



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
July 22, 2021

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 22<sup>nd</sup> day of July 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 May 7, 2021 Open Meeting.
- III. Public Comment.

**Consent Agenda:**

IV. Award of Lease Recommendations and Summaries.

Award of Lease and/or Amendment Recommendations and Summaries.

Replacement Lease (RFP and Existing Building):

1. Lease #303-2-20705 8,854 SF for 10 Years – Office of the Attorney General: Grand Prairie, TX.

Renewals:

2. Lease #20349 - 14,965 SF for 10 Years – Texas Commission on Environmental Quality: Sugar Land, TX
3. Lease #6231 - 13,225 SF for 10 Years – Texas Commission on Environmental Quality: Waco, TX.
4. Lease #7895 - 8,887 SF for 10 Years – Health and Human Services Commission: Duncanville, TX.
5. Lease #10144 - 8,715 SF for 5 Years – Health and Human Services Commission, Department of Family and Protective Services and Department of State Health Services: Boerne, TX.
6. Lease #8421 - 46,690 SF for 10 Years – Health and Human Services Commission and Department of Family and Protective Services: Edinburg, TX.
7. Lease #20062 - 138,995 SF for 5 Years – Department of Family and Protective Services and Health and Human Services Commission: San Antonio, TX.
8. Lease #6364 - 14,384 SF for 5 Years – Health and Human Services Commission and Department of Family and Protective Services: Corsicana, TX.
9. Lease #20273 - 8,047 SF for 5 Years – Department of Family and Protective Services: Humble, TX.
10. Lease #20284 - 9,690 SF for 10 Years – Department of Public Safety – Driver’s License: Austin, TX.
11. Lease #8699 - 17,910 SF for 5 Years – Health and Human Services Commission: Houston, TX.
12. Lease #7381 - 21,105 SF for 5 Years – Health and Human Services Commission: Lubbock, TX.
13. Lease #303-1-20268 - 27,263 SF for 5 Years – Health and Human Services Commission, Department of Family and Protective Services, Department of State Health Services, and Texas Lottery Commission: Victoria, TX
14. Lease #20300 - 12,739 SF for 5 Years – Health and Human Services Commission: Austin, TX.

V. Facilities Management and Operations.

Contract Renewals:

Award of FMO proposed service contract renewals for the period 9/1/2021 through 8/31/2023.

The items below had a decrease or no increase in dollar value.

1. Tarantino Properties, Inc., Contract No. 18-136-000, Property Management Services, \$3,505,300.00
2. American Facility Services, No. 18-054-000, Custodial Services, \$656,386.80
3. Koetter Fire Protection of Austin, LLC, Contract No. 20-009-000, Fire Alarm Inspection and Maintenance Services, \$100,000.00
4. Workquest, Contract No. 20-018-000, Pest Management Services, \$22,208.00
5. Pest Management, Contract No. 20-017-000, Pest Management Services, \$94,080.00

6. Oliver Termite and Pest Control, Inc., Contract No. 20-019-000, Pest Management Services, \$20,000.00
7. Clifford Power Systems, Inc., Contract No. 20-046-000, Diesel Generator Inspection and Maintenance Services, \$503,708.00
8. BrightView Landscape Services, Inc. Contract No. 20-037-000, Landscape Services, \$781,937.74
9. Beckwith Electronic Systems, LLC, Contract No. 20-007-000, Fire Alarm Inspection and Maintenance Services, \$447,521.34
10. Villeda Building Services, LLC, No. 20-004-000, Custodial Services, \$2,574,800.00

The items below had an increase in dollar value due to additional facilities or equipment, or labor increase less than 4%.

1. EMR Elevator, Inc., Contract No. 20-008-000, Elevator Maintenance Services, \$1,952,400.00
2. CTR Acquisition Sub, LLC, No. 20-040-000, Waste removal Services, \$550,089.20
3. American Facility Services, No. 20-003-000, Custodial Services, \$3,695,188.56
4. OBR Cooling Towers, Inc., Contract No. 20-043-000, Cooling Tower Cleaning and Legionella Testing Services, \$216,090.00
5. Trane US Inc., Contract No. 20-050-000, Chiller Maintenance Services, \$950,000.00
6. Workquest, No. 20-005-0200, Custodial Services, \$1,934,622.00

**Regular Contract Agenda:**

- VI. Consideration and possible action to award a Projects Controls and Management services contract to Kitchell in an amount not to exceed \$1,219,940.00 for the North Austin Complex, Phase Two, Project No. 20-027-8061 in Austin, Texas.
- VII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Flintco LLC in the amount of \$6,299,490.00 for the Capitol Complex Phase One Package 4 George H.W. Bush State office Building, Project No. 17-016-8002 in Austin, Texas.
- VIII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Charles N. White Construction Company in the amount of \$3,602,457.00 for Package 5 Barbara Jordan State Office Building, Project No. 17-017-8020 in Austin, Texas.
- IX. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Charles N. White Construction Company in the amount of \$1,916,667.00 for Package 6 Pedestrian Mall and Garage, Project No. 17-018-8030 in Austin, Texas.
- X. Consideration and possible action to approve a two-year term renewal of four requirements contracts for remodeling construction services for Centennial Contractors Enterprises, Inc., Cadence McShane Construction, Falkenberg Construction Company, Inc., and Veliz Construction each in an amount not to exceed \$2,000,000.00.
- XI. Consideration and possible action to approve a two-year term renewal of two requirements contracts for security system installation services for Netronix Integration, Inc. and Knight Security Systems each in an amount not to exceed \$1,000,000.00.
- XII. Consideration and possible action to amend a professional services contract with Engineered Air Balance in the amount of \$155,840.00 for testing, adjusting and balancing services supporting

tenant improvement construction on floors 3-10 of the Barbara Jordan State Office Building, Capitol Complex Phase One, Project No. 17-017-8020 in Austin, Texas.

XIII. Consideration and possible action to award an amendment to renew contract with Impact Fire Services, LLC for fire sprinkler repair and maintenance services in the amount of \$200,000.00 for TFC's 2022-23, Contract No. No. 20-073-000 in Austin, Texas.

XIV. Consideration and possible action to award an amendment to renew contract with Brandt Companies, LLC for boiler maintenance and repair services in the amount of \$770,292.94 for TFC's 2022-23, Contract No. No. 20-011-000 in Austin, Texas.

XV. Consideration and possible action to award an amendment to renew contract with Daikin Applied Americas, Inc. for chiller maintenance services in the amount of \$99,508.00 for TFC's 2022-23, Contract No. 20-048-000 in Austin, Texas.

XVI. Capitol Complex Child Care Center

Consideration and possible action to approve requested tuition increase and IAC renewal for the Capitol Complex Child Care Center, TFC Contract No. 15-052-000.

XVII. Safety and Security

Consideration and possible action to approve a uniformed officer services contract award to Inter Con Security Systems in an amount not to exceed \$10,986,898.00 for the William P. Hobby building, Park 35 complex, Health and Human Services Complex and the Austin Capitol Complex, TFC Request for Proposal No. 303-2-00014.

XVIII. State and Federal Surplus Property Program

Consideration and possible action to award an amendment to The Public Group for an income generating internet auction services contract for State surplus property. The original contract was awarded by the Commission on May 15, 2019. The Public Group charges 7% for base services with an option for full service for an additional 2%. Estimated vendor revenue based on historic data is \$805,000-\$1,035,000 for the renewal term.

XIX. Consideration and possible action to proposed Commission policy changes related to contract oversight and approvals.

XX. Report from Chief Financial Officer.

XXI. Discussion of Major Projects.

1. Capitol Complex
2. Capitol Complex Phase II
3. North Austin Complex and North Austin Complex Phase II
4. Texas School for the Deaf

XXII. Report from Commission Work Groups

1. Construction Work Group
2. Surplus Work Group
3. Child Care Center Work Group

XXIII. 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.

XXIV. Recess into closed executive session, if necessary, pursuant to Texas Government Code Chapter 551, for one or more of the following purposes:

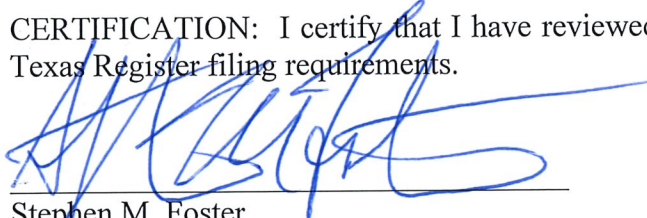
- a. Pending and potential litigation, Section 551.071.
- b. The employment, appointment, dismissal, evaluation, discipline, reassignment, or duties of the Executive Director and Internal Auditor, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission.
- c. The 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.

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

XXVI. 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