

**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. 46: Minutes of the June 20, 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, June 20, 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 10:04 a.m.

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

The following employee was recognized for their state service by the Commission.

Jana Walp      Twenty years (Leasing)

#### **III. Approval of the Minutes from the May 16, 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 Darby.

#### **IV. Public Comment.**

There were no public comments.

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

Leases and/or Amendments Pending Execution with Commencement Date on or after      June 20, 2012.

##### Replacement Leases

1. 20335 – Texas Education Agency: Austin, TX.
2. 20336 – Health and Human Services Commission: Austin, TX.

The Commission voted unanimously to approve the above leases with a motion to approve made by Commissioner Hermosa 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 State Health Services (DSHS) Hidalgo County Primary Care and Substance Abuse Facility, Project No. 08-026A-7077, Edinburg, Texas.**

The Commission voted unanimously to approve an architectural/engineering professional services contract amendment to Negrete & Kolar Architects in the amount of \$46,714.00 for the Texas Department of State Health Services (DSHS), Hidalgo County Primary Care and Substance Abuse Clinic, Project No. 08-026A-7077, Edinburg, Texas, with a motion made by Commissioner Hermosa and a second to approve the motion made by Commissioner Shaw.

**VII. Consideration and possible action to approve a construction contract award 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 a construction contract award to SpawGlass Contractors, Inc., in the amount of \$9,623,810.00 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, with a motion made by Commissioner Hartman and a second to approve the motion made by Commissioner Novak.

**VIII. Consideration and possible action to approve a construction contract award for the Texas Department of Public Safety (TxDPS) Crime Lab, Project No. 10-036-0405, Laredo, Texas.**

The Commission voted unanimously to approve a construction contract award to Journeyman Construction, Inc., in the amount of \$4,620,155.00 for the Texas Department of Public Safety (TxDPS) Crime Lab, Project No. 10-036-0405, Laredo, Texas, with a motion made by Commissioner Hermosa and a second to approve the motion made by Commissioner Shaw.

**IX. Consideration and possible action to approve a construction contract award for the Texas Department of Public Safety (TxDPS) Houston Headquarters Crime Lab Remodel, Project No. 08-007A-0405, Houston, Texas.**

The Commission voted unanimously to approve a construction contract award to JE Dunn Construction, in an amount not to exceed \$999,646.00, for the Texas Department of Public Safety (TxDPS) Houston Headquarters Crime Lab Remodel, Project No. 08-007A-0405, Houston, Texas, with a motion made by Commissioner Shaw and a second to approve the motion made by Commissioner Novak.

**X. Consideration and possible action related to the procurement of an integrated workplace management system from a vendor through the Information and Communications Technology Cooperation Contracts Program administered by the Department of Information Resources.**

Mr. Peter Maass, Director of Project Management, along with staff members Aundre Dukes and Michelle Ash, provided background on the need for an integrated workplace management system (IWMS) and answered questions from the Commission regarding the need for the system, the various modules available, and current funding available for three (3) of the modules related to energy management and

what information such modules would provide staff. In addition, Mr. Richard Ehlert, the Director of Procurement, explained the procurement process to be used by staff in obtaining the IWMS.

Thereafter, the Commission voted unanimously to approve the procurement of an IWMS and delegated the approval of the selected IWMS and vendor, after completion of the solicitation process, to the Executive Director, with a motion made by Commissioner Novak and a second to approve the motion made by Commissioner Hartman. It is the Commissions understanding that only the modules of the IWMS relating to energy management will be purchased at this time with State Energy Conservation Office loan funding, and that the additional modules will not be purchased until monies are available, which may not be until after the next legislative session. In addition, the Commission directed the Executive Director to provide status updates on the procurement and implementation of the IWMS at each future Commission meeting so that the Commission may monitor the progress of the IWMS project and provide additional directives to staff regarding the project and its direction.

**XI. Consideration and possible action to approve the Agency Strategic Plan Fiscal Years 2013-2017.**

The Commission voted unanimously to approve the submission of the Agency Strategic Plan Fiscal Years 2013-2017, as presented to the Commission, and further authorized staff to make any non-substantive changes that may be needed during final editing and printing of the final document, with a motion made by Commissioner Darby and a second to approve the motion made by Commissioner Ince.

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

There was no update provided.

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

Mr. Terry Keel, Executive Director, updated the Commission on conversations with the Texas Department of Public Safety (DPS) regarding the Leon Valley lease as well as proposed changes in leasing procedures requested by DPS and the challenges that such changes could present in the future. In addition, Mr. Keel stated that staff was currently working on a letter to be sent to the DPS Commission in response to their letter dated June 11, 2012, and would provide a copy of the letter to the Commission for review and comment at the Commission meeting to be held in July.

**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 Minor Construction.

Mr. Mark Scott, Director of Internal Audit, updated the Commission on the review of Minor Construction.

**XVI. 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.

**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 11:47 a.m.


Reviewed and Submitted:

By:

  
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Kay Molina  
General Counsel

Approved by the Commission on the \_\_\_\_\_

By:

  
\_\_\_\_\_  
Betty Reinbeck  
Chair