

Chair
Brian A. Bailey

Commissioners
Eddy Betancourt
Daniel K. Signorelli
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 142: Minutes of July 20, 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 Blvd, in Conference Room 402, Austin, Texas, on Thursday, July 20, 2023, commencing at 9:00 a.m. Chairman Bailey called the meeting to order, Commissioners Betancourt, and Wagner were present and participated in person for the entirety of the meeting. Commissioner Signorelli participated remotely for the entirety of the meeting.

I. Call to Order.

Chairman Bailey called the meeting to order at 9:00 a.m.. Chairman Bailey introduced our new Commissioner Daniel K. Signorelli.

II. Consideration and possible action for the Election of the Vice Chairman.

The Commissioners voted unanimously to approve Price Wagner as Vice Chairman. Motion made by Commissioner Betancourt and seconded by Commissioner Signorelli.

III. Approval of the minutes from April 20, 2023, Open Meeting.

The Commissioners voted unanimously to approve the April 20, 2023, minutes with a motion made by Commissioner Betancourt, seconded by Commissioner Wagner.

IV. Public Comment.

There was no public comment.

Consent Agenda:

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

New Lease(s):

- 1. Lease #20733 Texas Department of Public Safety (DPS) – 2,699 SF for 10 Years; Greenville, TX.**

Replacement(s):

2. **Lease #20750 Texas Animal Health Commission (TAHC) – 5,488 SF for 10 Years; Canyon, TX.**

Renewal(s):

3. **Lease #1379 Texas Department of Criminal Justice (TDCJ) – 64,560 SF for 5 Years; Huntsville, TX.**
4. **Lease #7313 Health and Human Services Commission (HHSC) – 14,355 SF for 10 Years; El Paso, TX.**
5. **Lease #10200 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 14,585 SF for 3 Years; Conroe, TX.**
6. **Lease #20219 Texas Historical Commission (THC) – 10,004 SF for 5 Years; Austin, TX.**
7. **Lease #8743 Department of Family and Protective Services (DFPS) – 12,550 SF for 10 Years; Longview, TX.**
8. **Lease #10543 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 12,335 SF for 5 Years; Greenville, TX.**
9. **Lease #8615 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 47,465 SF for 5 Years; San Antonio, TX.**
10. **Lease #6130 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 9,565 SF for 5 Years; Eastland, TX.**

Add Space(s):

11. **Lease #9210 Texas Commission on Law Enforcement (TCOLE) – 5,380 SF for 68 Months; Austin, TX.**

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

Non-Consent Agenda:

Facilities Management and Operation

- VI. **Consideration and possible action to exercise a \$0 renewal option on existing interagency contract No. 15-052-000 with UT Child Development Center for the Capitol Complex Child Care Center in Austin, Texas for the period 9/1/2023 through 8/31/2025 and requested a tuition increase for the same period.**

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

Facilities Design and Construction

- VII. Consideration and possible action to award a professional services contract to Terracon, in the amount of \$1,300,000.00, for Construction Materials Testing & Inspection services for the Capitol Complex Phase II development, Project No. 20-028-8011 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 Betancourt seconded the motion. All in favor. John also introduced a guest from Terracon.

- VIII. Consideration and possible action to approve a professional services contract amendment for Sunland Group, in the amount of \$14,000.00, for the Capitol Complex Phase II development, Project No. 20-028-8011 in Austin, Texas.**

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

- IX. Consideration and possible action to approve a uniformed security guard service contract award to Vets Securing America (VSA) in the amount not to exceed \$12,000,000.00, for security guard services for use in the Capitol Complex, North Austin Complex, Park 35 Complex, and outbuildings.**

Tommy Oates, TFC Chief Security Officer and Director of Risk Management, was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor. Tommy also introduced a guest from Vets Securing America.

- X. Consideration and possible action to approve an architectural and engineering professional services contract amendment with HKS, Inc, for design revisions related to cost of incorporating a 100-bed expansion (200 beds total;40 forensic beds inclusive) in an amount not to exceed \$3,000,000.00 for the design and construction of the Permian Basin Behavioral Health Center (PBBHC) in Midland, Texas.**

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

Administrative Agenda Items

- XI. Consideration and possible action to designate the Executive Director to accept a gift of a 9.386-acre easement in Val Verde County, Texas, to the State of Texas from BDI Brite Ranch, L.P., to construct, maintain, operate, inspect, and repair border wall infrastructure, such designation of the Executive Director to include**

signatory authority to execute the Easement Agreement and all ancillary documents.

Steven Halpin, TFC Deputy General Counsel, was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- XII. Consideration and possible action to designate the Executive Director to sign documents on behalf of the Texas Facilities Commission, an agency of the State of Texas, including but not limited to sale and purchase agreements for goods and services including construction and related documents, real estate documents including, deeds, easements, licenses and any other transactional documents related to a real estate transaction, and all other documents related to and in any manner connected with the authority of the Texas Facilities Commission as set out in Chapters 2165, 2166, and 2167, *et seq*, Texas Government Code, such designation to continue until revoked, and to be unconditionally relied upon by all state and local governmental entities.**

Steve Halpin, TFC Deputy General Counsel, and John Raff, Director of Facilities Design and Construction, were present to answer any questions. Commissioner Signorelli moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- XIII. Consideration and possible action to approve the proposed FY24 Internal Audit Plan.**

Sonya Etheridge, TFC Internal Auditor, was present to give the report for FY24 Internal Audit Plan. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XIV. Discussion of Major Projects.**

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

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

XV. Report from Commission Work Groups.

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

Commissioner Wagner deferred to Kevin Parks with Square One discussion about being on time and schedule with the Construction Work Group. Chairman Bailey discussed Border Infrastructure and Wall and deferred to Mike Novak's discussion adding that we are making good progress.

XVI. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, Commercial Parking and Special Events program, legislative affairs, and other operational activities.

Mike Novak yielded his time.

XVII. 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 10:06 a.m.

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

Reconvened at 10:45 a.m.

Upon reconvening Open, Session Chairman Alvis made a motion to increase the internal auditor's salary by 8%. It was seconded by Commissioner Wagner. All approved.

XIX. Adjournment

Chairman Alvis adjourned the open meeting at 11:46 a.m.

Reviewed and Submitted:

By: _____
Stephen M. Foster, General Counsel

Approved by the Commission on August 24, 2023

By: _____
Brian Bailey, Chair