



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
September 17, 2020

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 17th day of September 2020, beginning at 9:00 a.m.

On March 16, 2020, in accordance with Section 418.016 of the Texas Government Code, Governor Abbott suspended various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location. Pursuant to that suspension, the public will not be able to attend the meeting in person. Instead, the meeting will be held virtually and will be recorded. To access the live webcast the day of the meeting, go to: <http://adminmonitor.com/tx/tfc>.

To register to address the Commission on 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>.

If you wish to address the Commission, please assure all information is completed in the form prior to submission, including a phone number and/or email address where to be reached, so TFC is able to directly coordinate with you regarding a time in meeting for the address. Registration for comments regarding items on the agenda will conclude at 8:45 a.m. Please register before this time. Late registration could result in your missing the opportunity to comment on your item.

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 20, 2020 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 September 17, 2020.

Renewal with TI:

- 1. Lease #8874 10,552 SF for 5 Years – Health and Human Services Commission: Dallas, TX.
- 2. Lease #20244 12,433 SF for 10 Years – Texas Department of Criminal Justice: Fort Worth, TX.

Add Space:

- 3. Lease #303-0-20642-A 6,656 SF for 10 Years – Department of State Health Services: Rio Grande City, TX.

Regular Contract Agenda:

- V. Consideration and possible action to approve an architectural/engineering professional services contract amendment for Stanley Consultants, Inc. in the amount of \$73,500.00 for TFC’s 2016-17 deferred maintenance on four buildings for the Department of State Health Services, Project No. 16-019-5530 in Austin, Texas.
- VI. Consideration and possible action to approve a construction manager-at-risk contract amendment for Flynn Construction in the amount of \$1,887,870.00 for TFC’s 2016-17 deferred maintenance on four buildings for the Department of State Health Services, Project No. 16-019-5530 in Austin, Texas.
- VII. Consideration and possible action to award a construction manager-at-risk contract to SpawGlass Construction in the amount of \$37,247,986.00 for TFC’s 2020-21 deferred maintenance on multiple buildings for the Department of State Health Services (DSHS) as well as DSHS interagency contract lab improvements, Project Nos. 20-013-5485 and 20-013-2521 in Austin, Texas.
- VIII. Consideration and possible action to approve a construction contract amendment for Veit & Company, Inc. in the amount of \$632,921.53 for the GJ Sutton Complex Demolition, Project No. 18-009-8455 in San Antonio, Texas.
- IX. Consideration and possible action to award a construction manager-at-risk contract to SpawGlass Contractors, Inc. in the amount of \$4,640,348.00 for the Department of Public Safety Joint Tactical Training Facility, Project No. 17-013-6091 in Brownsville, Texas.

- X. Consideration and possible action to award a construction manager-at-risk contract to Turner Construction Company in the amount of \$12,000,000.00 for TFC's 2020-21 deferred maintenance on five buildings for the Texas Commission on Environmental Quality (Park 35 Buildings A, B, C, D, & E) and the Promontory Point Warehouse, Project No. 20-009-5758 in Austin, Texas.
- XI. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Jacobs Engineering Group, Inc. in the amount of \$389,235.00 for the Capitol Complex Phase I Development, Central Utility Plant (Package 3), Project No. 17-008A-8040 in Austin, Texas.
- XII. Consideration and possible action to award a construction manager-at-risk contract to Satterfield & Pontikes Construction, Inc. in the amount of \$8,000,000 for the Texas School for the Deaf 2020-21 Deferred Maintenance, Classroom Expansion, and Traffic Circulation Improvements, Project Nos. 20-008-8806, 20-016-8804, and 20-017-8805 in Austin, Texas.
- XIII. Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC in the amount of \$9,946,136.00 for TFC's 2020-21 deferred maintenance on the Capitol Complex buildings, Project No. 20-004-5051, in Austin, Texas.
- XIV. Discussion of Major Projects.
  - 1. Capitol Complex.
  - 2. North Austin Complex.
  - 3. Texas School for the Deaf.
- XV. Report from Commission Work Groups.
  - 1. Construction Work Group.
  - 2. Surplus Work Group.
- XVI. 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.
- XVII. Monthly Status Report from the Director of Internal Audit.
  - 1. Review and Approval of the Internal Audit Charter.
- XVIII. Report from the Chief Financial Officer.
- XIX. Consideration and possible action to approve the Agency's FY 2022-23 Legislative Appropriations Request.
- XX. 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.
- f. Status on Confidential Audit Reports, Section 551.076 or Section 551.089.

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

XXII. 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.

DocuSigned by:  
  
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Steven E. Halpin  
Interim General Counsel