

Chair
Steven D. Alvis

Commissioners
William Allensworth
Brian Bailey
Eddy Betancourt
Patti C. Jones
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 130: Minutes of the January 20, 2022, Public Meeting of the Texas Facilities Commission in Austin, Travis County, Texas.

After providing notice as required by the Texas Open Meetings Act, the Texas Facilities Commission held an open meeting at the Central Services Building, 1711 San Jacinto Boulevard, in Conference Room 402, Austin, Texas, on Thursday January 20, 2022, commencing at 9:02 a.m. Chairman Alvis called the meeting to order, Commissioners Bailey, Wagner, Betancourt and Allensworth were present and participated in person for the entirety of the meeting. Commissioner Jones participated virtually.

I. Call to Order.

Chairman Alvis called the meeting to order at 9:02 a.m.

II. Approval of the minutes from the October 21, 2021, November 18, 2021, and December 20, 2021, Open Meeting.

The Commissioners voted unanimously to approve the October 21, 2021, November 18, 2021, and December 20, 2021, minutes with the motion made by Commissioner Bailey, seconded by Commissioner Wagner.

III. Public Comment.

There was no public comment.

IV. Consent Agenda

Award of Leases and/or Amendments with Recommendations and Summaries.

Consent Agenda:

Award of Leases and/or Amendments with Recommendations and Summaries.

New:

1. Lease #20720 Health and Human Services Commission – 9,929 SF for 5 Years: Austin, TX.

Replacements:

2. Lease #20730 Office of the Attorney General - 8,554 SF for 5 Years: Beaumont, TX.

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

—————★ *Planning and administering facilities in service to the State of Texas* ★—————

3. Lease #303-2-20718 Department of Public Safety - 20,970 SF for 10 Years: Rosenberg, TX.

Renewals:

4. Lease #10164 Office of the Attorney General - 8,038 SF for 10 Years: Houston, TX.
5. Lease #9149 Office of the Attorney General - 23,312 SF for 8 Years and 7 Months: Austin, TX.
6. Lease #10337 Comptroller of Public Accounts - 22,986 SF for 3 Years: Austin, TX.
7. Lease #303-7-20571 Railroad Commission - 6,639 SF for 10 Years: San Antonio, TX.
8. Lease #303-2-20291 Department of Public Safety - 23,840 SF for 5 Years: Garland, TX.
9. Lease #303-1-20260 Office of the Attorney General - 14,183 SF for 5 Years: Tyler, TX.
10. Lease #303-8-20583 Texas Department of Insurance - 12,272 SF for 10 Years: San Antonio, TX.
11. Lease #303-2-20290 Department of Public Safety - 23,840 SF for 5 Years: San Antonio, TX.
12. .

Gayla Davis, Leasing Director, was present to answer any questions. There were no questions. Commissioner Allensworth moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Management and Operations

- V. **Consideration and possible action to award Belfor USA Group, Inc. with a water, fire, and biohazard remediation requirements contract for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00024, with the option for one (1) two-year renewal. Total recommended award value is \$800,000.00 during the initial term of the agreement.**

Marty Martinez, Facilities Management & Operations Director, was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Bailey seconded the motion. All in favor.

Facilities Design and Construction

- VI. **Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Kitchell Corporation in the amount of \$570,000.00 for mechanical, electrical and plumbing system repairs and water remediation (deferred maintenance) at the Lyndon B. Johnson (LBJ) Building, Project No. 20-003-5095 in Austin, Texas.**

John Raff, TFC Facilities, Design & Construction (FDC) was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Allensworth seconded the motion. All in favor.

- VII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Veliz Construction in the amount of \$367,510.04 for architectural, mechanical, electrical, plumbing and life-safety system repairs (deferred maintenance) at the EO Thompson (THO) Building, Project No. 20-001-5161 in Austin, Texas.**

Commissioner Bailey moved to approve, and Commissioner Allensworth seconded the motion. All in favor.

- VIII. Consideration and possible action to award a construction manager-at-risk contract to Turner Construction Company in an amount not to exceed \$130,150,000.00 for the North Austin Complex Phase Two development, Project No. 20-027-8061 in Austin, Texas.**

Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- IX. Consideration and possible action to award a project management services contract to Square One Consultants, Inc. in an amount not to exceed \$4,392,745.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.**

Two visitors were present to represent Square One Consultants, Inc., Steven Bell, and Ben Snyder. They were introduced by John Raff during the meeting.

Commissioner Wagner moved to approve, and Commissioner Jones seconded the motion. All in favor to approve.

- X. Consideration and possible action to award an architectural and engineering professional services contract to Hellmuth, Obata & Kassabaum, Inc. in an amount not to exceed \$19,600,000.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.**

Visitor was present to represent Hellmuth, Obata & Kassabaum, Inc. (HOK), Curt Parde. He was introduced by John Raff.

Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XI. Consideration and possible action to award a construction manager-at-risk contract to J. E. Dunn Construction Company in an amount not to exceed**

\$51,052,467.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.

Visitor was present to represent J.E. Dunn Construction Company, Jason Beiter. He was introduced by John Raff.

Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor.

XII. Consideration and possible action to designate the Executive Director with planning, due diligence, and document signatory authority in accordance with and regarding S.B. 8, Section 26, Permian Basin Behavioral Health Center.

Jon Conant TFC Portfolio Project Manager (P3) and Stephen M. Foster TFC General Counsel were present to answer any questions.

Commissioner Jones moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XIII. Report from Chief Financial Officer.

Diane Jackson, Chief Financial Officer was present to give a report.

XIV. Discussion of Major Projects.

- 1. Capitol Complex Phase I**
- 2. Capitol Complex Phase II**
- 3. North Austin Complex Phase I and North Austin Complex Phase II**
- 4. Texas School for the Deaf**
- 5. Border Infrastructure and Wall**

Lou Saksen of Belfour Beatty was present to discuss Capitol Complex Phase I. John Raff was present to discuss other projects. We are on budget and on time. Mike Novak, Executive Director discussed the border infrastructure and wall.

XV. Report from Commission Work Groups

- 1. Construction Work Group**
- 2. Border Infrastructure and Wall Work Group**

Commissioner Wagner deferred to John Raff and Commissioner Bailey on the construction work group, and Mike Novak spoke briefly on the border infrastructure and wall.

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.

Mike Novak asked Jon Conant to present information on Flex Space.

XVII. Recess the open meeting to convene in Executive Session, pursuant to Chapter 551.071 and Chapter 551.072 of the Texas Government Code

Recessed at 10:24 a.m.

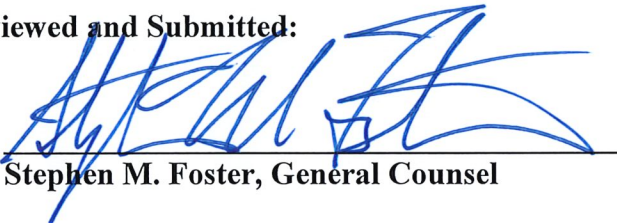
XVIII. Reconvene in open meeting and consider action on matters discussed in Executive Session

Reconvened at 11:47 a.m.

XIX. Adjournment

Chairman Alvis adjourned the open meeting at 11:47 a.m.

Reviewed and Submitted:

By: 
Stephen M. Foster, General Counsel

Approved by the Commission on February 17, 2022

By: 
Steven D. Alvis, Chair