

Chair
William Allensworth

Commissioners
Steve Alvis
Brian Bailey
Patti C. Jones
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 117: Minutes of the May 21, 2020, 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 (TFC), in accordance with section 418.016 of the Texas Government Code, after Governor Abbott suspended various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location, held an open meeting virtually, on Thursday May 21, 2020, commencing at 9:07 a.m. The meeting was recorded. Chairman Allensworth, and Commissioners Alvis, Bailey, and Wagner were present by audio and video

I. Call to Order.

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

II. Approval of minutes from the April 16, 2020 Open Meeting.

The Commissioners voted unanimously to approve the minutes from April 16, 2020 meeting.

III. Public Comment.

There was no public comment.

Consent Agenda

IV. Award of Lease Recommendations and Summaries.

Gayla Davis, TFC's Leasing Director, recited the leases for consideration and discussed the tenant agency needs and the lease rates. Ms. Davis noted the lapse of time on one lease, owing to withdrawal of the lessor's offer, secondary to flood plain issues. Commissioner Alvis moved to approve; Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the consent agenda for leases.

Non-Consent

V. Consideration and possible action to award an architectural and engineering professional services contract to Stanley Consultants in the amount of \$1,200,000.00 for TFC's 2020-2021 deferred maintenance for Park 35 and Promontory Point buildings, Project No. 20-009-5758 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract, which will provide engineering assessment and oversight of the project to correct deferred maintenance deficiencies at Park 35 and Promontory Point, specifically MEP equipment, fire protections, accessibility, and some architectural finishes. Of the ten submittals received to this solicitation, it was determined Stanley Consultants was best qualified to perform these services. The contract was negotiated down from the originally estimated budget by

approximately \$330,000. Commissioner Wagner made the motion to approve, Commissioner Bailey seconded the motion. The Commissioners voted unanimously to approve the award.

- VI. Consideration and possible action to approve a construction contract amendment for Veit & Company, Inc. in the amount of \$311,777.09 for the GJ Sutton Complex Demolition, Project No. 18-009-8455 in San Antonio, Texas.**

This amendment was pulled from the agenda and not considered at this meeting.

- VII. Consideration and possible action to award an architectural and engineering professional services contract to Parkhill Smith and Cooper in the amount of \$1,375,000.00 for the Texas School for the Deaf 2020-21 Deferred Maintenance, Classroom Expansion, and Traffic Circulation Improvements, Project Nos. 20-008-8806, 20-016-8804, and 20-017-8805 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, explained he would address this Agenda Item and Agenda Item VIII, which are both to correct the highest priority deficiencies at the Texas School for the Deaf and the Texas school for the Blind and Visually Impaired. Parkhill Smith and Cooper was identified as the highest-rated respondent for both projects. Their present a unique set of skills and experience to successfully accomplish both projects. Commissioner Alvis made the motion to approve and Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the award of this contract.

- VIII. Consideration and possible action to award an architectural and engineering professional services contract to Parkhill Smith and Cooper in the amount of \$600,800.00 for the 2020-21 Campus Wide Improvements at the Texas School for the Blind and Visually Impaired, Project No. 20-006-8807 in Austin, Texas.**

After confirming Mr. Raff's explanation of this project in conjunction with Agenda Item VII, Commissioner Bailey made the motion to approve this award, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve.

- IX. Consideration and possible action to approve the Agency Strategic Plan Fiscal Years 2021-2025.**

Joel Speight, TFC's Chief Operating Officer, gave an overview of the Strategic Plan and provided insight on the Plan's narrative of TFC's past performance and successful accomplishment of performance goals, as well as the current plan to achieve goals that continue to support the State's objectives and serving the needs of client agencies. Commissioner Alvis made a motion to approve, Commissioner Wagner seconded the motion. All Commissioners voted unanimously to approve the Strategic Plan.

X. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs and agency COVID -19 coordination and response.

TFC's Executive Director, Mike Novak, gave an updated on TFC's current COVID-era operations.

The Chairman announced that Commissioner Villarreal had resigned, secondary to initiating new professional endeavors.

XI. Report from Commission Work Groups.

1. Construction Work Group.

John Raff, Director of TFC's FDC, discussed the progress on the various aspects of the Capitol Complex project, which remain on schedule, with an average daily number of employees on the job sites at 300. Mr. Raff noted the stormwater issues are, for the most part, resolved.

Mr. Raff gave an update on the North Austin Complex, where the HVAC is about to be powered up and the interior to be finished out. The parking garage is almost complete will be turned over to TFC in June 2020. This project is on schedule to be completed in December 2020. It remains on budget.

At School for the Deaf, Chasco has been mobilized on the campus and is working on the site improvements for the utilities phase of the project. Chasco is preparing the package for the GMP recommendations. Completion of the project is still on track for August 2021.

XII. Adjournment.

The regular Commission Meeting was adjourned at 10:01 a.m. by Chairman Allensworth;

Reviewed and Submitted:

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A. J. WILSON SALAZAR
By: 3809AGE0E129436...
A. J. Wilson Salazar, General Counsel

Approved by the Commission

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William Allensworth
By: 0C072E3002204M...
William Allensworth, Chair