

**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. 50: Minutes of the October 17, 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, October 17, 2012 commencing at 10:00 a.m. Chair Reinbeck presided, and Commissioners Hermosa, Darby, Ince, Hartman, Shaw and Novak were also present.

#### **I. Call to Order.**

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

#### **II. Presentation of State Service Awards.**

No service awards were presented during the meeting.

#### **III. Approval of the minutes from the September 19, 2012 Open Meeting.**

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.**

There was no public comment.

#### **V. Award of Lease Recommendations and Summaries.**

**Leases and/or Amendments Pending Execution with Commencement Date on or after October 17, 2012.**

##### **New Leases**

1. #20274 – Texas Department of Criminal Justice: Texas City, Texas.

##### **Renewals**

2. #10462 – Texas Commission on Environmental Quality/Texas Department of Motor Vehicles: Fort Worth, Texas.

**3. #6992 - Health and Human Services Commission/Department of Aging and Disability Services: Pharr, Texas.**

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

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

The Commission voted unanimously to approve an architectural/engineering professional service contract amendment to Lopez Garcia Group, Inc., in an amount not to exceed \$36,572.00 for the Texas Department of Public Safety Emergency Vehicles Operations Course, Project No. 08-006A-0405, Florence, Texas, with a motion made by Commissioner Ince and a second to approve the motion made by Commissioner Novak.

**VII. Consideration and possible action to approve an architectural/engineering professional services contract amendment for the Texas Department of Public Safety (TxDPS) Emergency Vehicles Operations Course (EVOC) Facilities Project No. 08-006B-0405 in Florence, Texas.**

The Commission voted unanimously to approve an architectural/engineering professional services contract amendment to Randall Scott Architects, in an amount not to exceed \$23,700.00 for the Texas Department of Public Safety Emergency Vehicles Operations Course Facilities Project No. 08-006B-0405 in Florence, Texas, with a motion made by Commissioner Shaw and a second to approve the motion made by Commissioner Darby.

**VIII. Consideration and possible action to approve an architectural professional services contract award for development feasibility analysis, illustrative development programming, and preparation of outlined specifications and project cost estimates for the Capital Area Development Study Project Nos. 12-034-6025 and 12-032-6018 in Austin, Texas.**

The Commission voted unanimously to approve an architectural professional services contract award to Gensler, in the amount of \$366,390.00 for development feasibility analysis, illustrative development programming, preparation of outlined specifications and project cost estimates for the Capital Area Development Study Project No's 13-001-6035, 12-034-6025 and 12-032-6018 in Austin, Texas, with a motion made by Commissioner Novak and a second to approve the motion made by Commissioner Darby. *(Action on this item was not carried out by staff because it was determined that the agenda item and notebook materials did not accurately reflect the contracting method and that it was in the best interest of the agency to perform a formal solicitation for this contract.)*

**IX. Report on the delegation of authority to the Executive Director pursuant to Commission policy to approve a construction contract award for the Lyndon B. Johnson Building Primary Electrical Switchgear Breaker Replacement Project No. 12-019-6416 in Austin, Texas.**

Mr. John Raff, Deputy Executive Director of Facilities Design and Construction, gave the Commission a brief update on the delegation of authority requested and granted by the Chair and Commissioners Ince and Novak, pursuant to Commission policy, for the Executive Director to approve a construction award to KST Electric in an amount not to exceed \$1,080,950.00 for the Lyndon B. Johnson (LBJ) Building

Primary Electrical Switchgear Breaker Replacement Project No. 12-019-6416, Austin, Texas. Action was approved due to the emergency nature and timing of this project.

**X. Report on the implementation of an Integrated Workplace Management System (IWMS) and possible direction to the staff from the Commission, if necessary.**

Mr. Peter Mass, Director of Project Management, informed the Commission that the current procurement of the energy management module of the IWMS has been cancelled. The agency requested funding for the entire IWMS in its Legislative Appropriations Request and will wait to see if the funding is granted.

**XI. Report on the posting for conceptual evaluation of unsolicited proposals for the development of property in the TFC inventory, if necessary.**

Mr. Aundre Dukes, Portfolio Manager, gave the Commission a brief update and reported that no additional unsolicited proposals have been posted for conceptual evaluation since the last report to the Commission.

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

Mr. Chris Mansour, an engineer in the Facility Design and Construction Division, gave the Commission a briefing on the agency's current energy management efforts.

**XIII. 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.

**XIV. Monthly Status Report from the Director of Internal Audit.**

**a. Consideration and possible approval of the FY 2013 Annual Internal Audit Plan.**

Mr. Mark Scott, Director of Internal Audit, gave the Commission an overview of the FY 2013 Annual Internal Audit Plan. The Commission unanimously voted to approve the FY 2013 Internal Audit Plan, with a motion to approve made by Commissioner Hermosa and a second to approve the motion made by Commissioner Darby. In addition, Mr. Scott informed the Commission that the Audit Work Group did not meet in October.

**XV. 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.

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

There was no Executive Session.

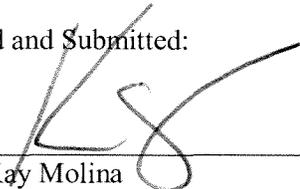
**XVII. Consideration and possible action, if necessary, on any issue discussed during Executive Session.**

There was no Executive Session.

**XVIII. Adjournment.**

Chair Reinbeck adjourned the meeting at 11:27 a.m.

Reviewed and Submitted:

By:   
Kay Molina  
General Counsel

Approved by the Commission on the 12/19/12

By:   
Betty Reinbeck  
Chair