



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
February 20, 2020

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 20th day of February 2020, beginning at 9:00 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.

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 January 16, 2020 Open Meeting.
- III. Public Comment.

Consent Agenda

- IV. Leases and/or Amendments Pending Execution with Commencement Date before February 20, 2020.

Replacements:

1. Lease #20200 – 5,792 SF for 7 Yrs - Comptroller of Public Accounts – Audit Division: Katy, TX.
2. Lease #6411 – 7,140 SF for 10 Yrs - Health and Human Services Commission; Department of State and Health Services: Wharton, TX.

Leases or Amendments pending execution with commencement date on or after February 20, 2020.

Replacements:

3. Lease #20665 – 9,387 SF for 10 Yrs - Health and Human Services Commission; Department of Family and Protective Services: McKinney, TX.

4. Lease #303-0-20675 – 9,511 SF for 10 Yrs - Texas Department of Insurance-Division of Workers' Compensation: Euleess, TX.

Renewals:

5. Lease #20228 – 9,210 SF for 7 Yrs - Health and Human Services Commission: Houston, TX.
6. Lease #10211 – 1,659 SF for 5 Yrs - Health and Human Services Commission: Austin, TX.
7. Lease #20218 – 7,440 SF for 10 Yrs - Texas Department of Criminal Justice: Webster, TX.
8. Lease #10545 – 59,605 SF for 4 Yrs 4 Mths (per client, the term is to align expiration dates) - Health and Human Services Commission; Department of Family and Protective Services; Department of State Health Services: Corpus Christi, TX.
9. Lease #303-9-12057 – 1,400 SF for 7 Yrs - Office of the Attorney General: Conroe, TX.
10. Lease #303-0-10117 – 9,267 SF for 7 Yrs - Office of the Attorney General: Bryan, TX.
11. Lease #303-5-10934 – 36,700 SF for 10 Yrs - Texas Department of Criminal Justice: San Antonio, TX.
12. Lease #10150 – 7,275 SF for 10 Yrs - Health and Human Services Commission: Harlingen, TX.
13. Lease #20274 – 6,597 SF for 6 Yrs - Texas Department of Criminal Justice: Texas City, TX.

Non-Consent Agenda

- V. Consideration and possible action to award a construction manager-at-risk contract to Kitchell Corporation in the amount of \$2,324,547.50 for Texas State Library and Archives Commission's Records Storage Renovation at the Promontory Point Building, Project No. 19-011-2509 in Austin, Texas.
- VI. Consideration and possible action to award an architectural/engineering professional services contract to Garver, LLC, in the amount of \$2,398,617.00 for the Department of Public Safety Joint Tactical Training Facility, Project No. 17-013-6091 in Brownsville, Texas.
- VII. Consideration and possible action to award an architectural and engineering professional services contract to Gensler in the amount of \$1,433,216.00 for TFC's 2020-21 LBJ Building Multi Floor Renovation, Project No. 20-002-5094 in Austin, Texas.
- VIII. Consideration and possible action to award an architectural and engineering professional services contract to MEP Engineering in the amount of \$921,000.00 for TFC's 2020-21 deferred maintenance on the Brown Heatley Building Repairs and Rehabilitation, Project No. 20-010-5402 in Austin, Texas.
- IX. Consideration and possible action to award an architectural and engineering professional services contract to Tom Green and Company Engineers, Inc. in the amount of \$670,000.00 for TFC's 2020-21 deferred maintenance on the LBJ Building MEP and Water Remediation, Project No. 20-003-5095 in Austin, Texas.
- X. Consideration and possible action to award of an architectural and engineering professional services contract for retro commissioning services to Stanley Consultants in the amount of \$416,465.00 for TFC's 2018-19 deferred maintenance Capitol Complex Buildings MEP & Waterproofing Repairs, Project No. 18-010- 5193 in Austin, Texas.
- XI. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Stanley Consultants in the amount of \$79,200.00 for TFC's 2016-17 deferred maintenance on the Department of State Health Services 4 Building Project, Project No. 16-019-5530 in Austin, Texas.
- XII. Discussion of Major Projects.
 1. Capitol Complex.
 2. North Austin Complex.
 3. Texas School for the Deaf.

- XIII. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, and legislative affairs.
- XIV. Report from Internal Audit.
 - 1. Review of Enterprise-Wide Risk Management.
 - 2. Status of Prior Audit Findings.
- XV. Report from the Chief Financial Officer on the monthly financial update.
- XVI. Reports from Commission Work Groups.
 - 1. Construction Work Group.
 - 2. Audit Work Group.
 - 3. Surplus Work Group.
- XVII. 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; specifically, the February 20, 2020, Evaluation of the TFC Internal Auditor, 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.
- XVIII. Reconvene in open meeting and consider action on matters discussed in Executive Session.
- XIX. 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 Kim French, 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.



A.J. Wilson Salazar
General Counsel