

Chair
Brian A. Bailey

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



Executive Director
Mike Novak

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.state.tx.us

Minutes No. 145: Minutes of the October 19, 2023, 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 Central Services Building, 1711 San Jacinto Boulevard, Conference Room 402, Austin, Texas, on Thursday, October 19, 2023, commencing at 9:00 a.m. Chairman Bailey called the meeting to order, Commissioners Betancourt, Signorelli, and Wetmore were present and participated in person for the entirety of the meeting. Commissioner Wagner participated via Zoom 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 August 24, 2023, and September 21, 2023, Open Meeting.

The Commissioners voted unanimously to approve the August 24, 2023, and September 21, 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(s):

1. **Lease #20746 Comptroller of Public Accounts – Enforcement (CPA-E) – 5,175 SF for 5 Years; Tyler, TX.**
- 2.
3. **Lease #303-4-20756 Texas Department of Criminal Justice (TDCJ) – 8,971 SF for 10 Years; Temple, TX.**
- 4.
5. **Lease #303-4-20753 Texas Department of Criminal Justice (TDCJ) – 6,494 SF for 10 Years; Longview, TX.**
- 6.

Texas Facilities Commission

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

◆ ◆ Planning and administering facilities in service to the State of Texas ◆ ◆

7. **Lease #20751 Department of Public Safety (DPS) – 25,638 SF for 10 Years; Garland, TX.**
Renewal(s):
8. **Lease #10165 Office of the Attorney General (OAG) – 8,340 SF for 5 Years; Amarillo, TX.**
9.
Add Space(s):
10. **Lease #20599 Office of the Attorney General (OAG) – 7,240 SF for 61 Months; Dallas, TX.**

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

Non-Consent Agenda:

Facilities Design and Construction

- V. **Consideration and possible action to award an architectural/engineering professional services contract not to exceed \$2,890,000.00 to McKinney York Architects for TFC’s 2024-25 Maintenance & Renewal Program at the William B. Travis Building, project No. 24-003-4202 in Austin, Texas.**

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

- VI. **Consideration and possible action to award a project management contract not to exceed \$1,235,913.00 to Square One Consultants, Inc. for the Flex-Space Building, Project No. 23-007-3410 in Pflugerville, Texas**

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

- VII. **Consideration and possible action to approve a construction manager-at-risk contract amendment not to exceed \$57,260,000.00 for The Robins and Morton Group for the Permian Basin Behavioral Health Center, Project No. 22-015-8110 in Midland, Texas.**

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

- VIII. Consideration and possible action to approve an architectural and engineering professional services contract amendment in the amount of \$2,000,000.00 for Tom Green and Company Engineers, Inc. for the TFC 20-21 DM DSHS Multiple Buildings Project, No. 20-013-5485 and DSHS DBGL IAC Improvements Project, No. 20-013-2519 in Austin, Texas.**

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

- IX. Consideration and possible action to approve a construction manager-at-risk contract amendment in the amount of \$22,086,000.00 for SpawGlass Construction for the TFC 20-21 DM DSHS Multiple Buildings Project, Project No. 20-013-5485 and DSHS DBGL IAC Improvements Project, Project No. 20-013-2519 in Austin, Texas.**

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

- X. Consideration and possible action to approve a professional services contract amendment in the amount of \$274,329.00 for TAB Technologies, Inc. to perform testing and balance services for the TFC 20-21 DM DSHS Multiple Buildings Project, Project No. 20-013-5485 and DSHS DBGL IAC Improvements Project, Project No. 20-013-2519, in Austin, Texas.**

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

- XI. Consideration and possible action to approve selection of Job Order Contracting firms for Job Order Contracts (JOC) with a value cap of \$6,000,000.00 to perform general building construction services throughout the state of Texas.**

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

Administrative Agenda Items

- XII. Consideration and approval of the SAO required Internal Audit Annual Report.**

Sonya Etheridge, TFC Internal Auditor, was present to discuss the approval of the SAO Audit Annual Report.

Chairman Bailey made a motion to Table FY 23 Annual Report Section V (five) "F" of the Internal Audit Plan for FY 2024 (Approved 7/20/2023).

This motion allows for the General Counsel Division to perform its proper due diligence regarding confidentiality, public safety, security concerns, and procurement processes affiliated with this item.

Motion was seconded by Commissioner Betancourt. All in favor.

XIII. Discussion of Major Projects.

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

John Raff was present to discuss Capitol Complex Phase I. Stephen Bell with Square One was present to discuss Capitol Complex Phase II. Jon Conant, TFC Director, Real Estate Acquisition & Development, was present to discuss Flex Office Space. John Raff also discussed the Permian Basin Behavioral Health Center. Mike Novak, Executive Director, discussed the Border Infrastructure and Wall.

XIV. Report from Commission Work Groups.

- 1. Construction Work Group**
- 2. Space Planning & Leasing Services Work Group**
- 3. Border Infrastructure and Wall Work Group**

Commissioner Wagner deferred to Steven Bell with Square One discussion 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.

XV. 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 recognized Diane Jackson for her 31 years of service and her retirement from TFC. Mike Novak then asked Rick Glancey, TFC Director, Government Relations & External Communications, to discuss the third Special Session of the 88th Legislative Session. Rick recognized his team for all their time of service and the great help they have been to TFC.

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 10:25 a.m.

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

Reconvened at 11:37 a.m.

XVIII. Adjournment

Chairman Bailey adjourned the open meeting at 11:38 a.m.

Reviewed and Submitted:

By: 

Stephen M. Foster, General Counsel

Approved by the Commission on January 18, 2024

By: 

Brian Bailey, Chair