



TEXAS RACING COMMISSION

Purchase Order

Texas exempt agency of the State of Texas

01. PO Date 5/14/2015	02. PCC 9	03. HUB No	04. Payee Identification Number 465724496	05. Requisition #	06. Agency PO # 476-16-36			
07. Vendor Name and Address Name GAP VII Ind-A Cross, LP (formerly Cross Park) Address 3600 N. Capital of Texas Hwy., Ste 250 City State Austin, TX 78746 Ph/Fax 512-719-3050 (HPI) 512-835-1222 (HPI)				08. Vendor Contact Aubrey/Tracy (HPI) 09. Vendor E-mail 512-719-3050 10. Date Contacted 11. Comments: Per TFC Lease: 476-1754-E7B-Austin				
13. Invoice Name and Address Name Texas Racing Commission (TxRC) Address 8505 Cross Park Dr., Ste 110 City State Austin, TX 78754-4552				12. Delivery Address if Different				
14. CLASS 971-45	15. ITEM 1	16. DESCRIPTION Lease of 6,419 sqft of Office Space located at 8505 Cross Park Dr., Ste. 110, Austin, Tx 78754. This PO is being issued for payment purposes only against the Texas Facilities Commission (TFC) lease #476-1754-E7B-Austin. A new PO will be issued for each fiscal year against the above referenced TFC lease through 1/31/2017. Any increase or decrease will be authorized by the TFC. The payment term of this contract is from 09/01/2015 through 01/31/2017. NOTE: Hill Partners Management Co. (HPI) is currently the management company for GAP VII Ind-A Cross, LP For invoicing & payment after Sept. 1st, 2015 Any changes will be processed through POCN		17. RCY. N/A	18. QTY 12	19. UNIT MO	20. UNIT PRIC \$7,121.95	21. AMOUNT \$85,933.44
All items to ship "FOB Destination" prepaid and allowed unless otherwise specified.							Total	\$85,933.44
Email all acknowledgements and contract correspondence to: tperez@txrc.texas.gov								
22. ITEMS FOR: Admin - TxRC								
23. LEGAL SITE (if applicable):								
24. OTHER PAYEES CONTACTED FOR BIDS			CONTACT	CITY AND STATE		BID TOTALS		
25. BEST VALUE OTHER THAN LOW PRICE MEETING SPECIFICATIONS & BASIS FOR BREAKING TIE BID:								
26. Name of Purchaser: I certify above includes all firms contracted for quote and their replies.			Tu-Anh Le Perez CTPM, CTCM Main Phone: 512-833-6699 FAX 512-833-6907				E-mail tperez@txrc.texas.gov	
Purchaser sign here							Date Signed 5/14/15	
27. Name of Accountant: I certify that funds are available for the above referenced items.			Adrianna Courtney / Lane Goetsch Main Phone: 512-833-6699 FAX 512-833-6907				E-mail cbray@txrc.state.tx.us	
Financial sign here							Date Signed 06/01/15	
If a prior contract number is referenced on this PO all terms & conditions of that contract must be met. Otherwise, by accepting this purchase order the vendor affirms that they have read the "TxRC Standard Terms and Conditions (T & C's)" and understand that they are bound by and must comply with these Standard T & C's and any additional specifications from an associated "TxRC Solicitation Sheet". Copies of the TxRC Standard T & C's may be obtained by contacting the TxRC Procurement Services Office or online at our website: http://www.brc.state.tx.us/agency/vendorTC-020911C.pdf								



Purchase Order Change Notice

Agency Name Texas Racing Commission		Date 01/07/2016
Street address 8505 Cross Park Dr, Ste 110		
City Austin	State TX	ZIP code 78754
Contact name Dorene Corsentino		
Contact phone (area code & number) 512-490-4031	E-mail dorene.corsentino@txrc.texas.gov	

Vendor identification number (VIN) 465724496		
Contractor name GAP VII Ind-A Cross Park, LP		
Street address 3600 N. Capital of Texas Hwy, Ste 110		
City Austin	State TX	ZIP code 78746
Contact name Tracy Perez		
Contact phone (area code & number) 512-719-3050	E-mail perez@hpitx.com	

Agency purchase order/requisition number 476-16-36B	Purchase order/requisition date 06/01/2015
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Scope of Change – Include code(s) as applicable

This Purchase Order Change Notice is being initiated for Consumer Price Index (CPI) Lease Payment increase for the lease space occupied by the Texas Racing Commission at 8505 Cross Park Dr. Ste 110. Effective February 01, 2016, the total amount is being increased by \$3.58 per month at \$13.39 annual rate per square foot for 6,419 usable square feet, resulting in a new rent amount of \$7,164.70 per month. Rate increase approved by Texas Facilities Commission.

CPI Payment Increase of \$7,164.70 will be made for remainder of FY16 (7 months); effective from February 1, 2016 through August 31, 2016.

Change unit price from \$7,161.12 per month to \$7,164.70 per month. No other changes made.

Purchaser Sign Here 	Date 1-7-16
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Signature authorized by agency sign here 	Date JAN 07 2016
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Chair
Robert Thomas

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



Executive Director
Harvey Hilderbran

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.state.tx.us

CPI LEASE PAYMENT NOTIFICATION

Lease: 1754 Austin

Term: 02/01/2001 through 01/31/2017

This agreement is made and entered into on this date, January 4, 2016, by the LESSEE, STATE OF TEXAS acting by and through the Texas Facilities Commission.

The Texas Facilities Commission approves a change in the total monthly rent for space leased due to a Consumer Price Index (CPI) adjustment in accordance with the lease contract.

Effective February 1, 2016, for the lease space occupied by the Texas Racing Commission (TRC), the total rent amount will be increased by \$3.58 per month at \$13.39 annual rate per square foot for 6,419 usable square feet, resulting in a new rent amount of \$7,164.70 per month.

TEXAS FACILITIES
COMMISSION APPROVED:

A handwritten signature in blue ink, which appears to read "Gayla Davis", is written over a horizontal line.

Gayla Davis, Manager State Leasing
Services, Planning and Real Estate
Management Division

cc: Dorene Corsentino, Texas Racing Commission

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Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

★ Planning and administering facilities in service to the State of Texas ★