

Chair
Steven D. Alvis

Commissioners
William Allensworth
Brian Bailey
Eddy Betancourt
Larry Long
C. Price Wagner



Executive Director
Mike Novak

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

Minutes No. 137: Minutes of the October 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 October 20, 2022, commencing at 9:02 a.m. Chairman Alvis called the meeting to order, Commissioners Allensworth, Long, Bailey were present and participated in person for the entirety of the meeting. Commissioner Betancourt arrived at 9:05am and was present in person for the remainder of the meeting. Chairman Alvis participated remotely for the entirety of the meeting.

I. Call to Order.

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

II. Approval of the minutes from the August 18, 2022, and September 29, 2022, Open Meeting.

The Commissioners voted unanimously to approve the August 18, 2022, and September 29, 2022, minutes with the motion made by Commissioner Bailey, seconded by Commissioner Allensworth.

III. Public Comment.

There was no public comment.

IV. Consent Agenda

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

Replacement (Negotiated & Existing Building):

1. **Lease #20745 Texas Department of Criminal Justice – State Counsel for Offenders (TDCJ-SCFO) – 7,304 SF for 10 Years: Conroe, TX.**

Renewals:

2. **Lease #6270 Texas Department of Criminal Justice (TDCJ) – 15,915 SF for 10 Years: Amarillo, TX.**
3. **Lease #303-2-20296 Department of Public Safety (DPS) – 23,840 SF for 10 Years: Spring, TX.**

4. Lease #20157 Texas Parks and Wildlife Department (TPWD) – 40,304 SF for 3 Years: Austin, TX.
5. Lease #20246 Health and Human Services Commission (HHSC) – 22,228 SF for 10 Years: Houston, TX.
6. Lease #303-3-20320 Health and Human Services Commission (HHSC) – 12,381 SF for 10 Years: Houston, TX.
7. Lease #7260 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 44,671 SF for 5 Years: Houston, TX.
8. Lease #10426 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 19,900 SF for 5 Years: Alice, TX.
9. Lease #10122 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 14,785 SF for 5 Years: Socorro, TX.
10. Lease #7516 Health and Human Services Commission (HHSC) – 8,765 SF for 10 Years: Dickinson, TX.
11. Lease #303-3-20342 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 12,928 SF for 5 Years: Uvalde, TX.
12. Lease #1543 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 13,585 SF for 5 Years: Brownsville, TX.
13. Lease #7429 Health and Human Services Commission (HHSC) – 13,535 SF for 5 Years: Dallas, TX.
14. Lease #303-4-20355 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 12,066 SF for 5 Years: Rio Grande City, TX.
15. Lease #303-4-20357 Health and Human Services Commission (HHSC) – 8,640 SF for 5 Years: Weslaco, TX.

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

Non-Consent Agenda:

Facilities Management and Operations

- V. **Consideration and possible action to amend existing service and requirements contract with Tarantino Properties, Inc. for property management services in the amount of \$560,000.00 for the period 9/1/2022 through 8/31/2023, Contract No. 18-136-000, in Houston, El Paso, Waco, and Fort Worth, Texas.**

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

- VI. Consideration and possible action to amend existing service and requirements contract with CEC Electrical, Inc. (CEC Facilities Group, LLC) for CPA data center facility systems full-service maintenance in the amount of \$146,583.14 for the period 9/1/2022 through 8/31/2023, Contract No. 18-034-000, at the Lyndon B. Johnson Building in Austin, Texas.**

Marty Martinez, TFC Division Director of Facility Management and Operations was present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Allensworth seconded the motion. All in favor.

- VII. Consideration and possible action to amend existing service and requirements contract with Trane U.S., Inc. for chiller preventative maintenance and repair services in the amount of \$500,000.00 for the period 9/1/2022 through 8/31/2023, Contract No. 20-050-000, in Austin, Texas.**

Marty Martinez, TFC Division Director of Facility Management and Operations was present to answer any questions. Commissioner Long moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

Facilities Design and Construction

- XIII. Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC in the amount of \$49,999,423.00 for TFC's 2022-23 State-wide Deferred Maintenance Project, Project No. 22-009-3506 in TFC's facilities located across the State of Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor. John Raff introduced two guests from Flintco.

- IX. Consideration and possible action to award a professional services contract to EEA Consulting Engineers for MEP Systems Commissioning Services in the amount of \$1,425,000.00 for the Capitol Complex Phase Two, TFC Project 20-028-8011, in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Allensworth seconded the motion. All in favor. John Raff introduced a guest from EEA Consulting Engineers.

- X. Consideration and possible action to award an architectural and engineering professional services contract to HKS, Inc. in the amount not to exceed \$8,700,000.00 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 Bailey moved to approve, and Commissioner Long seconded the motion. All in favor. John Raff introduced a guest from EEA Consulting Engineers.

- XI. Consideration and possible action to approve a construction manager-at-risk contract amendment for SpawGlass Construction in the amount of \$30,768,714.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Department of State Health Services (DSHS), Project No. 20-013-5485 and DSHS Dr. Bob Glaze Laboratory IAC Improvements Project, No. 20-013-2519, in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction along with Kevin Sandburg TFC Project Manager were present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XII. Consideration and possible action to approve a professional services contract amendment for Engineered Air Balance in the amount of \$213,340.00 for testing, adjusting and balancing services supporting tenant improvement construction in the Barbara Jordan State Office Building, Capitol Complex Phase One, Project No. 17-017-8020 in Austin, Texas.**

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

- XIII. Consideration and possible action to approve the 2022 Master Facilities Plan Report.**

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

Administrative Agenda Items

- XIV. Consideration and approval of the FY23 Internal Audit Plan.**

Andrea Morales, TFC Auditor Manager was present to answer questions. Commissioner Bailey moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XV. Report from Chief Financial Officer.**

Diane Jackson, TFC Chief Financial Officer was present to answer questions.

XVI. Discussion of Major Projects.

- 1. Capitol Complex Phase I**
- 2. Capitol Complex Phase II**
- 3. North Austin Complex Phase II**
- 4. Permian Basin Behavioral Health Center**
- 5. Flex-Space**
- 6. 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 stating that we started out at a fast pace and moving well. John Raff discussed the North Austin Complex. We are on budget and on time. Mike Novak, Executive Director discussed the border infrastructure and wall. Jon Conant, TFC Director of Public Private Partnerships (P3) discussed the Permian Basin Behavioral Health Center and Flex-Space.

XVII. Report from Commission Work Groups.

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

Commissioner Wagner deferred to John Raff's discussion about being on time and schedule with the Construction Work Group. Commissioner Long discussed Federal Surplus and Commissioner Long touched on the revenue that surplus is bring into the State regarding the Surplus Work Group. Commissioner Bailey discussed Border Infrastructure and Wall deferred to Mike Novak's discussion adding that we are actively engaged with good progress.

XVIII. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs, and other operational activities.

Mike Novak deferred to his discussion on the Border Infrastructure and Wall earlier in the meeting.

XIX. 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 10:21 a.m.

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

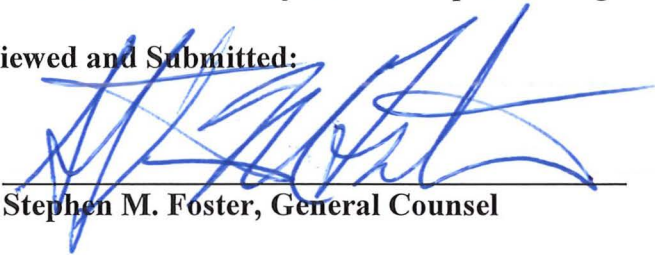
Reconvened at 10:45 a.m.

XXI. Adjournment

Chairman Alvis adjourned the open meeting at 10:45 a.m.

Reviewed and Submitted:

By:



Stephen M. Foster, General Counsel

Approved by the Commission on, January ,2023

By:



Steven D. Alvis, Chair