



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

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 21st day of October 2021, 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 20, 2021. 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.

- I. Call to Order.
- II. Approval of the minutes from the August 19, 2021, and September 16, 2021, Open Meeting.
- III. Public Comment.

**Consent Agenda:**

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

**Replacement (RFP and New Construction):**

1. Lease #303-2-20709 Texas Department of Criminal Justice - 9,170 SF for 10 Years: Dallas, TX

**Renewals:**

1. Lease #8070 Health and Human Services Commission/Department of Family and Protective Services/Department of State Health Services - 16,920 SF for 5 Years: Eagle Pass, TX
2. Lease #20129 Texas Department of Licensing and Regulation - 11,500 SF for 5 Years: Austin, TX
3. Lease #9094 Health and Human Services Commission/Department of Family and Protective Services - 19,935 SF for 3 Years: San Marcos, TX
4. Lease #303-1-20281 Health and Human Services Commission - 21,571 SF for 5 Years: San Antonio, TX
5. Lease #20233 Health and Human Services Commission - 17,128 SF for 7 Years: Houston, TX
6. Lease #10306 Department of Family and Protective Services/Health and Human Services Commission - 43,966 SF for 10 Years: Houston, TX.

**Non-Consent Agenda:**

Facilities Management and Operations

- V. Consideration and possible action to award six HVAC maintenance and service requirements contracts for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00018, with the option for one (1) two-year renewal. Total recommended award value is \$4,000,000.00 during the initial term of the agreement. Cool Services, Inc, \$800,000.00; Mechanical & Process Systems, LLC, \$800,000.00; Entech Sales & Service, LLC, \$800,000.00; Beard Integrated Systems, \$800,000.00; SI Mechanical, LLC, \$400,000.00; Dynamic Systems, Inc, \$400,000.00.
- VI. Consideration and possible action to award requirements contract for fire sprinkler testing, inspection, and maintenance to Western States Fire Protection in the amount of \$794,172.00 during the initial term of the agreement, with the option for one (1) two-year renewal for services for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00022.

Facilities Design and Construction

- VII. Consideration and possible action to award a construction manager-at-risk contract to J.T. Vaughn Construction, LLC in the amount of \$2,000,000.00 for completion of Capital Complex Garage Elevator Repair/Replacement Project at Parking Garages A, B, F, G, J, and M, Project No. 16-006-5730 in Austin, Texas.
- VIII. Consideration and possible action to award a construction manager-at-risk contract to J.T. Vaughn Construction, LLC in the amount of \$5,455,000.00 for TFC's 2020-21 Deferred Maintenance Capitol Complex Parking Garage Repairs, Project No. 20-014-5900 in Austin, Texas.
- IX. Consideration and possible action to approve an Architectural and Engineering professional services contract amendment to Tom Green and Company Inc., (Mechanical Engineers), in the amount of \$5,805,000.00 for TFC's 2020-21 Deferred Maintenance on multiple buildings for

the Department of State Health Services, Project No. 20-013-5485 and the Dr. Bob Glaze Laboratory Improvements interagency contract project, Project No. 20-013-2519, in Austin, Texas.

- X. Consideration and possible action to approve a Construction Manager-at-Risk contract amendment for SpawGlass Construction in the amount of \$40,539,800.00 for TFC's 2020-21 Deferred Maintenance on multiple buildings for the Department of State Health Services, Project No. 20-013-5485 and the Dr. Bob Glaze Laboratory Improvements interagency contract project, Project No. 20-013-2519, in Austin, Texas.
- XI. Consideration and possible action to award an Architectural and Engineering professional services contract for commissioning services to Stanley Consultants, (Commissioning Engineers), in the amount of \$1,236,000.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Department of State Health Services, Project No. 20-013-5485 and the Dr. Bob Glaze Laboratory Improvements interagency contract project, Project No. 20-013-2519, in Austin, Texas.
- XII. Consideration and possible action to award an Architectural/Engineering services contract to Perkins and Will in the amount of \$8,665,729.00 for the North Austin Complex Phase II, Project No. 20-027-8061 in Austin, Texas.
- XIII. Consideration and possible action to award an energy savings performance contract to Johnson Controls, Inc. in an amount not to exceed \$3,835,373.00 for utility cost reduction measures for the Energy Savings Performance Contract Phase III, Project No. 21-001-1219 in Austin, Texas.
- XIV. Consideration and possible action to award an energy savings performance contract to E3 Entegral Solutions in an amount not to exceed \$3,893,371.00 for utility cost reduction measures for the Energy Savings Performance Contract Phase IV, Project No. 21-002-1220 in Austin, Texas.
- XV. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan in an amount not to exceed \$3,835,373.00 for the Energy Savings Performance Contract Phase III, Project No. 21-001-1219 in Austin, Texas.
- XVI. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan in an amount not to exceed \$3,893,371.00 for the Energy Savings Performance Contract Phase IV, Project No. 21-002-1220 in Austin, Texas.
- XVII. State and Federal Surplus Property Program

Review and possible action to continue the request to the Governor's Office of Budget and Policy and the Legislative Budget Board for \$3.4 million in capital budget authority to address critical building and grounds repairs at TFC facilities in Fort Worth (\$2.4 Million) and San Antonio (\$1.0 Million). TFC's request is to exceed the transfer limit of existing funds on capital budget expenditures in order to perform critical building and grounds repairs at the Fort Worth and San Antonio Federal Surplus Property warehouses.

XVIII. Internal Audit

Consideration and approval of the Annual Internal Audit Plan.

XIX. Report from Chief Financial Officer.

XX. Discussion of Major Projects.

1. Capitol Complex Phase I
2. Capitol Complex Phase II
3. North Austin Complex Phase I and North Austin Complex Phase II
4. Texas School for the Deaf
5. Border Infrastructure and Wall

XXI. Report from Commission Work Groups

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

XXII. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs, and agency COVID -19 coordination and response.

XXIII. 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.

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

XXV. 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.

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Stephen M. Foster  
General Counsel