



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
August 19, 2021

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 19th Day of August, 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 July 22, 2021 Open Meeting.
- III. Public Comment.
- IV. Consent Agenda.

Award of Lease Recommendations and Summaries:

Leases and/or Amendments Pending Execution with Commencement date on or after August 19, 2021.

Renewals:

1. Lease #1789 39,486 SF for 6 Years – Health and Human Services Commission and Department of Family and Protective Services: Arlington, TX
2. Lease #6366 22,992 SF for 5 Years – Health and Human Services Commission and Department of State Health Services: Austin, TX.
3. 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

Award of FMO Proposed Service Contract Renewals for the period September 1, 2021, through August 31, 2023. Contract Renewal items with decrease or nominal increase:

1. Koetter Fire Protection of Austin, LLC, Contract No. 20-074-000 Fire Sprinkler Inspection and Maintenance Services, \$125,000.00
2. CEC Facilities Group, LLC, Contract No. 18-034-000, CPA Data Center Maintenance Services, \$248,280.00
3. Siemens Industry, Inc., Contract No. 20-016-000, Maintenance, and repair services for the Siemens Apogee Building Control System, \$300,000.00

Regular Contract Agenda:

- V. Consideration and possible action to award an amendment to renew contract with Carrier Corporation for chiller maintenance and repair services in the amount of \$527,650.00 for TFC's 2022-23, Contract No. 20-049-000 in Austin, Texas.
- VI. Consideration and possible action to award three Plumbing Services Requirement Contracts for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00017, with the option for one (1) two-year renewals. Total Recommended Award Value is \$2,000,000.00 during the initial term of the agreement: Beard Integrated Systems, Inc, \$1,000,000.00; TD Industries Inc, \$500,000.00; The Brandt Companies, \$500,000.00.
- VII. Consideration and possible action to award an amendment to extend contract with Belfor USA Group Inc. for 3 months for property restoration maintenance and repair services in the amount of \$600,000 for TFC's FY 2022 Contract No. 18-028-000 in Austin, Texas.
- VIII. Consideration and possible action to award eleven Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Geotechnical and Construction Material Testing Professional Services each in an amount not to exceed \$250,000.00 (biennial cap) to the following firms:

Professional Service Industries, Inc.	Braun Intertec Corp.
ECS Southwest, LLP	Raba Kistner, Inc.
Kleinfelder, Inc.	Terracon Consultants, Inc.
Fugro USA Land, Inc.	Gessner Engineering
MLA Geotechnical	Atlas Technical Consultants LLC
Arias and Associates, Inc.	
- IX. Consideration and possible action to award twenty Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Architectural Services each in an amount not to exceed \$400,000.00 (biennial cap) to the following firms:

Carter Design Associates

AECOM

Freese and Nichols, Inc.
Gensler
CasaBella Architects
Sunland Group, Inc
GSC Architects
Walker Consultants
Jacobs Engineering Group Inc.
SLAY Architecture
Powers Brown Architecture

Pfluger Architects
McKinney York Architects
Kirksey Architecture
Lawrence Group
MWM DesignGroup
Wiss, Janney, Elstner Assoc., Inc.
Method Architecture
Negrete & Kolar Architects, LLP
Garver, LLC

X. Consideration and possible action to award two Indefinite Delivery Indefinite Quantity (IDIQ) contracts for Heating, Ventilation & Air Conditioning Testing, Adjusting and Balancing Professional Engineering Services each in an amount not to exceed \$400,000.00 (biennial cap) to TAB Technologies and Energy Testing and Balancing.

XI. Consideration and possible action to award ten Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Environmental Engineering Professional Services each in an amount not to exceed \$250,000.00 (biennial cap) to the following firms:

ESE Partners	Stanley Consultants, Inc.
Baer Engineering & Environmental Consulting, Inc.	Kleinfelder, Inc.
TTL Inc.	Weston Solutions Inc.
Wood Environment and Infrastructure Solutions Inc.	Terracon Consultants, Inc.
ERC Environmental & Construction Serv. Inc.	Raba Kistner, Inc.

XII. Consideration and possible action to award fifteen Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Civil Engineering and Land Surveying Services each in an amount not to exceed \$250,000.00 (biennial cap) to the following firms:

Cobb, Fendley & Associates, Inc.	MWM Design Group
StantecParkhill Smith & Cooper, Inc.	Surveying and Mapping LLC. (SAM)
Walter P. Moore and Associates, Inc.	Half Associates, Inc.
Freese and Nichols, Inc.	Conveyance Civil Engineering
Jose I. Guerra, Inc.	KCI Technologies, Inc.
Vickery & Associates, Inc.	Bain Medina Bain, Inc.
Gessner Engineering	Doucet & Associates, Inc.

XIII. Consideration and possible action to award a furniture contract to OfficeSource, Ltd. in the amount of \$3,619,935.00 for the George H. W. Bush State Office Building (Package 4 of the Capitol Complex Phase One development), Project No. 17-016-8002 in Austin, Texas.

XIV. Consideration and possible action to award a furniture contract to Workplace Resources in the amount of \$4,071,572.00 for the Barbara Jordan State Office Building (Package 5 of the Capitol Complex Phase One development), Project No. 17-017-8020 in Austin, Texas.

XV. Consideration and possible action to approve Fiscal Year 2022 Operating Budget.

XVI. 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
5. Border Infrastructure and Wall

XVII. Report from Commission Work Groups

1. Construction 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 agency COVID -19 coordination and response.

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 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.

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