

Chair
William Allensworth

Commissioners
Steve Alvis
Brian Bailey
Patti C. Jones
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Executive Director
Mike Novak

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Minutes No. 118: Minutes of the June 18, 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 June 18, 2020, commencing at 9:00 a.m. The meeting was recorded. Chairman Allensworth, and Commissioners Jones, Bailey, and Wagner were present by audio and video

I. Call to Order.

Chairman Allensworth called the meeting to order at 9:00 a.m.

II. Approval of minutes from the May 21, 2020 Open Meeting.

Commissioner Bailey moved to approve; Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the minutes from May 21, 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.

Commissioner Wagner made a motion to approve, Commissioner Bailey seconded the motion. The Commissioners voted unanimously to approve the consent agenda for leases.

Non-Consent

V. Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC in the amount of \$9,225,000 for Multi-Floor and MEP Renovations at the Lyndon B Johnson (LBJ) Building, Project No. 20-002-5094 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 86th Legislature authorized 13.6 million for the renovation

of additional floors in the LBJ State Office Building. The construction manager and the risk contractor will provide the customary services, the pre-construction, the subcontractor solicitation, construction management, warranty management, and project close-out services. Their fee and their general conditions costs are in line with projects of this size, scope, and complexity, and they're similar to the ongoing LBJ renovations.

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 award a construction manager-at-risk contract to J.T Vaughn Construction in the amount of \$8,783,152.00 for deferred maintenance repairs and rehabilitation at the Brown Heatly Building (BHB), Project No. 20-010-5402 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. This project is part of the 120 million on the deferred maintenance. It's going to address the roof at Brown-Heatly, life safety systems, fire alarms, fire protection systems, HVAC repairs, electrical communication security systems, some architectural finishes and features in the building that are associated with those repairs. This contract will provide pre-construction services, the subcontractors solicitation, construction management, warranty management, and project closeout services.

Commissioner Bailey made the motion to approve, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the award.

VII. Consideration and possible action to award a construction manager-at-risk contract to Kitchell Corporation in the amount of \$4,205,861 for MEP and Water Remediation at the Lyndon B. Johnson (LBJ) Building, Project No. 20-003-5095 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. This project is also out of the 120 million. It's focused on the LBJ building and not the renovation, but more of addressing the deficiencies in the systems in the building. And one of the of predominant issues that we have with LBJ right now is that the waterproofing systems are beyond their useful life and they're having a lot of leaks. It's also going to address, a number of smaller HVAC issues and electrical and the security issues as well.

Commissioner Wagner made the motion to approve, Commissioner Jones seconded the motion. The Commissioners voted unanimously to approve the award.

VIII. Consideration and possible action to award an architectural and engineering professional services contract to Tom Green and Company Engineers, Inc in the

amount of \$5,530,000.00 for TFC's 20-21 Deferred Maintenance DSHS Multiple Building, Project No. 20-013-5485 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. This is for repairs to the Bob Glaze Laboratory and some of the other Department of State Health Services facilities in North Austin. This contract will provide the assessment of deficiencies, assistance, and prioritizing and developing strategies towards a long-term program of deferred maintenance for the laboratory. It will also provide the design, the construction documents, and construction administration for the corrections that were perform on the project.

Commissioner Wagner made the motion to approve this award, Commissioner Bailey seconded the motion. The Commissioners voted unanimously to approve.

IX. Consideration and possible action to approve a construction manager at-risk contract amendment for Chasco Constructors, Ltd., L.L.P. in the amount of \$2,818,327 for the Texas School for the Deaf (TSD) Toddler Learning Center and Central Services Center Project No. 18-004-8803 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. This contract amendment is for Phase II of the project. It will address the side improvements, will allow us to incorporate necessary deferred maintenance that are within the work limits to the project, The deferred maintenance scopes include site drainage, electrical distribution & sub stations, underground utilities, irrigation, reconfiguration of parking, and adjustments to the bus stop locations in those configurations.

Commissioner Jones made a motion to approve, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve.

X. Consideration and possible action to approve a construction manager-at-risk contract amendment for White Construction Company in the amount of \$6,598,321 for the Capitol Complex Pedestrian Mall and Underground Garage Project, Phase One (Package 6), Project No. 17-018-8030 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. This contract amendment is a transfer of certain scopes of work from other packages to Package 6. It will also allow for construction manager to address the logistics of timing; the work area limits and the appropriate assignment of scopes to responsible parties.

Commissioner Bailey made a motion to approve, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve.

XI. Consideration and possible action to approve a construction manager agent contract amendment for Balfour Beatty Construction, LLC in the amount of \$2,300,000.00 for the Capitol Complex Phase I development (Packages 1 through 6), Project No. 16-018-8001 in Austin, Texas.

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. This amendment has been carefully negotiated to provide only the necessary services for Balfour to maintain their contractual obligations through the substantial completion of the project. It also includes about 980,000 in contingency to address the foreseeing needs and/or necessary close out warranty services.

Commissioner Bailey made a motion to approve, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve.

XII. Consideration and possible action to approve the award of four (4) requirements contracts for electrical trade services in varying "not to exceed" amounts and to the following firms:

- 1. J.S. Electric, Inc. in an amount not to exceed \$575,000**
- 2. Alterman, Inc. in an amount not to exceed \$575,000**
- 3. Schmidt Electric Company, Inc. in an amount not to exceed \$575,000**
- 4. John Penney II Electrical, Inc. in an amount not to exceed \$275,000**

(The Contracts will be initiated with no monetary value and the firms engaged on an assignment basis as needs arise in accordance with Commission policy with an option for an additional two (2) year renewal.)

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. These trade service contracts are necessary to supplement essentially our electrical trade personnel, our maintenance department, as well as minor construction from time to time, where we encounter repairs and scopes of work. These firms are engaged on an assignment basis and there's an option for a two-year renewal with a reloaded cap at the end of the initial two-year contracts.

Commissioner Bailey made a motion to approve, Commissioner Jones seconded the motion. The Commissioners voted unanimously to approve.

XIII. Consideration and possible action to approve requested tuition increase for the Capitol Complex Child Care Center, TFC Contract No. 15-052-000.

Commissioner Jones informed the Commission that the request for increase is a cost recovery because of the COVID 19 and has been endorsed by the Parents Advisory Committee.

Commissioner Jones made a motion to approve, Commissioner Bailey seconded the motion. The Commissioners voted unanimously to approve.

XIV. Discussion of Major Projects.

1. Capitol Complex.

Lou Saksen, of Balfour Beatty, gave an update on the progress of the project. He noted that all six of the packages are underway.

Package 1, due to rainy weather the excavation slowed down but is back on at full speed ahead.

Package 2, the utilities pick back up, and the outfall at the creek is complete. They are in the process of connecting the pipes that go down to the outfall and expect those to be finished by the end of June.

Package 3, the building is just about complete and their finishing off the ring beams up on the top floor where the heat exchangers go and looking forward to having that building dried by the end of July.

Package 4, their forming the fourth level of the office building, and up to level six in the above-grade parking deck behind it. The cranes are active, and things are moving along very rapidly in the lower levels. Also, concrete block work is going on plus plumbing and electrical split.

Package 5, 1601 is now out of the ground and they're forming the second floor of that building.

Package 6, the substantial completion walks were done on Wednesday June 17, 2020 on half of the section between 17th and 18th Street. This very important for Package 6 because they're going to move their equipment and some materials into that northern half of the 17th, 18th Street.

2. North Austin Complex.

John Raff gave updates on the North Austin Complex, which remains on schedule, Vaughn is still working with the City of Austin to get the permit and the water meter for the central plant so the chillers can be turned on and the building condition. He states the project is still on schedule for completion in December of 2020.

2. Texas School for the Deaf.

John Raff gave an update on the School for the Deaf. The progress on the site package and the utility work continues. They have received the GMP2 pricing for the remainder of the project and have reviewed it and are ready to accept. Mr. Raff stated even though there was somewhat of a delayed at the start of the project, completion is still expected in August of 2021.

XV. 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.

Executive Director Novak gave an update on the impact of the COVID-19 issue in our portfolio of facilities. Novak touched upon the spreadsheet of the daily TFC portfolio of occupancy which is a daily report from all the agencies of how many employees they've have in their respective buildings. Next Novak gave an overview of the 12-Point Plan that is specific to our building, the Central Services Building, but it will serve as a platform for other buildings. The 12-point plan was screened by the Center for Disease Control, by the Texas Department of Health Services. Also, by Nim Kidd's group, Texas Department of Emergency Management the Center for Disease Control. The 12-point plan is designed to help and to assist employees to repopulate their offices safely and will be customized building by building.

XVI. Report from the Chief Financial Officer.

Diane Jackson, TFC's Chief Financial Officer, provided the monthly report.

XVII. Report from Commission Work Groups.

1. Construction Work Group.

Chairman Allensworth stated that the report for the Construction Work Group was reported under agenda item XIV. Discussion of Major Projects.

XVIII. Adjournment.

The regular Commission Meeting was adjourned at 11:24 a.m. by Chairman Allensworth.

Reviewed and Submitted:

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By: Steven E. Halpin, Interim General Counsel
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Steven E. Halpin, Interim General Counsel

Approved by the Commission

By: William Allensworth, Chair
William Allensworth, Chair