 UHSL Wayfinding Signage	\$ 66,000.00
12/08/2020	P790792	FY21 MPEC Replacement of Back-flow devices	\$ 117,765.66
1/6/2021	P790796	FY21 MPEC 589 Organic Growth	\$ 7,379.85
1/25/2021	P790803	FY21 MPEC 516 Water Intrusion BOR Area	\$ 52,000.00
1/21/2021	P790802	FY21 MPEC ADA Parking & Sidewalk at the Coastal Center	\$ 4,000.00
2/3/2021	P790811	FY21 MPEC - UHCC Entry Monument Sign – Final	\$ 25,000.00
2/8/2021	P790816	FY21 MPEC 515 NEXUS Conduit Cabling	\$ 26,150.00
3/25/2021	P790827	FY21 MPEC/USM Scholars Walk	\$ 135,000.00
3/26/2021	P790828	FY21 MPEC 552 Room Numbering Plates	\$ 7,300.00
4/1/2021	P790785	FY21 FLS 576 STL Isolation Dampers Repairs	\$ 14,250.00
4/29/2021	P790834	FY21 MPEC Hilton Corridor S149 Plumbing Re-Pipe	\$ 143,000.00
4/30/2021	P790835	FY21 MPEC 578 Fire Restoration.1	\$ 10,000.00
6/7/2021	P790836	FY21 MPEC 579 Mercury Spill (Emergency)	\$ 59,106.16
7/7/2021	P790847	FY21 MPEC 701 TMC Exterior Cleaning	\$ 45,000.00
		<b>Total</b>	<b>\$ 856,918.88</b>

Most recent approvals/updates

## FIRE/LIFE SAFETY PROJECTS – Approved to date

Date	Project	FLS – Requests Requests	Amount
9/28/2020	P790773	FY21 FLS HSC Jockey Pump Controller and Check Valve Replacement	\$ 7,072.00
11/3/2020	P790781	FY21 Fire Lane Design Effort	\$ 143,000
11/23/2020	P790785	FY21 576 STL Isolation Damper Repairs	\$ 26,310
1/11/2021	P90800	FY21 FLS Fire Safety Violations Corrections	\$ 14,200
1/28/2021	P790546	FY17 FLS SFMO Egress Violations	\$ 513,400
2/2/2021	P790810	FY21 FLS Fire Back Flow Preventers	\$ 22,750
4/20/2021	P790830	FY21 FLS Engineering 1 and 2 Fire Suppression	\$ 1,000,000
6/22/2021	P790840	FY21 Health District Fire Door and Dampers Services	\$ 21,000
		<b>Total</b>	\$ 1,747,732

 Most recent approvals



## FY 2021 MPEC Approved and Setup

Updated 7/7/2021

Date	Project number	FY20 Pre-Approved	Project Budget	Status
9/23/2020	P790741	501 Roy Cullen Steam Connection to Central Plant	\$ 250,000.00	Design
9/29/2020	P790519	400 Electrical Substation Control Power Upgrade	\$ 172,152.75	Design
10/26/2020	P790653	800 Street Improvements and Repairs	\$ 289,495.00	Construction
10/30/2020	P790473	800 Medium Voltage ATS replacement (ongoing)	\$ 600,000.00	Construction
11/3/2020	P790717	800 Ongoing Building Exterior Cleaning	\$ 100,000.00	Construction
11/3/2020	P790782	509 MDA Library Blue Wing Water Heater	\$ 60,000.00	Construction
11/3/2020	P790783	576 STL Back Flow Preventers	\$ 200,000.00	Construction
11/24/2020	P790727	FY20 MPEC UHSL Wayfinding Signage	\$ 100,000.00	Construction
12/8/2020	P790794	FY20 MPEC Ongoing Sidewalk Repair	\$ 100,000.00	Construction
12/10/2020	P790676	FY19 MPEC SERC Roof Project	\$ 1,200,000.00	Construction
1/7/2021	P790797	FY21 MPEC GIS Implementation	\$ 100,000.00	Construction
1/14/2021	P790801	FY21 MPEC ADA Compliant Restroom Conversion	\$ 70,000.00	Design/Construction
1/21/2021	P790802	FY21 MPEC ADA Sidewalk at the Coastal Center	\$ 30,000.00	Design
2/26/2021	P790819	FY21 MPEC Elevator Controllers	\$ 227,000.00	Construction
2/26/2021	P790820	FY21 MPEC Chiller #2B Compressor Motor Replacement	\$ 450,000.00	Construction
3/4/2021	P790821	FY21 MPEC Central Plant Coatings and Condensate Collection	\$ 275,000.00	Construction
3/4/2021	P790822	FY21 MPEC Campus Infrastructure Repairs	\$ 250,000.00	Design
3/15/2021	P790823	FY21 MPEC 509 MDA BAS Limited Replacement	\$ 150,000.00	In Transition
3/16/2021	P790824	FY21 MPEC 800 Key Watcher Installation for Sugar Land & Katy	\$ 50,000.00	In Transition
3/16/2021	P790825	FY21 MPEC 120 UHSL Lobby Flooring Replacement	\$ 80,000.00	In Transition
3/16/2021	P790826	FY MPEC 508 Technology BAS HVAC for Tech Room	\$ 250,000.00	In Transition
4/26/2021	P790832	FY21 MPEC 121 Brazos Hall Roof Repair	\$ 200,000.00	In Transition
4/26/2021	P790833	FY21 MPEC 528 Melcher Plaza	\$ 250,000.00	In Transition
	<b>Total</b>		\$ 5,488,647.75	

## FY 2022 Projects for Consideration

Refer to supplemental document

End

Date: 06-14-2021

<b>FY2022 Anticipated Budget</b>	<b>\$</b>	<b>8,000,000</b>
<b>Total Required for the Identified Projects</b>	<b>\$</b>	<b>66,485,000</b>
<b>Planning Proposed Projects</b>	<b>\$</b>	<b>8,000,000</b>

<b>Category</b>	<b>Required TPC</b>	
<b>HVAC SYSTEM PROJECTS</b>	<b>\$</b>	<b>25,345,000</b>
596 CC Chillers, pumps, DX Unit, chilled water line.	\$	1,200,000
545 SERC BAS	\$	560,000
515 Central Plant tube-sheet and end plate coatings (6 chillers)	\$	365,000
108 HVAC for the TLC^2	\$	85,000
505 HVAC Reconnection for suite 3301	\$	200,000
800 Outside Air Damper Repairs	\$	250,000
551 SR11 BAS	\$	300,000
579 and 581 Engineering 1 and 2 BAS	\$	1,000,000
585 General Services HVAC Repairs (2018)	\$	85,000
516 E. Cullen HVAC Rehabilitation Project	\$	17,500,000
515 Central Plant Chiller refrigerant monitoring	\$	150,000
515 Central Plant Chiller #3 Replacement (FY23)	\$	3,200,000
585 AHU Replacement in Plumbing Shop 172	\$	150,000
800 Campus Testing Adjusting and Balancing (Allowance)	\$	300,000
<b>BUILDING ENVELOPE</b>	<b>\$</b>	<b>17,355,000</b>
550 SR1 Roof Replacement	\$	1,500,000
581 Engineering 2 waterproofing at W438	\$	105,000
800 Ongoing Building Exterior Cleaning	\$	150,000
551 SR2 Roof Replacement and Envelope	\$	2,000,000
517 Cullen Auditorium Roof Replacement	\$	800,000
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
588 McElhinney Roof and Envelope	\$	1,500,000
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
585 General Services Windows and Sealants	\$	250,000
540 Law Library Roof/Envelope	\$	1,350,000

<b>Date: 06-14-2021</b>	
<b>FY2022 Anticipated Budget</b>	<b>\$ 8,000,000</b>
<b>Total Required for the Identified Projects</b>	<b>\$ 66,485,000</b>
<b>Planning Proposed Projects</b>	<b>\$ 8,000,000</b>
<b>Category</b>	<b>Required TPC</b>
<b>SITE UTILITIES</b>	<b>\$ 6,850,000</b>
800 Domestic Water Upgrades Design & Construction (Phase 2 of 3)	\$ 1,500,000
800 Campus Infrastructure Repairs (ongoing)	\$ 250,000
800 Chilled Water Distribution Project	\$ 5,000,000
800 Irrigation Phase 2	\$ 100,000
<b>ELECTRICAL SYSTEM PROJECTS</b>	<b>\$ 3,455,000</b>
505 Optometry Transformer	\$ 200,000
520 Moores HID lighting to LED in the Music rooms	\$ 30,000
400 Substation SCADA System	\$ 500,000
550 SR1 Bus duct at main (basement)	\$ 40,000
588 McElhinney Generator	\$ 585,000
800 IT Connectivity to Support Meter Project	\$ 100,000
800 Medium Voltage Feeder Replacement (FY22)	\$ 500,000
400 Cougar Substation Safe Operability for Maintenance	\$ 1,500,000
800 Transfer Switches (2) Buildings to be provided	\$ 800,000
800 Arc Flash Recommended Improvements (ongoing)	\$ 150,000
800 Generator Replacement (screening and foundation needs for 516)	\$ 750,000
400 Substation Protective Relay Upgrades	\$ 100,000
<b>INTERIORS</b>	<b>\$ 4,700,000</b>
800 ADA Improvements	\$ 200,000
509 MDA 5th floor VAT Abatement and flooring Core Area	\$ 150,000
580 and 581 Engineering Abatement and flooring (2016)	\$ 600,000
596 HSC Ceiling Replacement Coordination with FLS	\$ 400,000
<b>SITE IMPROVEMENTS</b>	<b>\$ 4,150,000</b>
800 Ongoing Sidewalk Repairs	\$ 100,000
800 Residential District Wayfinding	\$ 450,000
800 Cullen UH Improvements	\$ 2,400,000
Demolition of Chung's Design Package	\$ 1,200,000

Date: 06-14-2021

<b>FY2022 Anticipated Budget</b>	<b>\$</b>	<b>8,000,000</b>
<b>Total Required for the Identified Projects</b>	<b>\$</b>	<b>66,485,000</b>
<b>Planning Proposed Projects</b>	<b>\$</b>	<b>8,000,000</b>

<b>Category</b>		<b>Required TPC</b>
<b>PLUMBING</b>	<b>\$</b>	<b>1,080,000</b>
585 General Services Domestic hot water lines	\$	700,000
524 Water Heater	\$	80,000
800 Building Metering Project (CHW, Steam and Electrical)	\$	300,000
<b>CONVEYING PROJECTS</b>	<b>\$</b>	<b>6,500,000</b>
579 Elevator Modernization	\$	2,500,000
589 Elevator Modernization	\$	1,700,000
564 Elevator Modernization	\$	550,000
549 Elevator Modernization	\$	1,500,000
800 Elevator Controllers (new building list needed)	\$	250,000
<b>OTHER</b>	<b>\$</b>	<b>950,000</b>
800 CAMPUS REQUEST	\$	500,000
800 Laboratory Usage Guide Assessments	\$	150,000
800 FCA Program (FY22 Restart)	\$	75,000
800 Master Planning Services	\$	150,000
800 Annual Wayfinding Repairs and Updates	\$	50,000
800 GIS Implementation	\$	25,000
<b>Grand Total</b>	<b>\$</b>	<b>66,485,000</b>