

CHAIR
Robert D. Thomas

COMMISSIONERS
William D. Darby
Patti Jones
Mike Novak
Jack W. Perry
Betty Reinbeck



EXECUTIVE DIRECTOR
Harvey Hilderbran

TEXAS FACILITIES COMMISSION

Minutes No. 85: Minutes of the July 20, 2016 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 20, 2016, commencing at 10:00 a.m. Chairman Thomas presided, and Commissioners Novak, Reinbeck, Jones, and Perry were also present. Commissioner Darby was absent.

I. Call to Order.

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

II. Service Awards

The following employees were recognized for their state service by the Commission.

Patrick Barry	Twenty years (Information Technologies)
Connie Moy	Thirty years (Planning and Real Estate Management)

III. Approval of the minutes from the June 15, 2016 Open Meeting.

The Commission voted unanimously to approve the minutes from the previous meetings with a motion made by Commissioner Reinbeck and a second to approve the motion made by Commissioner Perry.

IV. Public Comment.

There was no public comment.

V. Consent Agenda for Award of Lease Recommendations and Summaries.

Leases and/or Amendment Pending Execution with Commencement Date on or after July 20, 2016.

REPLACEMENT LEASE:

- 1. Lease #303-7-20558 – Health and Human Services Commission: Elsa, TX.**

RENEWAL:

- 2. Lease #10337 – Comptroller of Public Accounts-Enforcement; Office of the Attorney General: Austin, TX.**

The Commission voted unanimously to approve the above Consent Agenda for Award of Lease Recommendations and Summaries with a motion to approve made by Commissioner Novak and a second to approve the motion made by Commissioner Jones.

VI. Consideration and possible action to award an architectural/engineering professional services contract for renovation of Texas Department of Public Safety facilities at Gessner Road and Townhurst Drive, Project No. 16-013-6077 in Houston, Texas.

The Commission voted unanimously to approve an architectural/engineering professional services contract to Huitt-Zollars, Inc. in the amount of \$269,050.00 for the renovation of Texas Department of Public Safety facilities at Gessner Road and Townhurst Drive, Project No. 16-013-6077 in Houston, Texas, with a motion made by Commissioner Reinbeck and a second to approve the motion made by Commissioner Perry.

VII. Consideration and possible action to award a construction manager-at-risk contract for TFC's 2016-17 deferred maintenance on the William B. Travis State Office Building, Project No. 16-004-5180 in Austin, Texas.

The Commission voted unanimously to approve a construction manager-at-risk contract to J.T. Vaughn Construction, LLC, in an amount \$12,022,000.00 for TFC's 2016-17 deferred maintenance on the William B. Travis State Office Building, Project No. 16-004-5180 in Austin, Texas, with a motion made by Commissioner Jones and a second to approve the motion made by Commissioner Novak.

VIII. Consideration and possible action to award an architectural/engineering professional services contract for TFC's 2016-17 deferred maintenance on ten buildings for the Health and Human Services Commission, Project No. 16-011-5550 in Austin, Texas.

The Commission voted unanimously to approve an architectural/engineering professional services contract to Atkins North America, Inc., in the amount of \$280,357.00 for the TFC's 2016-17 deferred maintenance on ten buildings for the Health and Human Services Commission, Project No. 16-011-5550 in Austin, Texas, with a motion made by Commissioner Perry and a second to approve the motion made by Commissioner Reinbeck.

IX. Consideration and possible action to approve a State Energy Conservation Office LoanSTAR loan agreement to fund a utility conservation performance contract for conservation measures in the Brown Heatly Building, the Central Services Building, the Thomas J. Rusk Building and the William P. Hobby Complex, Project No. 15-020-0802 in Austin, Texas.

The Commission voted unanimously to approve the State Energy Conservation Office LoanSTAR loan agreement to fund a utility conservation performance contract in an amount not to exceed \$3,600,000.00 for conservation measures in the Brown Heatly Building, the Central Services Building, the Thomas J. Rusk Building and the William P. Hobby Complex, Project No. 15-020-0802 in Austin, Texas, with a motion made by Commissioner Novak and a second to approve the motion made by Commissioner Reinbeck.

X. Consideration and possible action to award a utility conservation performance contract for conservation measures in the Brown Heatly Building, the Central Services Building, the Thomas J. Rusk Building and the William P. Hobby Complex, Project No. 15-020-0802 in Austin, Texas.

The Commission voted unanimously to award a utility conservation performance contract to Performance Services, Inc., in an amount not to exceed \$3,880,000.00 for conservation measures in the Brown Heatly Building, the Central Services Building, the Thomas J. Rusk Building and the William P. Hobby Complex, Project No. 15-020-0802 in Austin, Texas, with a motion made by Commissioner Novak and a second to approve the motion made by Commissioner Reinbeck.

XI. Consideration and possible action to approve a uniformed security officer services contract award for the North Campus in Austin, Texas.

The Commission voted unanimously to approve an award of a uniformed security officer services contract with Walden Security in the amount of \$2,215,363.20 for a term of one year with an option to renew for two additional two year periods, with a motion made by Commissioner Reinbeck and a second to approve the motion made by Commissioner Perry.

XII. Consideration and possible action to approve the award of an architectural/engineering professional services contract amendment for the Capitol Complex Master Plan, Project No. 15-018-0805 in Austin, Texas.

The Commission voted unanimously to approve an architectural/engineering professional services contract amendment to Page Southerland Page, LLP in the amount of \$369,500.00 for the Capitol Complex Master Plan, Project No. 15-018-0805 in Austin, Texas, with a motion made by Commissioner Reinbeck and a second to approve the motion made by Commissioner Jones.

XIII. Consideration and possible action to adopt amendments to Texas Administrative Code, Title 1, Part 5, Chapter 115, Facilities Leasing Program, and publication of the adopted rules in the Texas Register.

The Commission voted unanimously to approve the staff recommendation to adopt the proposed rule amendments to Texas Administrative Code, Title 1, Part 5, Chapter 115, Facilities Leasing Program, and publication of the adopted rules in the Texas Register, with a motion made by Commissioner Reinbeck and a second to approve the motion made by Commissioner Perry.

XIV. Presentation and discussion on proposed exceptional item requests and the FY2018-2019 Legislative Appropriations Request.

Mr. Bill Monroe, Chief Financial Officer, gave brief remarks regarding the FY2018-2019 Legislative Appropriations Request. Thereafter, Rob Ries, Budget Director made a presentation on the proposed exceptional item requests and the FY2018-2019 Legislative Appropriations Request so that the Commissioners could discuss the proposed requests in anticipation of approval at the August meeting. The Commissioners discussed the need for an additional meeting of the Strategic Planning and Organization Work Group to further review and discuss the exceptional items and the appropriate ranking order.

XV. Program Presentations.

I. Presentation on the Surplus Property Program.

Mr. Harvey Hilderbran, Executive Director, introduce the new Director of Surplus Property Program Kristy Fierro, and made brief comments on the great job she has done and continues to do for the Surplus Property Program. Thereafter, Kristy Fierro, Director of Surplus gave a presentation on the Surplus Property Program, both State and Federal.

XVI. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, HUB and legislation.

Mr. Harvey Hilderbran, Executive Director, reiterated the great job Kristy Fierro, Director of Surplus Property, is doing to improve the program. Mr. Hilderbran also informed the Commission that the HUB event held on June 30, 2106 was a huge success and that TFC was well represented. Mr. Hilderbran reported on performance measures, and directed the Commissioner to the tab of the Commission meeting materials for this agenda item that includes many contracting reports and the performance measure report. Thereafter, Mr. Hilderbran informed the Commission that TFC appeared before a House Appropriations Subcommittee on July 19, 2016, on its interim charge to evaluate deferred maintenance; in addition, staff will appear before the Joint Oversight Committee on Government Facilities on Thursday July 21, 2016. Mr. Hilderbran provided the Commissioners a copy of the testimony for each of the hearings.

XVII. Report from the divisions on facilities design and construction, leasing, facilities operations, maintenance and surplus property.

Mr. John Raff, Deputy Executive Director of Facilities Design and Construction gave a presentation on the Facilities Design and Construction Division in which he gave an overview on the following: project portfolio history; deferred maintenance funding; the encumbrance report for 16-17 monies; enhanced contract monitoring; the FDC key performance measure addressing projects on schedule and within budget; personnel progress; and the CSB 2nd Floor space requirements to accommodate new staff.

XVIII. Report from the Commission Work Groups.

1. Energy Workgroup.

Commissioner Novak gave brief comments regarding the July 15th Energy Workgroup meeting, and stated that staff continues to make good progress and is focusing on its ROI metric.

2. Strategic Planning and Organization Work Group.

This work group has been meeting with staff to review the 18-19 Legislative Appropriations Request and will meet again prior to the August Commission meeting.

Chair Thomas also discussed the creation of a Construction Work Group and both Chair Thomas and Commissioner Novak have volunteered to serve on this work group.

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

Mr. Bill Monroe, Chief Financial Officer, made a presentation on 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.

XX. Discussion of Commission organization, policies, procedures and new initiatives.

There was no discussion on this item.

XXI. 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.
- f. The deliberation regarding a security audit, Section 551.076.

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

There was no Executive Session.

XXIII. Adjournment.

Chair Thomas adjourned the meeting at 1:06 p.m.

Reviewed and Submitted:

By: _____


Kay Molina, General Counsel

Approved by the Commission on August 17, 2016.

By: _____


Robert Thomas, Chair