

CHAIR
Betty Reinbeck

COMMISSIONERS
William D. Darby
Douglas M. Hartman
Brant C. Ince
Virginia Hermosa
Michael Novak
Alvin Shaw



EXECUTIVE DIRECTOR
Terry Keel

TEXAS FACILITIES COMMISSION

Minutes No. 47: Minutes of the July 18, 2012, Public Meeting of the Texas Facilities Commission in Austin, Travis County, Texas.

After providing notice as required by the Texas Open Meetings Act, the Texas Facilities Commission held an open meeting at the Central Services Building, 1711 San Jacinto Boulevard, in Conference Room 402, Austin, Texas, on Wednesday, July 18, 2012 commencing at 10:00 a.m. Chair Reinbeck presided, and Commissioners Hermosa, Darby, Shaw and Novak were also present. Commissioner Hartman and Ince were absent.

I. Call to Order.

Chair Reinbeck called the meeting to order at 10:00 a.m.

II. Presentation of State Service Awards.

No service awards were presented during the meeting.

III. Approval of the minutes from the June 20, 2012 Open Meeting.

The Commission voted unanimously to approve the minutes from the previous meeting with a motion made by Commissioner Darby and a second to approve the motion made by Commissioner Shaw.

IV. Public Comment.

Hamza Hameef, the Project Manager of Palm CT, spoke to the Commission regarding Replacement Lease #20341 – Health and Human Services Commission/ Department of Aging and Disability Services: Houston, TX.

V. Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after July 18, 2012.

Replacement Leases

1. #20341 – Health and Human Services Commission/ Department of Aging and Disability Services: Houston, TX.

Renewals

2. #10276 – Department of Aging and Disability Services/Health and Human Services Commission: San Antonio, TX.

The Commission voted unanimously to approve the above leases with a motion to approve made by Commissioner Shaw and a second to approve the motion made by Commissioner Darby.

VI. Consideration and possible action to approve an architectural/engineering professional services contract amendment for the Texas Department of Public Safety (TxDPS) Administrative and Training Center for the Emergency Vehicle Operations Course (EVOC), Project No. 08-006B-0405, Florence, Texas.

The Commission voted unanimously to approve an architectural/engineering professional services contract amendment to Raba Kistner Consultants in the amount of \$38,000.00 for the Texas Department of Public Safety Administrative and Training Center for the Emergency Vehicle Operations Course Project No. 08-006B-0405 in Florence, Texas, with a motion made by Commissioner Novak and a second to approve the motion made by Commissioner Shaw.

VII. Consideration and possible action to approve an architectural/engineering professional services contract for the renovation of mechanical, electrical, plumbing, and exterior envelope systems at three buildings, Project No. 12-018-6415 William B. Travis Building, Project No. 12-019-6416 Lyndon B. Johnson Building, and Project No. 12-020-6417 Stephen F. Austin Building, Austin, Texas.

The Commission voted unanimously to approve an architectural/engineering professional services contract to Tom Green & Company Engineers Inc. in the amount of \$271,500.00 for the renovation of mechanical, electrical, plumbing and exterior envelope systems at three buildings including the William B. Travis Building Project No. 10-018-6415, the Lyndon B. Johnson Building Project No. 12-019-6416 and the Stephen F. Austin Building Project No. 12-020-6417 in Austin, Texas, with a motion made by Commissioner Shaw and a second to approve the motion made by Commissioner Hermosa.

VIII. Presentation of the Energy and Energy Efficient Alternates Study for the Department of Public Safety (DPS) New Area Office Rio Grande City, Project #08-014-0405, pursuant to Texas Government Code, Section 2166.403.

Mr. John Raff, Deputy Executive Director of Facilities Design and Construction, gave the Commission a brief presentation of the Energy and Energy Efficient Alternatives Study for DPS Project #08-014-0405. For this study, an energy modeling program called TRACE 700 was used to perform the comparisons between the alternatives and more conventional design. The results of the study have identified exterior LED lighting as the energy efficient design alternative proposed for this project.

IX. Consideration and possible action to approve the FY 13 Operating Budget.

The FY 13 Operating Budget was presented by Mr. Stan Korn, Director of Budget. Thereafter, the Commission voted unanimously to approve the FY 13 Operating Budget with a motion to approve made by Commissioner Darby and a second to approve the motion made by Commissioner Novak.

X. Consideration and possible action to approve the 2012 Facilities Master Plan Report.

The 2012 Facilities Master Plan Report was presented by Mr. Mike Lacy, Deputy Executive Director of Planning and Real Estate Management. Thereafter, the Commission voted unanimously to approve the 2012 Facilities Master Plan Report with a motion to approve made by Commissioner Shaw and a second to approve the motion made by Commissioner Hermosa.

XI. Update from the Planning and Asset Management Division on facilities strategy and space utilization.

There was no update provided.

XII. Report on the implementation of an integrated workplace management system and possible direction to the staff from the Commission, if necessary.

Mr. Peter Maass, Director of Project Management, and Richard Ehlert, the Director of Procurement, gave the Commission a brief update on the IWMS and informed the Commission that the request for qualifications had been sent to the vendors on the Department of Information Resources' qualified vendors list.

XIII. Report from the Executive Director and executive staff on facilities design and construction projects, facilities leasing, and facilities operations, maintenance, and energy management.

a. Response to the DPS Commission letter dated June 26, 2012.

Mr. Terry Keel, Executive Director, gave the Commission a brief update on his attendance at the last meeting of the Department of Public Safety (DPS), the progress of the construction of the Leon Valley Drivers License Center, and the letter to be sent to DPS Commissioner Barth in response to her letter dated June 26, 2012.

b. Response to the GLO Real Property Evaluation Report.

Mr. Keel also provided an update to the Commission regarding the draft GLO Real Property Evaluation Report and discussed the draft response that staff was working on to return to the GLO no later than August 15, 2012. In addition to the draft that was provided to the Commission, staff intends to include additional information such as leasing costs, moving costs, replacement costs, and other figures that would result in the sale of certain buildings included in the report.

In addition, Mr. Keel and Ms. Kay Molina gave the Commission a brief update on the Sunset Commission process to date and a timeline for the Sunset process.

XIV. Report from the Director of Budget and the Director of Accounting on the monthly financial report update.

Mr. Stan Korn, Director of Budget, provided the monthly financial report including the agency forecast, operating expense report, year to date budget adjustments, cost recovery programs results of operations, the revenue forecast, and the financial transactions and appropriations not included in the operating budget.

XV. Monthly Status Report from the Director of Internal Audit.

a. Review of Federal Surplus.

Mr. Mark Scott, Director of Internal Audit, updated the Commission on the review of the Federal Surplus.

XVI. Recess into CLOSED session, if necessary, pursuant to Texas Government Code Chapter 551 for the following purposes:

- a. Pending and potential litigation, Section 551.071.**
- b. The appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director and executive management staff, Section 551.074. The duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission, Section 551.074.**
- c. The deliberation regarding purchase, exchange, lease, or value of real property, Section 551.072.**
- d. All matters identified in this agenda where the commission votes unanimously that deliberation in an open meeting of business and financial issues relating to a contract being negotiated would have a detrimental effect of the position of the State in negotiations with a third person and in which the General Counsel has issued a determination in writing, Section 551.0726.**
- e. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.**

XVII. Reconvene in open meeting and consider action on matters discussed in Executive Session.

There was no Executive Session.

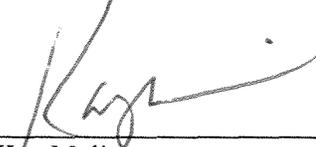
XVIII. Consideration and possible action, if necessary, on any issue discussed during Executive Session.

There was no Executive Session.

XIX. Adjournment.

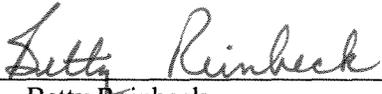
Chair Reinbeck adjourned the meeting at 11:25 am.

Reviewed and Submitted:

By: 

Kay Molina
General Counsel

Approved by the Commission on the July 18, 2012

By: 

Betty Reinbeck
Chair