

Chair
Steven D. Alvis

Commissioners
William Allensworth
Brian Bailey
Eddy Betancourt
Larry Long
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 139: Minutes of the January 19, 2023, 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 Thursday January 19, 2023, commencing at 9:07 a.m. Chairman Alvis called the meeting to order, Commissioners Long, Bailey, Betancourt, and Wagner were present and participated in person for the entirety of the meeting. Commissioner Allensworth was absent for the entirety of the meeting.

I. Call to Order.

Chairman Alvis called the meeting to order at 9:07 a.m.

II. Service Award Presentation.

Rafael Arredondo, TFC Director of Human Resources was present to present awards to Adam Busch 10 years of service.
Alberto Amesquita 10 years of service.

III. Approval of the minutes from October 20, 2022, and January 4, 2023, Open Meeting.

The Commissioners voted unanimously to approve the October 20, 2022, and January 4, 2023, minutes with a motion made by Commissioner Bailey, seconded by Commissioner Betancourt.

IV. Public Comment.

There was public comment by Vaughn Brock and Brad Gates on Agenda Item XIII, Park Thirty-Five Business Park.

V. Consent Agenda

Award of Leases and/or Amendments with Recommendations and Summaries.

Renewals:

1. Lease #20347 Texas Department of Insurance (TDI) – 14,651 SF for 5 Years: Houston, TX.

Texas Facilities Commission

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

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

2. Lease #20324 Texas Department of Criminal Justice (TDCJ) – 5,767 SF for 10 Years: Odessa, TX.
3. Lease #10291 Health and Human Services Commission (HHSC) & Texas Civil Commitment Office (HHSC-TCCO) – 34,373 SF for 5 Years: Austin, TX.
4. Lease #10389 Health and Human Services Commission (HHSC) – 15,499 SF for 5 Years: San Antonio, TX.
5. Lease #9867 Texas Commission on Environmental Quality (TCEQ) – 12,109 SF for 10 Years: Harlingen, TX.
6. Lease #8596 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 16,594 SF for 5 Years: Marshall, TX.
7. Lease #1782 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 20,384 SF for 5 Years: Longview, TX.
8. Lease #20278 Texas Department of Criminal Justice (TDCJ) – 9,193 SF for 10 Years: Waco, TX.
9. Lease #7984 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 23,916 SF for 5 Years: Denton, TX.
10. Lease #20137 Department of Family and Protective Services (DFPS) – 12,550 SF for 5 Years: Waco, TX.

Gayla Davis, TFC Leasing Director was present to answer questions. Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Management and Operations

- VI. Consideration and possible action to amend existing service and requirements contract with Beckwith Electronic Systems, LLC for fire alarm inspection and maintenance services in the amount of \$176,014.00 for the period of 9/1/2021 through 8/31/2023, Contract No. 20-007-000, in Austin, Texas.**

Bailey Gonzalez, TFC Division Director of Operations was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- VII. Consideration and possible action to amend existing service and requirements contract with Clifford Power Systems, Inc. for inspections, preventative maintenance, remedial repair, and emergency repair for generators, automatic transfer switches, and fire pumps, and for rental of generators in the amount of \$100,000.00 for the period of 9/1/2021 through 8/31/2023, Contract No. 20-046-000, in Austin, Texas.**

Bailey Gonzalez, TFC Division Director of Operations was present to answer any questions. Commissioner Long moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

VIII. Consideration and possible action to amend delegated authority, in Commission Policies' Section III.e. Approval of Maintenance, Grounds, Utility, and Service Contracts.

Bailey Gonzalez, TFC Division Director of Operations was present to answer any questions. Executive Director Mike Novak and General Counsel Stephen M. Foster spoke in support of the staff recommendation. Commissioner Long moved to approve, and Commissioner Wagner seconded the motion. All in favor.

Facilities Design and Construction

IX. Consideration and possible action to award a design-build contract to SLSCO in an amount not to exceed \$137,300,000.00 for the Texas Border Infrastructure Project, Project No. 22-003-2535 in various locations in proximity to the Texas section of the US-Mexico border.

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Bailey seconded the motion. All in favor.

X. Consideration and possible action to approve a professional services contract amendment for TAB Technologies, Inc. in the amount of \$541,505.00 for TFC's 2020-2021 deferred maintenance and associated interagency contracts for the Dr. Bob Glaze Laboratory, Project Nos. 20-013-5485 and 20-013-2519, respectively, in Austin, Texas.

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Long moved to approve, and Commissioner Wagner seconded the motion. All in favor. John Raff introduced a guest from TAB Technologies, Inc. and Project Manager Kevin Sandburg was present as well.

XI. Consideration and possible action to award a construction contract to Balfour Beatty, Inc. in the amount of \$1,599,067.00 for the George H.W. Bush Building Shared Boardroom, Project No. 22-019-8002 in Austin, Texas.

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor. John Raff introduced a guest from Balfour Beatty, Inc.

Administrative Agenda Items

- XII. Consideration and possible action to approve the expenditure of monies appropriated to TFC for the construction of the Permian Basin Behavioral Health Center (PBBHC) in Midland, Texas.**

No Motion (action) made or considered. (Tabled)

- XIII. Consideration and possible action to approve or deny an amendment to the Declaration of Restrictive Covenants, Conditions and Restrictions for Park Thirty-Five Business Park at the request of a private landowner.**

Two witnesses testified. No action was taken.

- XIV. Report from Chief Financial Officer.**

Diane Jackson, TFC Chief Financial Officer was present to answer questions.

- XV. Discussion of Major Projects.**

- 1. Capitol Complex Phase I**
- 2. Capitol Complex Phase II**
- 3. North Austin Complex Phase II**
- 4. Permian Basin Behavioral Health Center**
- 5. Flex-Space**
- 6. Border Infrastructure and Wall**

John Raff was present to discuss Capitol Complex Phase I. Stephen Bell with Square One was present to discuss Capitol Complex Phase II stating that we are ahead of forecast and goals. John Raff discussed the North Austin Complex. We are on budget and on time. Mike Novak, Executive Director discussed the border infrastructure and wall. Jon Conant, TFC Director, Real Estate Acquisition and Development discussed the Permian Basin Behavioral Health Center and Flex-Space.

- XVI. Report from Commission Work Groups.**

- 1. Construction Work Group**
- 2. Border Infrastructure and Wall Work Group**

Commissioner Wagner deferred to John Raff's discussion about being on time and schedule with the Construction Work Group. Commissioner Bailey discussed Border Infrastructure and Wall deferred to Mike Novak's discussion adding that we will provide more information on location of work being done.

XVII. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs, and other operational activities.

Mike Novak yielded his time.

XVIII. Recess the open meeting to convene in Executive Session, pursuant to Chapter 551.071 and Chapter 551.072 of the Texas Government Code

Recessed at 10:29 a.m.

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

Reconvened at 11:48 a.m.

XXI. Adjournment

Chairman Alvis adjourned the open meeting at 10:49 a.m. ^{11:50 AM}

Reviewed and Submitted:

By: 

Stephen M. Foster, General Counsel

Approved by the Commission on February 16, 2023

By: 

Steven D. Alvis, Chair