

Chair
William Allensworth

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



Executive Director
Mike Novak

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Minutes No. 119: Minutes of the August 20, 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 August 20, 2020, commencing at 9:00 a.m. The meeting was recorded. Chairman Allensworth, and Commissioners Jones, Bailey, Alvis 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 June 18, 2020 Open Meeting.

Commissioner Bailey moved to approve; Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the minutes from June 18, 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 an engineering professional services contract to Cobb Fendley, Inc in the amount of \$950,000 for the North Austin Complex, Phase II, Project No. 20-027-8061 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 approve a professional services contract amendment for Huitt-Zollars, Inc. in the amount of \$20,000.00 for the TDA Giddings Lab Renovations Project, Project No. 18-005-6099, in Giddings, 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 approve a construction manager-at-risk contract amendment for Gaeke Construction Company in the amount of \$285,620.00 for the TDA Giddings Lab Renovations Project, Project No. 18-005-6099, in Giddings, 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 approve an architectural and engineering professional services contract amendment for Page Southerland Page, Inc. in the

amount of \$238,060.00 for the Capitol Complex New Buildings and Utility Infrastructure Project, 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 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 amend Service Contract with Impact Fire Services, LLC, TFC Contract No. 20-073-000, in the amount of \$75,000.00.

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. 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.

XI. 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.

XII. 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.

XIII. Monthly Status Report from the Director of Internal Audit.

1. **Review and approval of FY2021 TFC Internal Audit Plan.**

XIV. Report from the Chief Financial Officer.

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

XV. Consideration and possible action to approve the Agency's Fiscal Year 2021 Operating Budget.

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
William Allensworth, Chair