

## CRDM Committee Meeting Notes

Tuesday, May 01, 2012 / 1:00 pm – 2:00 pm / E Cullen 226

### Meeting Notes

#### Attended:

Melissa Rockwell-Hopkins  
Craig Ness  
Jonathan Thurston  
Chris Milligan  
Laura Dhirani  
Mike Yancey

Dr. Randall T. Lee  
George Rea  
Cynthia Ramos  
Brittane Adams  
Joe Tremont

#### Not in attendance:

Malcolm Davis  
Lillian Wanjagi  
David Johnson

#### Guests/Funding Requests:

1. Emily Messa
2. Jim Norcom - CRS Carpet Renewal
3. Bobby Galvan – MD Anderson Library Restroom Repairs

#### YTD Reports Reviewed

The committee reviewed CRDM balance report as of 04.25.12. The committee also reviewed the new project funding log as of 04.24.12.

#### CRDM Central Plant Memo Review

The annual Central Plant Funding Memo was reviewed and noted that that project is on schedule and within budget.

#### MD Anderson Library

Bobby Galvan and members of the MD Anderson Library Administration presented a funding request for repair and renovation to a total of 8 restrooms located within the brown wing of the library. The presentation provided justification for funding of project and funding request which would be split 50% with building occupants to brown wing. Funding request equal to 50% of total project cost (\$221,000) was approved by committee through unanimous vote.

#### Library Sanitary Sewer

Sameer Kapileshwari presented funding request for design proposal fee to repair sanitary sewer of MD Anderson Library. The design will include analysis of three recommendations provided for repair. Funding request of \$98,427.89 was unanimously approved by committee.

#### CRS Carpet Renewal

Jim Norcom presented funding request of carpet replacement to Clinic Research Services Center as the current carpet has not been replaced in over 16 years. Funding for this expenditure was approved by committee vote.

#### Optometry

Design for repairs only, total amount \$88,400. This is for structural repairs to the brick and facility foundation. Immediate safety issues are being addressed as a mitigation project and are happening in parallel with the design process. Funding request was unanimously approved by committee vote.

### **Hilton (informational item only)**

Melissa Rockwell-Hopkins provided a spreadsheet breakdown of funding needs for Hilton projects. The pending projects for this building are to be funded through Hilton as well as CRDM funds, but first need project bid amounts from FPC before presenting to committee for funding approval. Once confirmed an electronic vote will be sent to the committee for review and approval.

### **Fire Marshal Violation List**

Melissa Rockwell-Hopkins presented the list of violations received from the Fire Marshal's office. A committee is currently working through the violation list and each one has been assigned into one of four categories (Category 1, 2, 3 or 4). Category 1 equals critical needs and will be turned into a project to be completed by end of calendar year 2012. Category 3 equals a programmatic plan for future capital plan/ funding reserve needs. Category 2 and 4 are being managed and handled by JOC delivery method and will be completed ASAP.

### **ACTION ITEMS:**

1. None noted during meeting.

### **NEXT MEETING:**

Tuesday, May 29, 2012 / 8:00 am – 9:00 am / GSB 223A

### **Preliminary Agenda**

1. Fire Marshal Project Updates
2. Report Status Funding & Priorities
3. New Project Funding Requests (TBD)
4. Other/Open Items



UNIVERSITY OF HOUSTON SYSTEM  
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Facilities Planning and Construction

## Memorandum

**TO:** Dr. Carl Carlucci,  
Executive Vice Chancellor/Executive Vice President, Administration & Finance  
Tom Ehardt, Associate Vice Chancellor/Associate Vice President Finance

**FROM:** Kelly Buehler, Senior Project Manager

**THRU:** Jonathan Thurston, Interim Executive Director Facilities Planning & Construction  
John Posch, Principal Project Manager  
Melissa Rockwell, Executive Director Facilities Management

**DATE:** April 26<sup>th</sup> 2012

**SUBJ:** #515 Central Plant Expansion

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This is a project status update on the Central Plant Expansion. Phase 1 is complete and we are now in Phase 2. Accomplishments to date include installation of equipment and offices as well as completion of Electrical System Upgrade. Phase 3 will include Boiler and Phase 4 is for Cooling Towers. The current budget forecast is summarized below:

As of 04/20/12

Year	CRDM Allocated	Expenditures	Open Commitments	Balance Available	Notes
Phase 1 - Thru 08/2010	\$14,800,000	\$10,856,616.42	\$3,943,594.74	\$(211.36)	P779321 - FY09 P779342 - FY10 P779343 - FY10
Phase 1 - Thru 08/2011	\$4,996,670	\$4,996,237.64	0.00	\$432.36	P779481 - FY11
Phase 2 - Thru 08/2012	\$5,903,107	\$5,905,741.36	0.00	\$(2,634.36)	P779482 - FY12 Some Work Request Charges to be reallocated to FY13 Cost Center
Phase 3 - Thru 08/2013	\$7,325,297	\$5,256,043.14	\$1,733,038.86	\$336,215	P779483 - FY13
Phase 4	\$5,378,122	\$87,159.94	\$1,179,562.46	\$4,111,399.60	P779484 - FY14
Total budget/forecast	\$38,403,196	\$27,101,798.50	\$6,856,195.09	\$4,445,202.41	

As shown above, to date the project has not gone over the yearly allocated funding. This is due to work related to the boiler installation that has been rescheduled to Phase Two. Those funds have been reallocated to Phase Two in the chart. This memo serves as the annual project update and verification that the Project Team has continued approval to move



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from Phase 2 to Phase 3 in fall of 2012 understanding that the project may be in deficit until HEAF funding for fiscal year 13 is received.

\_\_\_\_\_ Tom Ehardt \_\_\_\_\_ Date

\_\_\_\_\_ Dr. Carl Carlucci \_\_\_\_\_ Date

# **University of Houston**

## **Capital Renewal & Deferred Maintenance Program**



**M.D. Anderson Library Building #509**  
**Restroom Renovations - Brown Wing**



**May 1, 2012**



# University of Houston

## Capital Renewal & Deferred Maintenance Program



### • Overview of Project:

Within the Brown Wing of M.D. Anderson Library, built in 1976, the existing restrooms on floors 2 through 5 are in need of upgrades and improvements, in order to bring them up to standards established with the most recent building additions.

The renovations scheduled to take place will provide needed improvements to both plumbing fixtures and interior finishes and indicate the department's ongoing desire to serve the student community by improving the overall appearance of the Brown Wing restrooms and continue to meet the building user's needs.



### • Scope of Proposed Restroom Renovations:

#### **Demolition Phase:**

1. Demolition of existing toilet fixtures, toilet partitions and urinals.
2. Removal of existing lavatories/counter and all toilet accessories.
3. Existing ceiling systems to be demolished. Existing mechanical system to be modified as required to meet new design requirements.
4. Removal of all existing ceramic tile on floors and partitions.
5. Select doors and partition demolition as required to meet new design requirements.

#### **Remodel Phase:**

1. Installation of new ceramic tile to floors and partitions. Finishes to designed with larger tiles to minimize grout lines, in order to more easily maintain clean appearance.
2. New plumbing fixtures to be installed to meet code requirements. Lavatories will be furnished with self-closing faucets; toilets and urinals to be furnished with manual controls to minimize maintenance requirements.
3. Toilet partitions and urinal screens, that discourage the visual affects of graffiti, are to be installed.
4. New lavatory counter and toilet accessories are to be installed to meet code requirements.
5. New ceiling system and lighting to be installed.
6. New plastic laminate doors to be installed to both improve sight lines into restrooms, as well as meet ADA code requirements.
7. New select finishes to be included in the restroom entry rooms to renovate and recapture spaces for users.
8. Install new ADA automatic door openers at the public restrooms on the 1<sup>st</sup> floor





**Existing lavatories, with laminated countertops and toilet accessories:**

The existing laminate is damaged and/or peeling off of the current countertops. New lavatories will be provided, along with a more durable countertop; All provisions will be made to meet ADA requirements. In addition, new toilet accessories will be provided, in order to eliminate the current non-functioning accessories.

*\*New ceramic tile finishes to be provided throughout.*







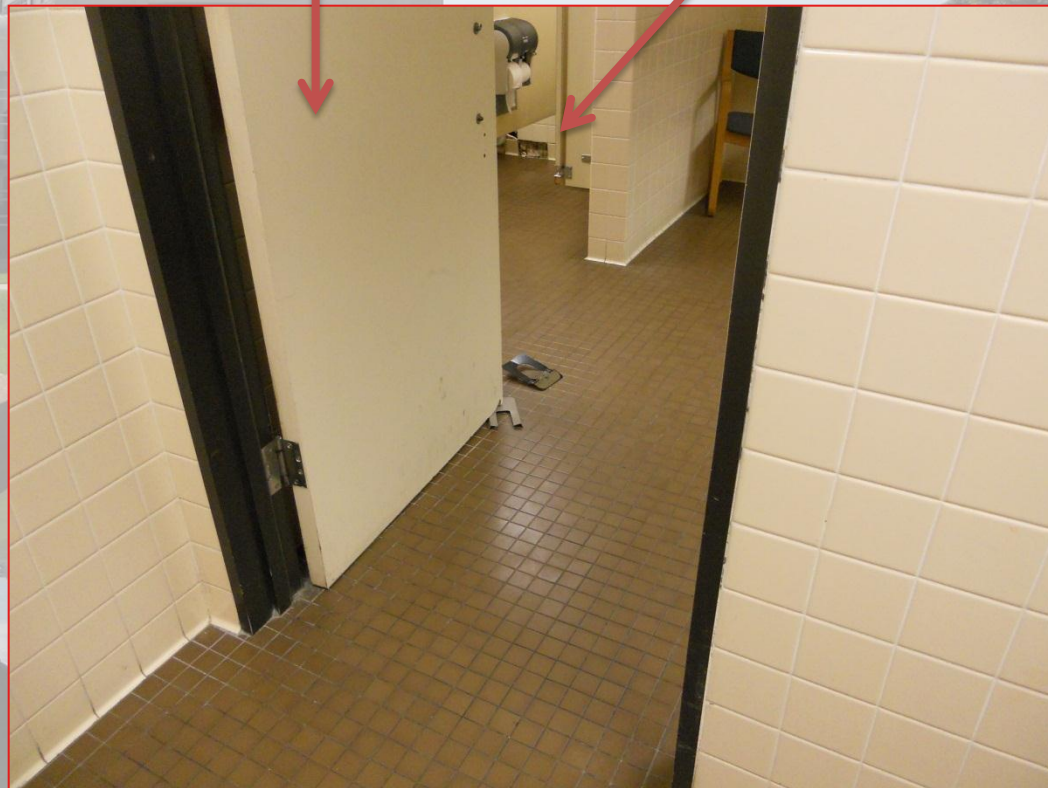
**Existing lavatories, with laminated countertops and toilet accessories:**  
The existing laminate is damaged and/or peeling off of the current countertops. New lavatories will be provided, along with a more durable countertop; All provisions will be made to meet ADA requirements. In addition, new toilet accessories will be provided, in order to eliminate the current non-functioning accessories.  
*\*New ceramic tile finishes to be provided throughout.*





**Existing partitions and ceramic tile**

Damage to existing partitions to be repaired throughout. Existing doors, in select locations, to be removed/relocated to both improve sight lines and meet ADA egress requirements. Existing finishes to be removed for new ceramic tile finishes, similar to the standards established with the most recent building additions.





### Existing Toilet Partitions

Existing laminated toilet partitions are peeling and damaged. New, more durable material, is to be used for new toilet partitions in all Brown Wing restrooms.



### Existing ceiling systems

Existing tile and drywall ceiling systems are to be demolished in their entirety. New lay-in ceilings, along with updated light fixtures, are to be installed; current mechanical systems to be integrated as required.





# University of Houston



## Capital Renewal & Deferred Maintenance Program

### • Project Budget Estimates:

Material & labor to provide new interior finishes to all restrooms in the Brown Wing, along with installation of new ADA automatic door openers to existing public restrooms on the first floor, as outlined on page 3

• Architectural/Engineering Services	\$23,000.00
• Demolition and new construction	\$350,000.00
• UH In-House Services	\$10,000.00
• Contingencies	\$38,000.00
• <u>UH Project Management</u>	<u>\$21,000.00</u>

**TOTAL ESTIMATED PROJECT COSTS      \$442,000.00**

### **PLEASE NOTE:**

***M.D. Anderson is requesting that 50% of estimated project costs be funded through Capital Renewal & Deferred Maintenance (approximately \$221,000.00)***

### • Project Schedule:

A/E services have already commenced, in an effort to solicit bids for work on this project. Construction will tentatively be scheduled to start during the Fall 2012.



# **University of Houston**

## **Capital Renewal & Deferred Maintenance Program**



**Thank you.  
Questions?**





# UNIVERSITY of HOUSTON

## PLANT OPERATIONS

### Capital Renewal & Deferred Maintenance (CRDM)

### PROJECT REQUEST FORM

**Business Services Only Request # :**

Project Title B509_MD Anderson Library_Sanitary Sewer Design	
Building # 509	Building Name MD Anderson Library
Emergency or Immediate Funding* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Managing Shop/Area Minor & Planned Projects (MPP)
New Funding Request* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Add Funding to Project #
Project Description/Scope ( <i>attach any estimate prior to request</i> ): Provide a design to improve the sanitary sewer servicing the MD Anderson Library	

**Plant Ops Use Only**

Desired Construction Start Date	Desired Completion Date	Contract Date	
*If Emergency Provide Justification and impact on business continuity:  Poor sanitary sewer drainage away the building and possible infiltration is causing teh sanitary sewer to back-up into the basement resulting in unhealthy and unsanitary conditions	Shop Request: MPP	Purchased Material & Services	\$84,415.00
		In-House Labor	\$0.00
		Contingency	\$8,441.50
		Admin Fee (as applicable)	\$5,571.39
		Total Estimate	\$98,427.89

Requested By: <i>B.E.S.</i> Barry E. Simmons	Date 4/27/2012	Director: <i>James G. Norcom III</i> James G. Norcom, III	Date <i>4/27/2012</i>
Department Contact: Barry E. Simmons	Date	Division Administrator:	Date
Project Manager Assigned: Barry E. Simmons		Executive Director, Facilities Management: Melissa Rockwell-Hopkins	
Project Number Assigned:			
Funding Source:			
<p><b>Submit completed Project Request Form to:</b> George Rea, CRDM Program Coordinator   E-mail: grea@central.uh.edu</p> <div style="text-align: right; margin-top: 5px;"> <span style="background-color: #a52a2a; color: white; padding: 5px 15px; border: 1px solid black;">Submit by Email</span> </div>			



# UNIVERSITY of HOUSTON

## PLANT OPERATIONS

### Capital Renewal & Deferred Maintenance (CRDM)

### PROJECT REQUEST FORM

**Business Services Only Request # :**

Project Title Communications Disorders Psychology Building, Carpet Replacement	
Building # 598	Building Name Communications Disorders Psychology Building
Emergency or Immediate Funding* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Managing Shop/Area M.I.C.
New Funding Request* <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Add Funding to Project #
Project Description/Scope ( <i>attach any estimate prior to request</i> ): The Communications Disorders Psychology Building has the original carpet flooring since 1998. Therefor has exceeded the life expectations for carpet. A.C.S. Flooring U.H approved J.O.C. has submitted an proposal for the amount of \$83,315.00 to replace the entire Facilities. M.I.C.: To manage project and replace unforeseen wooden subfloor, and labor to move equipment has needed for the installation is 80 labor hours at \$40.00=s \$3,200.00 and \$1,000.00 for materials. Total M.I.C. Cost: \$4,200.00	

**Plant Ops Use Only**

Desired Construction Start Date 05/23-12	Desired Completion Date 06/30/2012	Contract Date	
*If Emergency Provide Justification and impact on business continuity: Existing flooring has exceeded life expectations for carpet flooring and to prevent potential tripping hazard. Also to create clean environment to create an professional environment.	Shop Request: Please generate billable work request for M.I.C. to manage the carpet replacement.	Purchased Material & Services	\$84,315.00
		In-House Labor	\$3,200.00
		Contingency	\$8,752.00
		Admin Fee (as applicable)	
		<b>Total Estimate</b>	<b>\$96,267.00</b>

Requested By: Steve Wright	Date 5/1/2012	Director:	Date
Department Contact: Steve Wright	Date 5/12/2012	Division Administrator:	Date
Project Manager Assigned: Steve Wright	Executive Director, Facilities Management:		
Project Number Assigned:			

Funding Source:

**Submit completed Project Request Form to:**

George Rea, CRDM Program Coordinator | E-mail: [grea@central.uh.edu](mailto:grea@central.uh.edu)

Submit by Email

Hilton Needs Document Updated with Funding Spread Updated 1/14/12

	Project/Issue	Cost	FM	Hilton	UH CRDM	Provost	Payment Status
1	Garage Safety Shoring (9/11)	\$ 11,506.09		\$ 11,506.09	\$ -		UH FM paid - needs reimbursement
2	Garage Safety Issues (front & Back)	\$ 235,620.00		\$ 235,620.00	\$ -		Pending Funding prior to starting
3	Building Controls Final Repairs Hilton North and South	\$ 475,451.14		\$ 228,216.55	\$ 247,234.59		UH portion only funded (College side by CRDM) Hilton portion is \$153,246.56 - work has not started on either side pending funding approval
4	Roof Study	\$ 12,175.79				\$ 12,175.79	Provost Funded & Completed
5	Roof Repairs	\$ 66,900.42		\$ 25,778.73	\$ 41,121.69		Pending Funding
6	Hilton Floodgates	\$ 87,193.41		\$ 41,852.84	\$ 45,340.57		UH FM Funded - needs reimbursement (work complete)
7	FCA Assessment	\$ -		\$ -	\$ -		No Cost - was already in proposal
8A	FPC Life Safety Upgrades	\$ 1,751,000.00		\$ 840,480.00	\$ 910,520.00		
	Fire Pump Replacement			\$ -	\$ -		
	Fire Suppression System			\$ -	\$ -		
	Emergency Lights for South Wing			\$ -	\$ -		
	Electrical System Upgrades			\$ -	\$ -		
8B	Garage Slab Issues (FPC)	\$ 96,000.00		\$ 96,000.00	\$ -		
9	Patio Structure Issues	\$ 17,500.00		\$ -	\$ -		Pending FCA Findings
10	Other Needs	Pending		\$ -	\$ -		Pending FCA Findings
11	Landscaping Repairs	\$ 9,840.11	\$ 9,840.11	\$ -	\$ -		FM funded (local funds) due to employee performance issue
12	ADA/TAS Corrections			\$ -	\$ -		unknown at this time
				\$ -	\$ -		
Subtotal		\$ 2,763,186.96	\$ 9,840.11	\$ 1,479,454.20	\$ 1,244,216.86	\$ 12,175.79	
Total Need		\$ 2,763,186.96					
Funded		\$ 1,266,232.76					
Unfunded Need		\$ 1,496,954.20					

**STATE FIRE MARSHAL INSPECTION REPORT  
SORTED BY PROJECT GROUP #**

CREATED	ITEM #	BUILDING	LOCATION	FINDING	VIOLATION	DESCRIPTION	POTENTIAL HAZARD	STATE FIRE MARSHAL PROPOSED REMEDY	NEXT STEPS	PROJECT GROUP #	TARGETED START DATE	TARGETED COMPLETION DATE	MONTHLY PROGRESS NOTES
3/22/2012	9	E. Cullen / Cullen Performance Hall	Room 501	1	Means of Egress Violation	There are two dead-end corridors in office suite 501 that exceed the permissible length. The two dead end corridors in office suite 501 were created by the installation of a wall separating Rooms 501E and 501D. This conversion of a former U-shaped corridor created two dead end corridors that exceed the length permitted by the Life Safety Code.	A dead end corridor is particularly hazardous as those occupants located in the end of the dead-end corridor do not have access to a pathway to a second exit, and any emergency blocking the sole exit pathway will tend to trap the occupants.	Eliminate the dividing wall between separating Rooms 501E and 501D and restore the original configuration of the U-shaped corridor that did not have excess travel distances and had no dead ends. Floor configuration changes shall incorporate a common path of travel not exceeding 75 feet (100 feet if fire sprinklers are installed); dead ends not exceeding 50 feet and total travel distances not exceeding 200 feet (300 feet if fire sprinklers are installed). Installation of fire sprinklers will not correct the current dead-end corridor arrangement in office suite 501.	Design to be contracted and start for bidding/work by 5/1/12	1	5/1/2012	calendar year 13	Need to find out who is in the space currently. Package with door project.
3/22/2012	10	E. Cullen / Cullen Performance Hall	All stairwells	2	Means of Egress Violation	The doors isolating the stairwells throughout the building lack latching capabilities and are not equipped with fire-rated hardware. Some stairwell doors are standing open and not equipped with automatic closing devices. Isolating the stairs with approved doors and hardware will create substantial enclosures.	Open stairway doors may create a chimney effect and permit smoke and flames from a fire to spread from floor to floor, trapping occupants and increasing damage.	Provide positive latching at the doors entering the stairs and replace unapproved hardware with approved hardware listed as fire rated.	Design to be contracted and start for bidding/work by 5/1/12	1	5/1/2012	calendar year 12	Package with door project
3/22/2012	16	Heyne Building	Stair entry doors	1	Means of Egress Violation	The stair enclosure entry doors incorporate panic hardware instead of approved fire exit hardware.	Panic hardware provides a device for the latching mechanism that holds the latch open. Latching mechanisms in the retracted position do not allow the doors to positively latch closed. In the event a fire occurs, these doors may become opened by pressure from the fire.	Replace the panic hardware with approved fire exit hardware.	Design to be contracted and start for bidding/work by 5/1/12	1	5/1/2012	Calendar year 12	Package with door project
3/22/2012	17	Bates Law Building	Stairway doors	1	Protection Violation	Fire-rated stairway doors in Bates Law are not equipped with the required fire exit latching hardware.	Fire exit hardware will ensure the stairway doors latch and can resist the pressures generated by a fire, protecting the stairway exit path.	Install approved fire exit hardware on every stairway door.	Design to be contracted and start for bidding/work by 5/1/12	1	5/1/2012	Calendar year 12	Package with door project
3/22/2012	5	Student Services Center 1	Building	1	Protection Violation	Existing fire alarm system lacks visual alarms.	Visual alarms provide alarm warning to occupants who are hearing impaired or who work in a high noise environment.	Contact a licensed company to survey the building and identify areas that may be lacking notification devices based on the required code in force at the time of installation. NOTE: A contract is in place to replace the existing fire alarm system.	Contract in place. Sequence of work requested from SimplexGrinnell to begin coordination with building occupants.	2	In progress	calendar year 12	
3/22/2012	1	Roy G. Cullen	3rd floor	1	Means of Egress Violation	Third-floor common path of travel exceeds the 75 feet limitation of the Life Safety Code and has access to only one exit.	Occupants could be trapped if a fire blocks the existing single exit	Install an additional exit from the third-floor classroom. In the interim, limit occupancy of this area to less than fifty persons	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	TBD	Discuss with Provost office occupancy issue for short term resolution while planning is occurring
3/22/2012	2	Roy G. Cullen	Stairwell between first and second floor	2	Protection Violation	Open stairwells between the first and second floors create an unprotected vertical opening and lack separation from the remainder of the building.	This prevents each floor area from being a separate smoke compartment. Stairwells also lack discharge to the exterior at the level of exit discharge, requiring passing through ground floor corridors to reach an exterior exit.	Provide a separation at the second-floor landings by installing doors and closing mechanisms and positive-latching hardware to create an exit enclosure. These and other doors entering the enclosures may be held open by magnetic hold-open devices provided they are released upon activation of the fire alarm system.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	TBD	
3/22/2012	7	Agnes Arnold Hall	Building	1	Special Provisions Violation	This high-rise building lacks an automatic sprinkler system.	All high-rise buildings are required to provide a reasonable degree of safety from fire. Installation of a sprinkler system will also eliminate excessive travel distance issues in the building.	Install an approved full coverage automatic fire sprinkler system in the building.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	calendar year 12	
3/22/2012	8	E. Cullen / Cullen Performance Hall	Room 322	1	Means of Egress Violation	The approximately 82 foot long common path of travel in office suite 322 exceeds the Life Safety Code 75 feet maximum.		Installation of fire sprinklers will correct the excess travel distance in office suite 322.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	TBD	FPC Project
3/22/2012	12	E. Cullen / Cullen Performance Hall	Building	4	Special Provisions Violation	This high-rise building lacks an automatic sprinkler system as required by the Life Safety Code.	High-rise buildings not equipped with full fire sprinkler systems, especially those with the violations previously mentioned in this building, are particularly susceptible to rapid spread of fire and smoke from floor to floor, exposing occupants to injury or death.	Contact a company licensed by the state to install an automatic sprinkler system throughout the building.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	TBD	Needs design and budget
3/22/2012	18	PGH Hall	Building	1	Special Provisions Violation	This high rise building lacks an automatic sprinkler system.	All high-rise buildings are required to provide a reasonable degree of safety from fire. Installation of a sprinkler system will also eliminate excessive travel distance issues in the building.	Contact a state licensed firm to install an approved fire sprinkler system throughout the building.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	TBD	
3/22/2012	19	PGH Hall	Stair enclosures	2	Special Provisions Violation	Both stair enclosures discharge into the lobby rather than to the exterior.	No more than 50 percent of the exit stairways shall discharge into the level of exit discharge from the building.	Install doors and closing devices between the elevator lobby area and the bottom floor stairwell areas. The addition of these doors and closing devices with positive latching will create an exit enclosure. These and other doors entering the enclosures may be held open by magnetic hold-open devices provided they are released upon activation of the fire alarm system. This correction will also resolve excessive travel distances from the top floor areas.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan as appropriate	3	5/1/2012	TBD	Needs design and budget
3/22/2012	22	SR2	Stair enclosures	1	Means of Egress Violation	The stair enclosures are completely closed but they discharge into the bottom floor area instead of discharging directly to the exterior.	This condition presents a serious threat to life should a fire occur on the bottom floor because persons leaving the stairway must traverse the ground floor to reach the exits to the outside.	Provide an exit discharge leading directly to the exterior from each stair enclosure. An alternative solution requires only 50 percent of the stairways to incorporate exterior discharge, provided the bottom floor area is protected with sprinkler protection or sprinkler protection is provided in the discharge area of the bottom floor with fire barriers separating the stairway discharge area from the remainder of the building.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	3	5/1/2012	TBD	Needs design and budget
3/22/2012	11	E. Cullen / Cullen Performance Hall	Room 319, 309, 209C, 211A, 20	3	Protection Violation	Room 319 has an unsealed penetration in the ceiling where a hatch door is open. Several mechanical rooms including, but not limited to, 309, 209C, 211A and 20 have unsealed penetrations where utility and/or communication installations are present.	Unsealed penetrations allow the spread of smoke, heat and flame vertically and horizontally into the occupied building spaces	Seal all penetrations within mechanical rooms with approved devices to prohibit the spread of smoke, heat and flames.	Fund as emergency project	4	5/1/2012	calendar year 12	JOC
3/22/2012	15	Garrison Gym	Room 212	2	Protection Violation	The attic access door to the HVAC equipment located in room 212 is equipped with an automatic closing device but the door does not fully close due to building settling.	If the door is partially open it may allow heat and flame from a fire to spread.	Repair the attic access door to ensure it provides a protective barrier against fire.	Confirm repair made and have Fire Marshal reinspect by end of April	4	5/1/2012	Calendar Year 12	JOC
3/22/2012	25	Alumni Center	Door between Alumni and Athletics	1		The fire door and latching hardware separating the Alumni section of the building from the athletic section of the building has been damaged and the closing device has been removed	These doors are expected to provide a level of separation within the building. Damaged doors may allow smoke and heat to spread rapidly through the building	Replace the damaged fire door with one having an equivalent fire protection rating and replace the missing door-closing device.	PM will validate construction schedule and funding	5	7/1/2012	FY12	will need auxiliary funding
3/22/2012	20	SR1	Building	1	Protection Violation	The fire alarm system is not in compliance with NFPA 72, National Fire Alarm Code.	Lack of testing and maintenance cannot ensure that the system will operate properly in the event of an emergency.	Contact a company licensed by the state to correct deficiencies with the fire alarm system. The fire detection and alarm system shall be tested and maintained in compliance. NOTE: Renovations of the fire alarm system are in progress at the time of this inspection.	Mike Yancey will provide targeted start and completion dates	6	Ongoing Project	Calendar Year 12	FPC Project



STATE FIRE MARSHAL INSPECTION REPORT  
SORTED BY PROJECT GROUP #

3/22/2012	21	SR1	Building	2	Protection Violation	This high rise building lacks an automatic sprinkler system. All high-rise buildings are required to provide a reasonable degree of safety from fire.	Installation of a sprinkler system will also eliminate excessive travel distance issues in the building.	Installation of a fire sprinkler system is in progress at the time of this inspection. Install an automatic sprinkler system throughout the building.	Mike Yancey will provide targeted start and completion dates.	6	Ongoing Project	Calendar year 12	
3/22/2012	23	SR2	Fourth floor exits	1	Means of Egress Violation	The fourth floor lacks a required secondary means of egress.	Where more than one exit is required, such exits shall be remotely located from each other and shall be arranged and constructed to minimize the possibility that both exits become simultaneously obstructed by a single fire or other emergency. (A single exit shall be permitted for a room or area with a total occupant load of fewer than 100 persons, provided that specific criteria are met - see fire marshal for details)	Provide not less than two separate exits on every story of the building if the fourth floor does not meet the criteria for a single exit.	The Lamar Fleming 4th floor will have an occupancy change and will only be used as storage thus not needing the second means of	7	n/a	n/a	Confirm with FPC when occupancy change will occur so that this can be removed
3/22/2012	24a	Lamar Fleming Jr.	Lab room 32	2	Protection Violation	The carbon dioxide fire extinguishing system in lab stockroom 32 is badly corroded and shows a service date of May 1997. One of the doors to the areas protected by the fire suppression system is propped open, which totally negates the fire extinguishing system. The current condition of the fire suppression system raises a question of whether it will operate at all during a fire.	Although hazardous chemicals were to be removed when a new stockroom facility opened, some flammable and reactive materials are still present in this area. There are also a large amount of combustible materials stored in this basement stockroom area. Any fire originating in this area may result in fire and smoke spreading to the upper floors, endangering occupants and damaging the building.	Contact a company licensed by the state to inspect, maintain and bring the system into compliance, OR remove all volatile chemicals from this stockroom.	EHS is relocating the combustible materials and following up with the inspection within the next two weeks	7	4/9/2012	5/1/2012	Emmett Sullivan should be able to give a status report at the end of the two week period at which time this should be completed
3/22/2012	24b	Lamar Fleming Jr.	Lab room 32	2	Protection Violation	The carbon dioxide fire extinguishing system in lab stockroom 32 is badly corroded and shows a service date of May 1997. One of the doors to the areas protected by the fire suppression system is propped open, which totally negates the fire extinguishing system. The current condition of the fire suppression system raises a question of whether it will operate at all during a fire.		Fire protection systems shall be inspected, tested and maintained in accordance with NFPA codes. Regular testing and maintenance will ensure that the system will properly operate if needed.	The Lamar Fleming Fire Protection for room 32 is currently designed to have a Sapphire System.	7	Jul-12	Calendar year 13	
3/22/2012	26	General Services Building	Second floor safety office	1	Protection Violation	The second floor of the safety office lacks manual fire alarm pull boxes.	Manual fire alarm boxes are required on every level and near exits to provide a manual means for setting off the alarm system in an emergency.	Contact a company licensed by the state to install manual fire alarm boxes on the second floor. Manual fire alarm boxes shall be located within five feet of the exit doorway opening at each exit on each floor. Additional manual fire alarm boxes shall be provided so that the travel distance to the nearest fire alarm box will not be in excess of 200 feet measured horizontally on the same floor.	CRDM Project funding approval anticipated early April -- now in design	8	4/2/2012	1st Qtr. FY13 (current projection mid-Sept 2012)	CRDM Funding required for Asbestos Abatement and Other Additional Activities. Asbestos must be abated before Fire alarm installation can be completed.
3/22/2012	27	Hilton College of Hotel and Restaurant Management	Alumni and Development Offices	1	Protection Violation	Renovations involving moving existing walls in the Alumni and Development Offices resulted in areas without fire sprinkler coverage.	The lack of sprinkler coverage could permit a fire to grow in size and strength prior to the sprinkler heads in other rooms activating. The existing sprinkler heads may not be capable of extinguishing a fire in that area or the water spray pattern may be obstructed by the walls, preventing the water from reaching the seat of the fire.	Contact a licensed sprinkler company to review the sprinkler system and add coverage to any areas lacking adequate sprinkler coverage. The University of Houston plans on changes to the sprinkler system in these areas as part of ongoing renovation.	FPC Project -- FM to validate funding with Provost and CRDM by April 30	9	5/15/2012	Calendar Year 12	FPC Project
3/22/2012	3	Science Building	All stairwell entrances	1	Protection Violation	Panic hardware is present throughout the building at stairwell entrances instead of panic hardware.	Forces generated by a fire can push a door open if it lacks positive latching.	Replace existing panic hardware with fire-rated hardware where required throughout the building.	Building to be decommissioned	10	5/1/2012	Calendar Year 13	Building scheduled for decommissioning and vacating
3/22/2012	4	Science Building	Second floor stairwells	2	Protection Violation	Second floor is connected to open stairwells and the corridor length exceeds maximum permitted travel distance, preventing each floor area from being a separate smoke compartment. Stairwells also lack discharge to the exterior at the level of exit discharge, requiring passage through the ground floor corridors to reach an exterior exit.	Open stairways permit vertical spread of fire and smoke and may trap occupants on second floor.	Provide a fire rated separation from the stairwell at the second floor by installing doors and closing mechanisms with positive latching to create an exit enclosure. These and other doors entering the enclosures may be held open by magnetic hold-open devices provided they are released upon activation of the fire alarm system. This solution will also resolve excessive travel distances from the top floor areas.	Building to be decommissioned	10	5/1/2012	Calendar Year 13	Building scheduled for decommissioning and vacating
3/22/2012	6	Y Building (Engineering Laboratory)	n/a	n/a	n/a	Building has been vacated pending decision of demolition vs. total building renovation by the University of Houston.			Executive review	10		calendar year 12	Building scheduled for decommission and destruction
3/22/2012	13	Robertson Stadium	Press boxes	1	Protection Violation	The existing press boxes, which are considered a high rise building because of their distance above ground level, are not equipped with automatic fire sprinkler systems.	Automatic sprinkler systems extinguish or slow the spread of fire throughout the building and allow occupants safe evacuation.	Install an approved automatic fire sprinkler system in the press boxes to limit the spread of fire from this area should one occur. NOTE: This violation will be corrected by construction of a new stadium. In the interim, the University must monitor this facility closely for any fire safety violations that may cause a fire that could affect the occupants of the press boxes.	Deconstruction schedule to be provided by FPC	10	12/4/2012	Spring 13	Building scheduled for decommission and destruction. Last home game scheduled for Nov 24. Do not have a specific duration of the demolition, but the stadium will be offline as
3/22/2012	14	Garrison Gym	All stairwells	1	Means of Egress Violation	Stairwell doors throughout the building are equipped with panic hardware instead of fire exit hardware. The latching mechanisms on the doors are in the retracted position. As previously noted in a January 2011 inspection, three stairwell doors have not been repaired, and two doors had hardware secured where they will not latch when closed.	Panic hardware provides a device for the latching mechanism that holds the latch open. Latching mechanisms in the retracted position do not allow the doors to positively latch closed. In the event a fire occurs, these doors may become opened by pressure from the fire.	Replace the panic hardware with approved fire exit hardware.	Programming and estimating will be completed in FY 12 - Project then will need to be placed in capital plan	Design to be contracted and start for bidding/work by 5/1/12	5/1/2012	Calendar year 12	Package with door project