

EXECUTIVE DIRECTOR
Terry Keel



CHAIR
Betty Reinbeck

COMMISSIONERS
Malcolm E. Beckendorff
William D. Darby
Douglas M. Hartman
Brant C. Ince
Virginia Hermosa

Texas Facilities Commission

Minutes No. 33 Minutes of the January 19, 2011, 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, January 19, 2011, commencing at 10:00 a.m. The following were present, and Chair Reinbeck presided:

Members Present

Betty Reinbeck	Chair
Derek Darby	Commissioner
Doug Hartman	Commissioner
Virginia Hermosa	Commissioner
Brant Ince	Commissioner

Members Absent

Malcolm Beckendorff	Commissioner
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Staff Present

Terry Keel	Executive Director
Catherine Camp	Director of Human Resources
Kay Molina	General Counsel
Jorge Ramirez	Deputy Executive Director, Facilities & Energy Management
John Raff	Deputy Executive Director, Facilities Design & Construction
Mark Scott	Director, Office of Internal Audit
Michael Lacy	Deputy Executive Director, Planning & Asset Management Division
Luis Arellano	Chief Financial Officer
Stan Korn	Director, Fiscal
James Barrington	Director, Federal & State Surplus
Kristy Fierro	Federal & State Surplus
Susan Maldonado	Legal Services Division
Crystal Nelson	Legal Services Division
Lisa Calem-Lindstrom	Legal Services Division
Berth Serna	Executive Office
Trish Perme	Office of Internal Audit
Dace Ward	Office of Internal Audit
Richard Ehlert	Director, Procurement & HUB
John Goodrich	Procurement & HUB

Karl Oberlander	Director, Facilities Design & Construction
Heidi Gonzales	Facilities Design & Construction
Paul Medrano	Facilities Design & Construction
Peter Maass	Facilities Design & Construction
Ashley Cuellar	Facilities & Energy Management
Melvin Noble	Facilities & Energy Management
Paul Botello	Facilities & Energy Management
Gayla Davis	Planning & Asset Management Division
Aundre Dukes	Planning & Asset Management Division
Christina Ramirez	Planning & Asset Management Division
Bob Bugnand	Planning & Asset Management Division

Guests

Ed Robertson	Office of the Governor
Sheryl Cole	City of Austin
Chris Riley	City of Austin
Gary Bradley	Self
Kyle Radford	TIBH Industries
David Ancira	Comptroller of Public Accounts
Bonny Gray	GSC Architects
Beth Guillot	GSC Architects
Tom Cornelius	GSC Architects
Torvald Hessel	Austin Planetarium
Tim Merriweather	Banister Group
Fred Thomas	SDE Lavaca Building, Ltd.
Laylan Copelin	Austin American Statesman
Bea Finchey	Mass Appeal
Kara McManus	Self
Aaron Archer	Self
Tim Garbutt	Spaw Maxwell
Cliff Braddock	Robust Energy
K. Richmond	Planetarium
Jana McCann	McCann Adams Studio
Ed Zavala	KXAN
Julie Fitcher	Downtown Austin Alliance
Charlie Betts	Downtown Austin Alliance
Joel Sher	Downtown Austin Alliance
Dan Jones	Inland Public Properties Development, Inc.
Chuck Jones	Inland Public Properties Development, Inc.
Mike Searls	Inland Public Properties Development, Inc.
Rob Tobias	Satterfield Pontikes Construction
Erika Aguilar	KUT Radio
Brad Shearer	Satterfield Pontikes Construction
Nancy Fisher	Texas Strategy Group
Patricia Alofsin	Austin Energy

I. Call to Order.

Chair Reinbeck called the meeting to order at 10:01 a.m.

Chair Reinbeck called for Agenda Item IX to be moved to the next item for discussion.

IX. Consideration and possible action to approve of the Facilities Master Plan Report.

Michael Lacy, Deputy Executive Director of Planning & Asset Management Division, gave a brief overview of the Facilities Master Plan Report. Executive Director, Terry Keel, listed the statutory reporting requirements satisfied by the Facilities Master Plan Report. Public comment was provided by the following people:

Sheryl Cole	City of Austin
Chris Riley	City of Austin
Joel Sher	Downtown Austin Alliance
Charlie Betts	Downtown Austin Alliance
Gary Bradley	Self

The Commission voted unanimously to approve the Facilities Master Plan Report with a motion made by Commissioner Darby and a second to approve the motion made by Commissioner Ince.

II. Service Awards.

The following employee was recognized for his state service by the Commission:

Melvin Noble: Twenty years (Warehouse Management)

III. Approval of the Minutes from the November 17, 2010 Open Meeting.

Kay Molina, General Counsel pointed out a correction to the date found on the last page. The Chair recognized this correction, and the Commission voted unanimously to approve the minutes from the previous meeting with a motion made by Commissioner Hartman and a second to approve the motion made by Commissioner Hermosa.

IV. Public Comment.

Public comment was provided in conjunction with Agenda Item IX as set forth above.

V. Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after January 19, 2011.

Renewals

1. # 1508 - Texas Department of Criminal Justice: Pasadena, TX.

The Commission unanimously voted to approve the above lease with a motion to approve made by Commissioner Hermosa and a second to approve the motion made by Commissioner Hartman. In addition, Commissioner Hartman requested that staff clarify “net service” in future briefing materials.

VI. Consideration and possible action to approve a construction contract change order for the Texas Department of State Health Services Hidalgo County Primary Care and Substance Abuse Clinic, Project No. 08-026A-7077, Edinburg, Texas. The Commissioners unanimously voted to award a construction contract change order to Enriquez Enterprises, Inc. for construction services in the amount of \$270,925.20 for the Texas Department of State Health Services Hidalgo County Primary Care and Substance Abuse Clinic, Project No. 08-026A-7077, Edinburg, Texas with a motion to approve made by Commissioner Hartman and a second to approve the motion made by Commissioner Hermosa.

VII. Consideration and possible action to approve an Architectural/Engineering professional services contract amendment for the Texas School for the Blind and Visually Impaired Campus Renovations Stage II, Project No. 08-013-0771, Austin, Texas. The Commissioners unanimously voted to award a contract amendment to GSC Architects for architectural/engineering services in the amount of \$291,189.00 for the Texas School for the Blind and Visually Impaired Campus Renovations Stage II, Project No. 08-013-0771, Austin, Texas with a motion to approve made by Commissioner Ince and a second to approve the motion made by Commissioner Hermosa.

VIII. Consideration and possible action to approve a Texas Multiple Award Schedule (TXMAS) construction contract change order for the Texas School for the Blind and Visually Impaired Campus, Four New Buildings, Project No. 08-013D-0771, Austin, Texas. The Commissioners unanimously voted to award a TXMAS construction contract change order to Robles Service Group for construction services in the amount of \$193,110.03 for the Texas School for the Blind and Visually Impaired Campus, Four New Buildings, Project No. 08-013D-0771, Austin, Texas with a motion to approve made by Commissioner Darby and a second to approve the motion made by Commissioner Hartman.

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

No presentation was made on this agenda item.

XI. Legislative update and, if necessary, consideration and possible action on legislation and/or legislative appropriation issues.

Luis Arellano, Chief Financial Officer, informed the Commissioners that HB 1 has been released this morning and provided a brief overview of the proposed appropriations for FY12-13.

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

Jorge Ramirez provided the Commission an overview of the Preventative Maintenance Program.

Terry Keel gave the Commission a brief update on the January 12, 2011 letter to the Governor and legislators relating to the impending electric rate increase by the City of Austin for Austin-based state government operations.

John Raff informed the Commission of Mr. Bill Bonham's passing and recognized his service to the State of Texas.

XIII. Report from the Chief Financial Officer on the monthly financial report update.

Luis Arellano provided to the Commission a report comparing general revenue versus appropriations from FY 2010 thru FY 2011 as of December 31, 2010 which included the five and ten percent reduction mandates. In addition, Luis Arellano provided the monthly financial report including the agency forecast, monthly operating expenditures, year-to-date budgeted adjustments, cost recovery program results, revenue forecast, and a list of financial transactions that are not included in the operating budget with no major changes. Mr. Arellano informed the Commission that TFC currently has 275 FTE's as of December 31, 2010.

XIV. Monthly Status Report from the Internal Auditor.

A. Review on Operations and Follow-Up Review of the Federal Surplus Property Program.

Mark Scott gave the Commission a brief overview of the Federal Surplus Audit. The report included an updated status on findings and reported that inventory issues were being addressed. In addition, Mr. Scott advised the Commission on two external audits and informed the Commission that he met with Commissioner Hermosa and Commissioner Hartman to discuss progress on the audit plan, various administrative issues, presentation format for open audit findings, as well as current audit projects. Commissioner Hermosa informed the Commission that several audits were discussed including the Federal Surplus Audit, the external audits and the Information Technology Audit.

XV. Recess into CLOSED session, if necessary, pursuant to the Texas Government Code under 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.

Chair Reinbeck recessed the meeting to convene in Executive Session at 11:38 a.m.

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

Chair Reinbeck reconvened the meeting at 1:39 p.m.


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

No actions were taken as a result of Executive Session.

XVIII. Adjournment.

Chair Reinbeck adjourned the meeting at 1:40 p.m.

Reviewed and
Submitted by:



Kay Molina
General Counsel

Approved by the Commission on the 16th day of March, 2011.

By:



Betty Reinbeck
Chair