



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
May 7, 2021

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 7th day of May, 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. 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 March 25, 2021 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 May 7, 2021.

Replacement Lease (RFP and New Construction):

1. Lease #303-2-20697 21,432 SF for 10 Years – Department of Family and Protective Services and Health and Human Services Commission: Rosenberg, TX.

Renewals:

2. Lease #1768 6,825 SF for 10 Years – Health and Human Services Commission and Department of Family and Protective Services: Jourdanton, TX.
3. Lease #10052 7,016 SF for 5 Years – Health and Human Services Commission, Department of Family and Protective Services and Department of State Health Services: Hallettsville, TX.
4. Lease #10026 12,641 SF for 5 Years – Health and Human Services Commission, Department of Family and Protective Services and Department of State Health Services: Mexia, TX.
5. Lease #10307 11,075 SF for 5 Years – Health and Human Services Commission and Department of State Health Services: Mercedes, TX.

Regular Contract Agenda:

- V. Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC. in the amount of \$10,359,516.00 for TFC's 2020-21 deferred maintenance on multiple Capitol Complex State Office Buildings, Project No. 20-011-5155 in Austin, Texas.
- VI. Consideration and possible action to award ten (10) Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Mechanical, Electrical and Plumbing (MEP) Engineering Services to the following firms: Tom Green & Company Engineers, Inc., Huitt-Zollars, Inc., Freese & Nichols, Inc., MEP Engineering, Inc., Parkhill, Inc., Affiliated Engineers, Inc., EEA Consulting Engineers, Inc., Stanley Consultants, Inc., Jose I. Guerra, Inc. and Garver, LLC.
- VII. Consideration and possible action to award a construction manager-at-risk contract to Vaughn Construction, LLC in the amount of \$1,771,689.35 for TFC's 2020-21 deferred maintenance on the Elias Ramirez Building, Project No. 20-018-8446 in Houston, Texas.
- VIII. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Kirksey Architecture, Inc. in the amount of \$207,600 for the Elias Ramirez Building, Project No. 20-018-8446 in Houston, Texas.
- IX. Facilities Management and Operations Agenda.

Consideration and possible action to award HVAC air filter changing and service contract to Air Relief Technologies Inc. DBA Tex Air Filters in the amount of \$728,622.40 for TFC's managed buildings in Austin, Texas.
- X. Status Report from Internal Audit.
- XI. Report from Chief Financial Officer.
- XII. Discussion of Major Projects.

1. Capitol Complex
2. North Austin Complex
3. Texas School for the Deaf

XIII. Report from Commission Work Group

1. Construction Work Group

XIV. 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.

XV. 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.

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

XVII. 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, 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