



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
August 24, 2017

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission will be held on the 24th day of August, 2017 beginning at 10:00 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.

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 June 21, 2017, Open Meeting.
- III. Public Comment.
- IV. Consent Agenda for Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution on or after August 24, 2017.

Replacements:

1. Lease #303-8-20595-A – Texas Department of Criminal Justice: Abilene, TX.

Renewals:

2. Lease #20152 – Texas Education Agency – Permanent School Fund; Texas Education Agency – Special Populations; Texas Veterans Commission: Austin, TX.
 3. Lease #7607 – Texas Department of Criminal Justice: Garland, TX.
 4. Lease #20166 – Department of Family and Protective Services: Austin, TX.
 5. Lease #20137 – Department of Family and Protective Services: Waco, TX.
- V. Consideration and possible action to approve cancellation of Lease No. 10234, Cedar Hill Texas, at the request of and on behalf of the Texas Department of Public Safety.

VI. Contract Consent Agenda.

1. Consideration and possible action to approve an amendment to the property management services contract with Tarantino Properties, Inc., for the Waco State Office Building, TFC Contract No. 12-030.
2. Consideration and possible action to renew the outside counsel contract with Coats Rose, PC.
3. Consideration and possible action to approve a construction manager-at-risk contract amendment for the Sam Houston Building Emergency Water Intrusion Repair, Project No. 17-010-5141 in Austin, Texas.

VII. Report on contracts delegated to the Executive Director per Commission Policy.

1. Consideration and possible action to award an architectural/engineering professional services contract for commissioning services for the North Austin Complex, Phase I Development, Project No. 16-030-8060 in Austin, Texas.
2. Consideration and possible action to award an architectural/engineering professional services contract for the TFC Portfolio Wide Facility Condition Assessment, Project No. 16-026-3402, a state-wide project.
3. Consideration and possible action to approve a custodial services contract award for the Park 35 State Office Complex in North Austin, Texas, under TFC RFP No. 303-8-00009.

VIII. Consideration and possible action to award an architectural/engineering professional services contract for the Capitol Complex New Buildings and Utility Infrastructure Project, Central Utility Plant Expansion and Utility Tunnel Package (Package 3), Project No. 17-008A-8040 in Austin, Texas.

IX. Consideration and possible action to approve an architectural/engineering professional services phase II contract for design and construction administration services supporting TFC's 2016-17 deferred maintenance in ten buildings for the Health and Human Services Commission, Project No. 16-011-550 in Austin, Texas.

X. Consideration and possible action to award a construction manage-at-risk contract for the Texas Department of Public Safety's deferred maintenance and crime lab expansion on the Midland office building, Project No. 14-031P-6047 & 14-041-6049 in Midland, Texas.

XI. Consideration and possible action to approve requested tuition increase for the Capitol Complex Child Care Center, TFC Contract No. 15-052.

XII. Consideration and possible action to approve an outside counsel contract with Winstead PC for legal services to assist with P3 and commercial real estate transactions.

XIII. Consideration and possible action to approve the automatic salary increase awarded to the Executive Director by the 18-19 General Appropriations Act.

XIV. Consideration and possible action on the posting and hiring of a Chief Operating Officer.

XV. Consideration and possible action on the redevelopment of the G.J. Sutton State Office Building site in San Antonio, Texas.

XVI. Consideration and possible action to approve the FY18 Operating Budget.

- XVII. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, HUB and legislation.
- XVIII. Monthly Status Report from the Director of Internal Audit.
1. Consideration and possible action to approve the Agency's Internal Audit Plan for Fiscal Year 2018.
 2. Review and discussion of OIA's Review of the Ethics Program, Report #20170120.
- XIX. Report from the Commission Work Groups.
1. Energy Work Group.
 2. P3 Work Group.
 3. Construction Work Group.
 4. Audit Work Group.
- XX. Report from the Chief Financial Officer on the monthly financial report update.
- XXI. Discussion of Commission organization, policies, procedures and new initiatives.
- XXII. Review and evaluation of the Executive Director.
- XXIII. Review and evaluation of the Director of Internal Audit.
- XXIV. 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.
- XXV. Reconvene in open meeting and consider action on matters discussed in Executive Session.
- XXVI. 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 Veronica Perez, Executive Assistant at (512) 463-7220 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.



Kay Motina

General Counsel