



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
January 16, 2020

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission will be held on the 16th day of January 2020, beginning at 9:00 a.m. at the Central Services Building, 1711 San Jacinto Boulevard, Conference Room 402, Austin, Texas 78701.

Items on a Consent Agenda may be removed at the request of any Commission member and considered at another appropriate time on the agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, the Texas Open Meetings Act.

The meeting will be webcast. To access the webcast, go to <http://adminmonitor.com/> the day of the meeting.

Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

- I. Call to Order.
- II. Approval of the minutes from the October 2019 and the November 2019 Open Meetings.
- III. Public Comment.

Consent Agenda

- IV. Award of Leases or Amendments pending execution with commencement date on or after January 16, 2020.

New:

1. Lease #303-1-20667 – 11,896 SF; 10-year term - Texas Parks and Wildlife Department: Corpus Christi, TX.

Replacements:

2. Lease #20665 – 9,387 SF; 10-year term - Health and Human Services Commission; Department of Family and Protective Services: McKinney, TX.

Renewals:

3. Lease #10193 – 24,410 SF; 5-year term - Health and Human Services Commission: Corpus Christi, TX.
4. Lease #8830 – 11,770 SF; 10-year term - Health and Human Services Commission: Fort Worth, TX.
5. Lease #303-0-10756-A – 20,248 SF; 5-year term - Health and Human Services Commission: San Antonio, TX.

Add Space and Renewal:

6. Lease #1654 – 5,997 SF; 5-year term - Texas Juvenile Justice Department: Fort Worth, TX.

Non-Consent

- V. Consideration and possible action to award an architectural and engineering professional services contract for Project No. 20-004-5051, TFC's 2020-21 deferred maintenance on Capitol Complex Buildings, in Austin, Texas, with Tom Green & Company in the amount of \$1,510,000.00.
- VI. Consideration and possible action to approve a construction manager-at-risk contract amendment for Flintco, LLC in the amount of \$4,051,513.00 for the George H. W. Bush State Office Building (1801 Congress), in the Capitol Complex Phase I development, Project No. 17-018-8002 in Austin, Texas, to define the cost for the Contractor Controlled Insurance Program as a component of Cost of Work, and to supplement the Cost of Work component of the contract.
- VII. Consideration and possible action to award a construction material testing professional services contract for Project No. 17-017-8020, the 1601 Congress Building, in the Capitol Complex Phase 1 development, in Austin, Texas, with Kleinfelder, Inc., in the amount of \$968,597.00.
- VIII. Consideration and possible action to approve an amendment to an Indefinite Delivery Indefinite Quantity professional services contract with Kleinfelder, Inc., increasing contract cap by \$100,000.00.
- IX. Discussion of Major Projects.
 1. Capitol Complex.
 2. North Austin Complex.
 3. Texas School for the Deaf.
- X. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, and legislative affairs.
- XI. Report from Internal Auditor.
 1. HUB Consulting Engagement.
- XII. Report from the Chief Financial Officer on the monthly financial update.
- XIII. Reports from Commission Work Groups.
 1. Construction Work Group.
 2. Energy Work Group.
 3. Audit Work Group.
 4. Surplus Work Group.

- XIV. Recess into closed executive session, if necessary, pursuant to Texas Government Code Chapter 551 for the following purposes:
- a. Pending and potential litigation, Section 551.071, to include possible action concerning Williams v. TFC, Case No. 1:17-CV-000689 LY, United States District Court for the Western of Texas, Austin Division, and Medrano v. TFC, Case No. 1:19-CV-000643-LY, United States District Court for the Western of Texas, Austin Division.
 - b. The appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director and executive management staff, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission, Section 551.074.
 - c. The deliberation regarding purchase, exchange, lease, or value of real property, Section 551.072.
 - d. All matters identified in this agenda where the commission votes unanimously that deliberation in an open meeting of business and financial issues relating to a contract being negotiated would have a detrimental effect of the position of the State in negotiations with a third person and in which the General Counsel has issued a determination in writing, Section 551.0726.
 - e. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.

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

XVI. Adjournment.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, and non-English speaking persons who may need assistance are requested to contact Kim French, Commission Secretary at (512) 463-7220 at least three days prior to the meeting by mail, telephone, or RELAY Texas (1-800-735-2989) so that appropriate arrangements can be made.

CERTIFICATION: I certify that I have reviewed the open meeting notice and that it conforms to all Texas Register filing requirements.

DocuSigned by:
A. J. WILSON SALAZAR
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A.J. Wilson Salazar
General Counsel