

EXECUTIVE DIRECTOR
Edward L. Johnson



Texas Facilities Commission

CHAIR
Betty Reinbeck

COMMISSIONERS
Malcolm E. Beckendorff
William D. Darby
Virginia Hermosa
Victor E. Leal
Barkley J. Stuart

Minutes No. 14 Minutes of the January 21, 2008, 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, August 20, 2008, commencing at 10:00 a.m. The following were present, and Chair Reinbeck presided:

Members Present

Betty Reinbeck	Chair
Malcolm E. Beckendorff	Commissioner
Derek Darby	Commissioner
Virginia Hermosa	Commissioner
Victor Leal	Commissioner
Barkley Stuart	Commissioner

Staff Present

Edward Johnson	Executive Director
Kay Molina	General Counsel
Mark Scott	Director, Internal Audit
Stephen Thomas	Deputy Executive Director, Administration
Luis Arellano	Chief Financial Officer
Gregg Werkenthin	Deputy Executive Director, Space Management & State Leasing Services
Richard Ehler	Internal Procurement
Jamie Barrington	Director, Facilities Management Division
Bill Bonham	Deputy Executive Director, Facilities Design & Construction
Tiffany Harry	Legal Services Division
Kristy Fierro	Internal Audit
Trish Perme	Internal Audit
Mike Blackwell	Publications & Media
Jorge Ramirez	Director, Energy Management & Plant Operations
Mark Trott	Facilities Design & Construction
Mary Jo Ingram	Facilities Design & Construction
Sarah English	Facilities Design & Construction
John Raff	Facilities Design & Construction

Thursten Simonsen	Facilities Design & Construction
Aaron Garcia	Facilities Design & Construction
Craig Wingfield	Facilities Design & Construction
Tom Forrest	Facilities Design & Construction
Karl Oberlander	Facilities Design & Construction
Chris Tisdell	Facilities Design & Construction
Kyle Conaway	Facilities Design & Construction
Kayro Franklin	Energy Management
Debbie Semicek	Space Management & State Leasing
Mike Holeman	Director of A/E Tech Support
Kelsey Peeler	Executive Administration
Ashley Holt	Leasing
Lisa Hardin	Executive Administration
Mel Bullock	Facilities Management & Operations
Rodney Trammell	Facilities Management & Operations
Kevin Sandberg	Facilities Design & Construction
Mike Lacy	Space Management & State Leasing
Steven Haney	Energy Management
Fahim Idias	Information Systems

Guests

John Daude	TSBVI
Bonny Gray	Graeber, Simmons & Cowan
Bob Sharp	Walton Construction
Matt Allen	Walton Construction
Lisa Peterson	Walton Construction
Anthony Popolizio	Walton Construction
Beth Guillot	Graeber, Simmons & Cowen
David Ancira	Texas Comptroller of Public Accounts (CPA)
Christina Bryant	TIBH Industries
Debbie Leal	Wife of Commissioner Leal

I. Call to Order. Chair Reinbeck called the meeting to order.

II. Presentation of State Service Awards.

The following individuals were recognized for their state service:

Stephen Huber	Twenty years (Space Management & State Leasing)
Debbie Simecek	Fifteen years (Space Management & State Leasing)
Rodney Trammell	Fifteen years (Energy Management & Plant Operations)
Mel Bullock	Fifteen years (Energy Management & Plant Operations)
Michelle Ash	Ten years (Information Systems)
Ashley Holt	Ten years (Space Management & State Leasing)
Edward Johnson	Ten years (Executive)
Aaron Garcia	Five years (Facility Design & Construction)

Mike Blackwell

Five years (Publications & Media)

III. Approval of the Minutes from the December 17, 2008 Open Meeting.

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

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 January 21, 2009.

Renewals

1. #8615 – Health and Human Services Commission/Department of Family and Protective Services: San Antonio, TX.
2. #1245 – Comptroller of Public Accounts: Houston, TX.
3. #8617 – Office of the Attorney General: Uvalde, TX.

Add Space

4. #9210 – Health and Human Services Commission: Austin, TX.

New Leases

5. #20216 – Cancer Prevention & Research Institute of Texas: Austin, TX.
6. #303-9-10160 – Health and Human Services Commission/Department of Family and Protective Services: San Antonio, TX.
7. #303-9-10341 – Department of Family and Protective Services: Brownsville, TX.
8. #303-9-10424 – Texas Department of Insurance – Division of Workers' Compensation: Dallas, TX.
9. #303-9-10290 – Health and Human Services Commission: Rio Grande City, TX.

The Commission unanimously voted to approve the above leases and/or amendments with the motion to approve made by Commissioner Stuart and a second to approve the motion made by Commissioner Beckendorff.

VI. Consideration and possible action to award a construction contract for seven duplexes and campus site work for the Texas School for the Blind and Visually Impaired, Project No. 08-013A-0771, Austin, Texas. Chair Reinbeck introduced individuals in attendance that were working on this project and thanked them for their service. The Commission unanimously voted to award a contract to Walton Construction for construction services in the amount of \$8,985,000 for the construction of seven duplexes and site work for the Texas School for the Blind and Visually Impaired, Project

No. 08-013A-0771, Austin, Texas, with a motion made by Commissioner Stuart and a second to approve the motion made by Commissioner Beckendorff.

- VII. Report from the Executive Director and executive staff on facilities design and construction projects, facilities leasing, facilities operations and maintenance, and energy management.** Edward Johnson updated the Commissioners on a construction contract that was approved and executed between meetings under his delegated authority. The award of the construction contract was to Parallax Builders, Inc. in the amount of \$899,750 for the construction of the Texas Department of Public Safety (DPS) Houston Dacoma Driver License expansion, Project No. 08-008-7082, Houston, Texas. Thereafter, Mr. Johnson gave a brief update on what has been happening at the Capitol since the Legislature has gone into session.

Bill Bonham introduced Chris Tisdell from Facilities Design & Construction, and Mr. Tisdell provided the Commissioners and staff with a project update and status presentation on current construction projects, more particularly the roofing project for the William B. Travis State Office Building, as well as a Powerpoint presentation on Building Information Modeling.

- VIII. Quarterly Report from the Deputy Executive Director for Administration.** Stephen Thomas updated the commissioners on the previous quarter stating that the agency's attrition rate is running below previous year's rates, workforce injuries are down for the year, and that Human Resources is conducting an agency training needs assessment and implementing an agency training and development program as part of its 2009 Administration Division Initiative. Mr. Thomas also discussed the Survey of Organizational Excellence by providing background on the study, what categories are included in the study, who participates in the study, how the results are derived and what can be done with the final results. Mr. Thomas pointed out that the next step in the Survey of Organizational Excellence will be to distribute the information to TFC employees and start implementing changes based on feedback received from the survey as well as create working groups to find further ways to address areas of concern.

- IX. Report from the Chief Financial Officer on the monthly financial report update.** 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. In addition, he stated that there is a projected shortfall for the month due to utility bills and that all of our bills have not been paid because vendors are lagging on the bills 30-60 days. However, Mr. Arellano did state that although we continue to have a shortfall due to the high utility bills, it is anticipated that the shortfall will be much less now that gas prices have dropped dramatically from where they were a few months ago. Budget adjustments have been made throughout the month to increase budgets due to cost recovery.

- X. Monthly Status Report from Internal Auditor, Mark Scott.** Mr. Scott reported to the Commission that he participated on a State Agency Internal Audit Forum (SAIAF) work group which looked at creating a statewide Office of Inspector General. He stated that the SAIAF recommended against this concept and will report that to the Legislature.

The Internal Audit team continues to work on a general controls audit of Information Systems, a contracting audit for facilities contracts, and a review of the impact of HB 1516 on TFC's Information Systems.

- XI. 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.**
 - C. The duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission, Section 551.074.**
 - D. The deliberation regarding purchase, exchange, lease, or value of real property, Section 551.072.**
 - E. 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.**
 - F. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.**

Chair Reinbeck stated that the Commission would not convene in Executive Session.

- XII. Reconvene in open meeting and consider action on matters discussed in Executive Session.** No Executive Session held.
- XIII. Consideration and possible action, if necessary, on any issue discussed during Executive Session.** No Executive Session held.
- XIV. Adjournment.** Chair Reinbeck adjourned the meeting at 11:50 a.m.

Reviewed and
Submitted by:



Kay Molina
General Counsel

Approved by the Commission on the 18th day of February, 2009.

By:

Betty Reinbeck
Betty Reinbeck
Chair