

BILL ANALYSIS

Senate Research Center
80R2251 YDB-D

S.B. 1528
By: Eltife
Government Organization
4/19/2007
As Filed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

The Texas Building and Procurement Commission (TBPC) is responsible for the management and maintenance of the majority of state-owned office and auxiliary space located in Travis County. TBPC provides facility maintenance and deferred maintenance to state tenants.

According to the Legislative Budget Board's (LBB) *State Government Effectiveness and Efficiency Report to the 80th Legislature*, TBPC has limited resources for its preventive maintenance program. An effective program would include testing, periodic inspections, pre-planned maintenance activities, and follow-up maintenance, which would result in efficiencies such as reduced repair costs, production downtime, an increase in equipment life.

The TBPC traditionally funds deferred maintenance projects through general obligation bond proceeds and capital authority requests. Energy performance contracting would allow agencies to complete energy-savings improvements within their existing budget by financing with money through reduced utility expenses. As proposed, S.B. 1528 requires TBPC to establish a preventative maintenance program and enter into energy savings performance contracts for each state building or office for which it has facility management services responsibility, as recommended by the LBB.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to any state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 2165.052, Government Code, to require the Texas Building and Procurement Commission (TBPC) to establish a preventive maintenance program and enter into energy savings performance contracts of the type described by Section 2166.406(a) (Energy Savings Performance Contracts) covering each state building or office for which TBPC is responsible for providing facility management services under this chapter or other law. Makes a conforming change.

SECTION 2. Amends Section 2165.057(a), Government Code, to include a contract with each state agency tenant that describes the specific level of facilities management services TBPC will provide and any activities related to facilities management services the tenant agency and its employees will provide at agency cost and the establishment of property-specific budgets for each state agency facility for which TBPC provides facilities management services to assist in contracting under Subdivision (2) and in evaluating the success and efficiency of the facilities management services provided by TBPC to the list of duties required of TBPC.

SECTION 3. Effective date: September 1, 2007.