

CHAIR

COMMISSIONERS

William Allensworth
Steven D. Alvis
Patti C. Jones
Rigoberto 'Rigo' Villarreal
C. Price Wagner



EXECUTIVE DIRECTOR
Mike Novak

TEXAS FACILITIES COMMISSION

Minutes No. 108: Minutes of the January 17, 2019 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 Boulevard, in Conference Room 402, Austin, Texas, on Thursday January 17, 2019, commencing at 9:00 a.m. Commissioner Allensworth called the meeting to order, and Commissioners Alvis, Jones, and Wagner were all present. Commissioner Villarreal arrived for the meeting at 10AM.

I. Call to Order.

Commissioner Allensworth called the meeting to order at 9:02 a.m.

II. Approval of the minutes from the November 8, 2018, Open Meeting.

The Commission voted unanimously to approve the November 8, 2018 minutes with a motion made by Commissioner Alvis and a second to approve the motion made by Commissioner Wagner.

III. Public Comment.

There was no public comment.

IV. Consent Agenda for Award of Lease Recommendations and Summaries.

Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after January 17, 2019.

New:

1. Lease #20645 – Texas Department of Transportation: Austin, TX.

Replacements:

2. Lease #303-9-20631 – Health and Human Services Commission: Hempstead, TX.
3. Lease #303-0-20638 – Health and Human Services Commission: Killeen, TX.

Renewals:

4. Lease #20002 – Texas Juvenile Justice Department: Austin, TX.
5. Lease #7257 – Health and Human Services Commission: Lubbock, TX.
6. Lease #20198 – Department of Public Safety: Austin, TX.
7. Lease #303-4-20381 – Office of the Attorney General: Odessa, TX.
8. Lease #20145 – Health and Human Services Commission; Department of Family and Protective Services: Watauga, TX.

9. Lease #1508 – Texas Department of Criminal Justice: Pasadena, TX.
10. Lease #20519 – Department of Family and Protective Services: Austin, TX.

The Commission voted unanimously to approve the above Consent Agenda for Award of Lease Recommendations and Summaries with a motion to approve made by Commissioner Jones and a second to approve the motion made by Commissioner Alvis.

V. Consent Contract Agenda:

1. **Consideration and possible action to amend a commercial remodeling and construction services contract for improvements on various State-owned facilities located throughout Texas.**

The Commission voted unanimously to approve an amendment to commercial remodeling and construction services contract to Alpha Building Corporation to raise the contact limit by \$995,000.00, from the previous limit of \$1,125,000.00 to a revised limit of \$2,120,000.00 for improvements on various State-owned facilities located throughout Texas, with a motion made by Commissioner Jones and a second to approve the motion made by Commissioner Wagner.

- VI. **Consideration and possible action to award an architectural and engineering professional services contract for TFC's 2018-19 deferred maintenance on the Department of State Health Service Air Handler Unit Replacements and Renovations (TFC 18-19 DM DSHS Air Handler Unit Replacements and Renovations), Project No. 18-014A-5531 in Austin, Texas.**

The Commission voted unanimously to approve award an architectural and engineering professional services contract to MEP Engineering, Inc., in the amount of \$1,208,800.00 for TFC's 2018-19 deferred maintenance on the Department of State Health Service Air Handler Unit Replacements and Renovations (TFC 18-19 DM DSHS Air Handler Unit Replacements and Renovations), Project No. 18-014A-5531 in Austin, Texas, with a motion made by Commissioner Alvis and a second to approve the motion made by Commissioner Wagner.

- VII. **Consideration and possible action to award a construction manager-at-risk contract for TFC's 2018-19 deferred maintenance on the Department of State Health Service Air Handler Unit Replacements and Renovations (TFC 18-19 DM DSHS Air Handler Unit Replacements and Renovations), Project No. 18-014A-5531 in Austin, Texas.**

The Commission voted unanimously to approve award a construction manager-at-risk contract to J.T. Vaughn Construction, LLC in an amount not to exceed \$13,068,900.00 for TFC's 2018-19 deferred maintenance on the Department of State Health Service Air Handler Unit Replacements and Renovations (TFC 18-19 DM DSHS Air Handler Unit Replacements and Renovations), Project No. 18-014A-5531 in Austin, Texas, with a motion made by Commissioner Alvis and a second to approve the motion made by Commissioner Jones.

- VIII. **Consideration and possible action to approve additional funding for the Belfor restoration under contract TFC RFP No. 303-5-00030.**

The Commission voted unanimously to approve additional funding for Belfor restoration under TFC RFP No. 303-5-00030 in the amount of \$250,000.00, for the remainder of the 2-year term beginning September 1, 2017 and ending August 31, 2019, with a motion made by Commissioner Alvis and a second to approve the motion made by Commissioner Wagner.

- IX. **Consideration and possible action to approve additional funding for the Netronix Contract 303-6-00011.**

The Commission voted unanimously to approve additional funding for Netronix Contract under TFC RFP No. 303-6-00011 in the amount of \$750,000.00, for the remainder of the 2-year term beginning September 1, 2017 and ending August 31, 2019, with a motion made by Commissioner Wagner and a second to approve the motion made by Commissioner Alvis.

Thereafter, Vice Chairman Allensworth recessed the open meeting to convene in Executive Session at 9:21 a.m. to conduct the interviews of the candidates for the position of the Chief Auditor.

X. Discussion of the redevelopment of the G.J. Sutton State Office Building site in San Antonio, Texas.

1. Fiscal note update.

Mr. Joel Stokes, Manager of Budget provided the update on the G.J. Sutton Building as of December 31, 2018 for FY 2018.

Executive Director Mike Novak gave a brief timeline of the history of the G.J. Sutton Building.

XI. Discussion of Major Projects.

1. Capitol Complex.

Mr. Lou Saksen, Project Executive for Balfour Beatty, gave a summary report on the budget, schedule and how the project is going for the Capitol Complex Phase I.

2. North Austin Complex.

Mr. Mark Diaz, Project Manager for the North Austin Complex provided the update and informed the Commission that the project is on schedule and on budget.

3. Texas School for the Deaf.

Mr. Daniel Yen, Project Manager for the School for the Deaf provided the update and informed the Commission that the project is on schedule and on budget.

XII. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, surplus, HUB and legislation.

Mike Novak, Executive Director, gave a brief update on his first sixty days as the newly appointed Executive Director of the Texas Facilities Commission. Thereafter Mr. Novak introduced Richard Glancey, Intergovernmental/Legislative Affairs Director and Francoise Luca, Communication Director. Lastly, he spoke on the importance of creating the TFC brand.

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

1. Discussion of the results of OIA's Review of Property Management and Tenant Services.

Ms. Donna Steadman, Auditor, led the discussion of the results of the OIA's Review of Property Management and Tenant Service report.

XIV. Report from the Commission Work Groups.

1. Energy Work Group.

Mike Novak, Executive Director informed the Commission they met that morning, then gave Commissioner Wagner the floor to report on this work group. Commissioner Wagner informed the Commission that has a full appreciation of where the opportunities are to save and looks like TFC is off to a good start.

2. Construction Work Group.

Vice Chairman Allensworth informed the Commission that this report was given under Agenda Item XI.

XV. Report from the Chief Financial Officer on the monthly financial report update.

Mr. Joel Stokes, Budget Director, provided the monthly financial report including the agency forecast, operating expense report, year to date budget adjustments, cost recovery programs result of operations, the revenue forecast, and the financial transactions and appropriations not included in the operating budget.

XVI. Discussion of the job posting for the Chief Auditor position.

The Commission voted unanimously to allow the Executive Director and his staff, the authority to complete the recruiting process for the Director of Internal Audit and once the recruiting process has been completed by TFC's staff, the hiring of the Director of Internal Audit will be announced at the next open meeting, with a motion made by Vice Chairman Allensworth and a second to approve the motion made by Commissioner Villarreal.

XV. Recess into CLOSED session, if necessary, pursuant to Texas Government Code Chapter 551 for the following purposes:

- a. Pending and potential litigation, Section 551.071.
- b. The appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director and executive management staff, Section 551.074 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.

Vice Chairman Allensworth recessed the open meeting to convene in Executive Session at 9:21 a.m. to conduct the interviews of the candidates for the position of the Chief Auditor position.

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

Vice Chair Allensworth reconvened the open meeting at 11:50 a.m.

XVII. Adjournment.

Vice Chair Allensworth adjourned the meeting at 12:48 p.m.

Reviewed and Submitted:

By: 
Naomi R. Gonzalez, Acting General Counsel

Approved by the Commission on February 21, 2019.

By: 
William Allensworth, Vice Chair