

Chair
Brian Bailey

Commissioners
Eddy Betancourt
Daniel Signorelli
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 143: Minutes of the August 24, 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, on Thursday, August 24, 2023, commencing at 9:00 a.m. Chairman Bailey called the meeting to order, Commissioners Betancourt, Signorelli and Wagner were present and participated in person for the entirety of the meeting.

I. Call to Order.

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

II. Approval of the minutes from July 20, 2023, Open Meeting.

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

III. Public Comment.

There was no public comment.

Consent Agenda:

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

New Lease(s):

- 1. Lease #20743 Texas Department of Criminal Justice (TDCJ) – 2,790 SF for 10 Years; Palestine, TX.**
- 2. Lease #20736 Railroad Commission of Texas (RRC) – 5,421 SF for 5 Years; Henderson, TX.**

Replacement(s):

- 3. Lease #20739 Texas Parks and Wildlife Division (TPWD) – 4,610 SF for 10 Years; Victoria, TX.**
- 4. Lease #20706 Department of Motor Vehicles (DMV) – 6,470 SF for 10 Years; San Antonio, TX.**

Renewal(s):

Texas Facilities Commission

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

—————▶ * Planning and administering facilities in service to the State of Texas * ◀—————

5. **Lease #303-4-20372 Department of Public Safety (DPS) – 10,270 SF for 10 Years; Lake Worth, TX.**
6. **Lease #10640 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 20,659 SF for 5 Years: Dallas, TX.**

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

Non-Consent Agenda:

Facilities Maintenance and Operation

- V. **Consideration and possible action to award a contract resulting from RFP No. 303-4-03003 for custodial services in Austin, Texas to Villeda Building Services in the amount of \$7,029,600.00 for the period 9/1/2023 through 8/31/2025 with the option of two (2) two-year renewals**

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

Facilities Design and Construction

- VI. **Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture in an amount not to exceed \$12,965,297.00 for the Texas Border Infrastructure Project, Project No. 22-003-2535 in various locations in Texas in proximity to the United States-Mexico border.**

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

- VII. **Consideration and possible action to approve an architectural and engineering professional services contract for Terracon Consultants, Inc. in the amount of \$482,000.00, for Building Enclosure Commissioning 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.

- VIII. **Consideration and possible action to award an energy savings performance contract to Performance Services Inc. in an amount not to exceed \$2,534,795.00 for**

utility cost reduction measures in four state office buildings, the Energy Savings Performance Contract Phase V, Project No. 23-002-1221 in Austin, Texas.

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Farshad Shahsavary, Energy Engineer presented. Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor.

IX. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan in an amount not to exceed \$2,439,795.00 for the Energy Savings Performance Contract Phase V, Project No. 23-002-1221 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.

Administrative Agenda Items

X. Consideration and possible action to approve SCR4 88(R) which names the new childcare center to “Emma’s Garden-Capitol Complex Child Development Center.”

Stephen M. Foster, TFC General Counsel, was present to answer any questions. Commissioner Signorelli moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XI. Consideration and possible action to approve the automatic salary increase awarded to the Executive Director by the 24-25 General Appropriations Act.

Stephen M. Foster, TFC General Counsel, was present to answer any questions. After further discussion in Executive Session, Commissioner Signorelli moved to approve and Commissioner Betancourt seconded. All in favor.

XII. 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. Stephen Bell 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. Jon Conant, TFC Director, Real Estate Acquisition & Development, was present to discuss Flex Office Space. John also

discussed the Permian Basin Behavioral Health Center. Mike Novak, Executive Director, discussed the border infrastructure and wall.

XIII. Report from Commission Work Groups.

- 1. Construction Work Group**
- 2. Space Planning & Leasing Services Work Group**
- 3. Border Infrastructure and Wall Work Group**

Commissioner Wagner deferred to Steven Bell with Square One discussion about being on time and schedule with the Construction Work Group. Commissioner Signorelli spoke briefly on Space Planning and Leasing Services Work Group, and they are finding solutions. Chairman Bailey discussed Border Infrastructure and Wall and deferred to Mike Novak's discussion adding that we are making good progress.

XIV. 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 deferred to Laura Hall with Special Events program, and she discussed UT football games and tailgating parking.

XV. Consideration and approval of the Fiscal Year 2024 Operating Budget.

Diane Jackson, TFC Chief Financial Officer, was present to discuss approval of the Fiscal Year 2024 Operating Budget. After further discussion in the Executive Session Commissioner Wagner moved to approve and Commissioner Betancourt seconded. All in favor.

XVI. 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 10:35 a.m.


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

Reconvened at 11:13 a.m.

XVIII. Adjournment

Chairman Bailey adjourned the open meeting at 11:14 a.m.

Reviewed and Submitted:

By: 

Stephen M. Foster, General Counsel

Approved by the Commission on October 19, 2023

By: 

Brian Bailey, Chair