



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
January 21, 2021

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 21st day of January, 2021, beginning at 9:00 a.m.

On March 16, 2020, in accordance with Section 418.016 of the Texas Government Code, 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. Pursuant to that suspension, the public will not be able to attend the meeting in person. To access the live webcast the day of the meeting, go to: <http://adminmonitor.com/tx/tfc>.

To register to address the Commission on the live webcast regarding an agenda item for which the Commission is accepting comment, please go to the following link to submit TFC's Public Comment Form: <http://www.tfc.state.tx.us/comment>.

If you wish to address the Commission, please ensure all information is completed in the form prior to submission, including a phone number and/or email address where you can be reached, so TFC is able to directly coordinate with you regarding a time to address the Commission by video capabilities. During this live webcast, you will have the opportunity to address the Commission for a maximum of three (3) minutes.

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 22, 2020 Open Meeting.
- III. Public Comment.

Consent Agenda:

- IV. Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after January 21, 2021.

Renewals:

1. Lease #10430 8,678 SF for 5 Years – Health and Human Services Commission and the Department of Family and Protective Services: McKinney, TX.
2. Lease #9232 15,640 SF for 5 Years – Texas Commission on Environmental Quality: Tyler, TX.
3. Lease #9621 11,742 SF for 5 Years – Texas Department of Criminal Justice: Dallas, TX.
4. Lease #5755 14,360 SF for 5 Years – Department of Family and Protective Services: Houston, TX.
5. Lease #7061 23,314 SF for 5 Years – Texas Department of Criminal Justice: Dallas, TX.
6. Lease #10164 8,038 SF for 10 Years – Office of the Attorney General – Consumer Protection Division: Houston, TX.

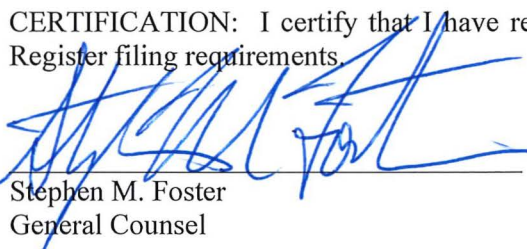
Regular Contract Agenda:

- V. Consideration and possible action to approve an engineering professional services contract amendment for Cobb Fendley and Associates, Inc in the amount of \$345,750.00 for the Capitol Complex Project, Phase One, Project No. 16-015-8000 in Austin, Texas.
- VI. Consideration and possible action to approve a construction manager-at-risk contract amendment for Kitchell Contractors, Inc. in the amount of \$2,619,818.00 for TFC's 2020-21 deferred maintenance addressing MEP deficiencies and water remediation on the LBJ State Office Building, Project No. 20-003-5096 in Austin, Texas.
- VII. Consideration and possible action to approve an amendment to an engineering professional services contract for MEP Engineering, Inc. in the amount of \$520,000.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Health and Human Services Commission, Project No. 20-012-5435 in Austin, Texas.
- VIII. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Kirksey Architects, Inc., in the amount of \$2,016,073.00 for tenant improvement design fees for the 1601 Congress Building (Package 5 of the Capitol Complex Phase One development), Project No. 17-017-8020 in Austin, Texas.
- IX. Consideration and possible action to award a site services engineering professional services contract to Sunland Group, Inc. in the amount of \$1,617,219.79 for the TFC Capitol Complex Phase Two Project No. 20-028-8011 in Austin, Texas.
- X. Consideration and possible action to approve an amendment to two requirements contracts for Netronix Integration, Inc. and Knight Security Systems, Inc. to increase the overall capacity of assignments to each contract by \$723,000.00 for continued security system installation services.
- XI. Status Report from Internal Audit.
- XII. Report from the Chief Financial Officer
- XIII. Discussion of Major Projects.
  1. Capitol Complex.
  2. North Austin Complex.
  3. Texas School for the Deaf.
- XIV. Report from Commission Work Groups.
  1. Construction Work Group.

- XV. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, financial report update, the Surplus and HUB programs, legislative affairs, and agency COVID -19 coordination and response.
- XVI. Recess into closed executive session, if necessary, pursuant to Texas Government Code Chapter 551, for one or more of the following purposes:
- a. Pending and potential litigation, Section 551.071.
  - b. The employment, appointment, dismissal, evaluation, discipline, reassignment, or duties of the Executive Director and Internal Auditor, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission.
  - 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.
- XVII. Reconvene in open meeting and consider action on matters discussed in Executive Session.
- XVIII. 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 Kasey Glaser, 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.



Stephen M. Foster  
General Counsel