



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
October 20, 2022

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 20th day of October 2022, beginning at 9:00 a.m.

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. Cut off time to register to address the Commission is 2 p.m. Wednesday, October 19, 2022. During this live webcast, you will have the opportunity to address the Commission for a maximum of three (3) minutes.

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>

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.

Agenda:

- I. Call to Order.
- II. Approval of the minutes from the August 18, 2022, and September 29, 2022.
- III. Public Comment.

Consent Agenda:

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

Replacement (Negotiated & Existing Building):

1. Lease #20745 Texas Department of Criminal Justice – State Counsel for Offenders (TDCJ-SCFO) – 7,304 SF for 10 Years: Conroe, TX.

Renewals:

2. Lease #6270 Texas Department of Criminal Justice (TDCJ) – 15,915 SF for 10 Years: Amarillo, TX.
3. Lease #303-2-20296 Department of Public Safety (DPS) – 23,840 SF for 10 Years: Spring, TX.
4. Lease #20157 Texas Parks and Wildlife Department (TPWD) – 40,304 SF for 3 Years: Austin, TX.
5. Lease #20246 Health and Human Services Commission (HHSC) – 22,228 SF for 10 Years: Houston, TX.
6. Lease #303-3-20320 Health and Human Services Commission (HHSC) – 12,381 SF for 10 Years: Houston, TX.
7. Lease #7260 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 44,671 SF for 5 Years: Houston, TX.
8. Lease #10426 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 19,900 SF for 5 Years: Alice, TX.
9. Lease #10122 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 14,785 SF for 5 Years: Socorro, TX.
10. Lease #7516 Health and Human Services Commission (HHSC) – 8,765 SF for 10 Years: Dickinson, TX.
11. Lease #303-3-20342 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 12,928 SF for 5 Years: Uvalde, TX.
12. Lease #1543 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 13,585 SF for 5 Years: Brownsville, TX.
13. Lease #7429 Health and Human Services Commission (HHSC) – 13,535 SF for 5 Years: Dallas, TX.
14. Lease #303-4-20355 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 12,066 SF for 5 Years: Rio Grande City, TX.
15. Lease #303-4-20357 Health and Human Services Commission (HHSC) – 8,640 SF for 5 Years: Weslaco, TX.

Non-Consent Agenda:

Facilities Management and Operations

- V. Consideration and possible action to amend existing service and requirements contract with Tarantino Properties, Inc. for property management services in the amount of \$560,000.00 for the period 9/1/2022 through 8/31/2023, Contract No. 18-136-000, in Houston, El Paso, Waco, and Fort Worth, Texas.

- VI. Consideration and possible action to amend existing service and requirements contract with CEC Electrical, Inc. (CEC Facilities Group, LLC) for CPA data center facility systems full-service maintenance in the amount of \$146,583.14 for the period 9/1/2022 through 8/31/2023, Contract No. 18-034-000, at the Lyndon B. Johnson Building in Austin, Texas.
- VII. Consideration and possible action to amend existing service and requirements contract with Trane U.S., Inc. for chiller preventative maintenance and repair services in the amount of \$500,000.00 for the period 9/1/2022 through 8/31/2023, Contract No. 20-050-000, in Austin, Texas.

Facilities Design and Construction

- VIII. Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC in the amount of \$49,999,423.00 for TFC's 2022-23 State-wide Deferred Maintenance Project, Project No. 22-009-3506 in TFC's facilities located across the State of Texas.
- IX. Consideration and possible action to award a professional services contract to EEA Consulting Engineers for MEP Systems Commissioning Services in the amount of \$1,425,000.00 for the Capitol Complex Phase Two, TFC Project 20-028-8011, in Austin, Texas.
- X. Consideration and possible action to award an architectural and engineering professional services contract to HKS, Inc. in the amount not to exceed \$8,700,000.00 for the Permian Basin Behavioral Health Center, Project No. 22-015-8110 in Midland, Texas.
- XI. Consideration and possible action to approve a construction manager-at-risk contract amendment for SpawGlass Construction in the amount of \$30,768,714.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Department of State Health Services (DSHS), Project No. 20-013-5485 and DSHS Dr. Bob Glaze Laboratory IAC Improvements Project, No. 20-013-2519, in Austin, Texas.
- XII. Consideration and possible action to approve a professional services contract amendment for Engineered Air Balance in the amount of \$213,340.00 for testing, adjusting and balancing services supporting tenant improvement construction in the Barbara Jordan State Office Building, Capitol Complex Phase One, Project No. 17-017-8020 in Austin, Texas.
- XIII. Consideration and possible action to approve the 2022 Master Facilities Plan Report.

Administrative Agenda Items

- XIV. Consideration and approval of the FY23 Internal Audit Plan.
- XV. Report from Chief Financial Officer.
- XVI. Discussion of Major Projects.
 - 1. Capitol Complex Phase I
 - 2. Capitol Complex Phase II
 - 3. North Austin Complex Phase II
 - 4. Permian Basin Behavioral Health Center
 - 5. Flex-Space
 - 6. Border Infrastructure and Wall
- XVII. Report from Commission Work Groups.

1. Construction Work Group
2. Surplus Work Group
3. Border Infrastructure and Wall Work Group

XVIII. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs, and other operational activities.

XIX. 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 on 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.

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

XXI. 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