

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. 127: Minutes of the October 21, 2021, 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 21, 2021, commencing at 9:00 a.m. Chairman Alvis called the meeting to order, Commissioners Jones, Wagner, and Allensworth were present and participated in person for the entirety of the meeting. Commissioner Betancourt participated virtually. Commissioner Bailey was absent for this meeting.

I. Call to Order.

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

II. Approval of the minutes from the August 19, 2021, Open Meeting.

The Commissioners voted unanimously to approve the August 19, 2021, minutes with the motion made by Commissioner Wagner, seconded by Commissioner Betancourt.

III. Public Comment.

There was no public comment.

IV. Consent Agenda

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

Replacement (RFP and New Construction):

1. Lease #303-2-20709 Texas Department of Criminal Justice - 9,170 SF for 10 Years: Dallas, TX

Renewals:

1. Lease #8070 Health and Human Services Commission/Department of Family and Protective Services/Department of State Health Services - 16,920 SF for 5 Years: Eagle Pass, TX
2. Lease #20129 Texas Department of Licensing and Regulation - 11,500 SF for 5 Years: Austin, TX
3. Lease #9094 Health and Human Services Commission/Department of Family and Protective Services - 19,935 SF for 3 Years: San Marcos, TX

Texas Facilities Commission

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

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

4. Lease #303-1-20281 Health and Human Services Commission - 21,571 SF for 5 Years: San Antonio, TX
5. Lease #20233 Health and Human Services Commission - 17,128 SF for 7 Years: Houston, TX
6. Lease #10306 Department of Family and Protective Services/Health and Human Services Commission - 43,966 SF for 10 Years: Houston, TX.

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

Non-Consent Agenda:

Facilities Management and Operations

- V. Consideration and possible action to award six HVAC maintenance and service requirements contracts for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00018, with the option for one (1) two-year renewal. Total recommended award value is \$4,000,000.00 during the initial term of the agreement. Cool Services, Inc, \$800,000.00; Mechanical & Process Systems, LLC, \$800,000.00; Entech Sales & Service, LLC, \$800,000.00; Beard Integrated Systems, \$800,000.00; SI Mechanical, LLC, \$400,000.00; Dynamic Systems, Inc, \$400,000.00.**

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

- VI. Consideration and possible action to award requirements contract for fire sprinkler testing, inspection, and maintenance to Western States Fire Protection in the amount of \$689,278.00 during the initial term of the agreement, with the option for one (1) two-year renewal for services for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00022.**

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

Facilities Design and Construction

- VII. Consideration and possible action to award a construction manager-at-risk contract to J.T. Vaughn Construction, LLC in the amount of \$2,000,000.00 for completion of Capital Complex Garage Elevator Repair/Replacement Project at Parking Garages A, B, F, G, J, and M, Project No. 16-006-5730 in Austin, Texas.**

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

VIII. Consideration and possible action to award a construction manager-at-risk contract to J.T. Vaughn Construction, LLC in the amount of \$5,455,000.00 for TFC's 2020-21 Deferred Maintenance Capitol Complex Parking Garage Repairs, Project No. 20-014-5900 in Austin, Texas.

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

IX. Consideration and possible action to approve an Architectural and Engineering professional services contract amendment to Tom Green and Company Inc., (Mechanical Engineers), in the amount of \$5,805,000.00 for TFC's 2020-21 Deferred Maintenance on multiple buildings for the Department of State Health Services, Project No. 20-013-5485 and the Dr. Bob Glaze Laboratory Improvements interagency contract project, Project No. 20-013-2519, in Austin, Texas.

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

X. Consideration and possible action to approve a Construction Manager-at-Risk contract amendment for SpawGlass Construction in the amount of \$40,539,800.00 for TFC's 2020-21 Deferred Maintenance on multiple buildings for the Department of State Health Services, Project No. 20-013-5485 and the Dr. Bob Glaze Laboratory Improvements interagency contract project, Project No. 20-013-2519, in Austin, Texas.

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

XI. Consideration and possible action to award an Architectural and Engineering professional services contract for commissioning services to Stanley Consultants, (Commissioning Engineers), in the amount of \$1,236,000.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Department of State Health Services, Project No. 20-013-5485 and the Dr. Bob Glaze Laboratory Improvements interagency contract project, Project No. 20-013-2519, in Austin, Texas.

Project Manager Kevin Sanberg was present at the meeting. He introduced Randy Schrecengost, representing Stanley Consultants, James Harden, representing Spa Glass and Jennifer Paul representing Tom Green & Associates.

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

- XII. Consideration and possible action to award an Architectural/Engineering services contract to Perkins and Will in the amount of \$8,665,729.00 for the North Austin Complex Phase II, Project No. 20-027-8061 in Austin, Texas.**

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

- XIII. Consideration and possible action to award an energy savings performance contract to Johnson Controls, Inc. in an amount not to exceed \$3,835,373.00 for utility cost reduction measures for the Energy Savings Performance Contract Phase III, Project No. 21-001-1219 in Austin, Texas.**

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

- XIV. Consideration and possible action to award an energy savings performance contract to E3 Entegral Solutions in an amount not to exceed \$3,893,371.00 for utility cost reduction measures for the Energy Savings Performance Contract Phase IV, Project No. 21-002-1220 in Austin, Texas.**

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

- XV. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan in an amount not to exceed \$3,835,373.00 for the Energy Savings Performance Contract Phase III, Project No. 21-001-1219 in Austin, Texas.**

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

- XVI. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan in an amount not to exceed \$3,893,371.00 for the Energy Savings Performance Contract Phase IV, Project No. 21-002-1220 in Austin, Texas.**

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

- XVII. Review and possible action to continue the request to the Governor's Office of Budget and Policy and the Legislative Budget Board for \$3.4 million in capital budget authority to address critical building and grounds repairs at TFC facilities in Fort Worth (\$2.4 Million) and San Antonio (\$1.0 Million). TFC's request is to exceed the transfer limit of existing funds on capital budget expenditures in order**

to perform critical building and grounds repairs at the Fort Worth and San Antonio Federal Surplus Property warehouses.

Kristy Fierro, TFC State Surplus Director, is here to answer any questions. Commissioner Jones moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XVIII. Consideration and approval of the Annual Internal Audit Plan.

Sonya Etheridge, Director of Internal Audit is here to discuss. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XIX. Report from Chief Financial Officer.

Diane Jackson, Chief Financial Officer, is here to give a report.

XX. 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

John Raff is here to discuss. We are on budget and on time. Mike Novak, Executive Director discussed the border infrastructure and wall.

XXI. 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 on the construction work group. Commissioner Jones spoke briefly on the surplus work group and Mike Novak spoke briefly on the border infrastructure and wall.

XXII. 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 spoke about the Sutton Building. He introduced Rafael Arredondo as the new HR director after the retirement of Janine Mays. There will possibly be a small Commission Meeting during the first week of December virtually.

XXIII. 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 10:45 a.m.

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

Reconvened at 11:36 a.m.

XXV. Adjournment

Chairman Alvis adjourned the open meeting at 11:36 a.m.

Reviewed and Submitted:

By: 

Stephen M. Foster, General Counsel

Approved by the Commission on January 20, 2022

By: 

Steven D. Alvis, Chair