

Chair
Brian A. Bailey

Commissioners
Eddy Betancourt
Daniel K. Signorelli
C. Price Wagner
Robert S. Wetmore



Executive Director
Mike Novak

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Minutes No. 146: Minutes of the January 18, 2024 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 1711 San Jacinto Blvd., Austin TX 78701, on Thursday, October 19, 2023, commencing at 9:00 a.m. Chairman Bailey called the meeting to order, Commissioners Wagner, Betancourt, Signorelli, and Wetmore were present and participated in person for the entirety of the meeting.

I. Call to Order.

Chairman Bailey called the meeting to order at 9:00 a.m.

II. Approval of the minutes from October 19, 2023, Open Meeting.

The Commissioners voted unanimously to approve the October 19, 2023, minutes with a motion made by Commissioner Signorelli, seconded by Commissioner Betancourt.

III. Public Comment.

There was no public comment.

Consent Agenda:

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

Replacement:

- 1. Lease #303-4-20754 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 28,498 SF for 10 Years; Temple, TX.**

Renewal(s):

- 2. Lease #1110 Texas Commission on Environmental Quality (TCEQ) – 8,805 SF for 5 Years; Abilene, TX.**
- 3. Lease #20344 Health and Human Services Commission (HHSC) & Department of Family Protective Services (DFPS) – 25,743 SF for 5 Years; Fort Worth, TX.**
- 4. Lease #20607 Comptroller of Public Accounts - Enforcement (CPA-E) – 6,518 SF for 5 Years; Fort Worth, TX.**

6. **Lease #20390 Texas Department of Criminal Justice (TDCJ) – 23,604 SF for 5 Years; Houston, TX.**

Gayla Davis, TFC Leasing Director was present to answer questions. Commissioner Wetmore moved to approve, and Commissioner Wagner seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Design and Construction

V. **Consideration and possible action to affirm the selection of the five following firms for Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Program/Project Management Services:**

AGCM, Inc.
Freese and Nichols, Inc.
Square One Consultants, Inc.

Broaddus & Associates
Kitchell/CEM, Inc.

Overall Project Budget for Potential Assignments is \$1,120,499,500.00.

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

VI. **Consideration and possible action to approve an amendment to an A/E consultant contract with Tom Green Engineering Inc. in the amount of \$4,000,000.00 for the TFC 22-23 Statewide Deferred Maintenance project, Project No. 22-009-3506 for bid package work statewide.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Wagner seconded the motion. All in favor.

VII. **Consideration and possible action to approve the purchase of 135.661 acres of land for the sale price of \$3,100,000.00 with Earnest Money of \$50,000.00 in Williamson County, Texas, for the Texas Department of Public Safety Training Academy Facility.**

Jon Conant, TFC Director, Real Estate Acquisition & Development and John Raff, TFC Director of Facilities, Design and Construction were present to answer any questions. Commissioner Signorelli moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

Administrative Agenda Items

VIII. Report from Chief Financial Officer

Thomas Brown, TFC Chief Financial Officer was present to give an update on the TFC budget.

IX. Internal Audit: Status of Peer Review and Internal Audit Charter

Sonya Etheridge, TFC Director of Internal Audit was present to discuss Status of Peer Review and Internal Charter.

X. Discussion of Major Projects.

- 1. Capitol Complex Phase II**
- 2. Permian Basin Behavioral Health Center**
- 3. Flex Office Space**
- 4. Border Infrastructure and Wall**

John Raff was present to discuss Capitol Complex Phase II along with Stephen Bell of Square One they discussed Capitol Complex Phase II. John Raff was present to discuss Flex Office Space. John Raff along with Mark Leemaster, of Broaddus & Associates, discussed the Permian Basin Behavioral Health Center. Mike Novak, Executive Director, discussed the Border Infrastructure and Wall.

XI. Reports from the Commission Committees

- 1. Facilities Design & Construction (FDC) P3 Committee**
- 2. Space Planning & Real Estate Management Committee**
- 3. Border Committee**
- 4. Surplus Property Committee**

Commissioner Wagner deferred to Steven Bell with Square One discussed being on time and schedule with the Construction Work Group. Commissioner Signorelli spoke briefly on Space Planning and Leasing Services Work Group. Chairman Bailey discussed Border Infrastructure and Wall and deferred to Mike Novak's discussion adding that we are making good progress. Chairman Bailey spoke about the Surplus Property Committee, stating Kristy Fierro and team are doing a good job.

XII. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, Commercial Parking and Special Events program, legislative affairs, and other operational activities.

Mike Novak, TFC Executive Director, talked about TFC being a People Business. He then relinquished his time to go into executive session.

XVI. 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 9:55 a.m.

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

Reconvened at 11:10 a.m.

XVIII. Adjournment

Chairman Bailey adjourned the open meeting at 11:10 a.m.

Reviewed and Submitted:

By: 

Stephen M. Foster, General Counsel

Approved by the Commission on February 15, 2024

By: 

Brian Bailey, Chair