

Chair
Steven D. Alvis

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



Executive Director
Mike Novak

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Minutes No. 140: Minutes of the February 16, 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 the Central Services Building, 1711 San Jacinto Boulevard, in Conference Room 402, Austin, Texas, on Thursday February 16, 2023, commencing at 9:01 a.m. Chairman Alvis called the meeting to order, Commissioners Allensworth, Long, Bailey, Betancourt, and Wagner were present and participated in person for the entirety of the meeting.

I. Call to Order.

Chairman Alvis called the meeting to order at 9:01 a.m.

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

The Commissioners voted unanimously to approve the January 19, 2023, minutes with a motion made by Commissioner Long, seconded by Commissioner Bailey.

III. Public Comment.

There was no public comment.

IV. Consent Agenda

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

Renewals:

- 1. Lease #10608 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 4,700 SF for 10 Years: Pecos, TX.**
- 2. Lease #10616 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 130,805 SF for 10 Years: Houston, TX.**
- 3. Lease #303-3-20327 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 10,118 SF for 10 Years: Brenham, TX.**
- 4. Lease #10626 Texas Commission on Environmental Quality (TCEQ) – 5,971 SF for 10 Years: Laredo, TX.**
- 5. Lease #1764 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 20,775 SF for 10 Years: Houston, TX.**

Texas Facilities Commission

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

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

6. **Lease #303-3-20356 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 8,357 SF for 5 Years: Crystal City, TX.**
7. **Lease #303-4-20360 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 29,979 SF for 5 Years: Beaumont, TX.**
8. **Lease #303-4-20366 Department of Family and Protective Services (DFPS), Department of State Health Services (DSHS), & Health and Human Services Commission (HHSC) – 10,952 SF for 5 Years: Gainesville, TX.**

Add Space:

9. **Lease #10308 Texas Department of Criminal Justice (TDCJ) – 26,972 SF for 9 Years: Huntsville, TX.**

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

Non-Consent Agenda:

Facilities Design and Construction

- V. **Consideration and possible action to approve an architectural and engineering professional services contract amendment for MEP Engineering, Inc. in the amount of \$73,690.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Health and Human Services Commission, Project No. 20-012-5435 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 Wagner seconded the motion. All in favor.

- VI. **Consideration and possible action to approve a professional services contract amendment for Sunland Group, in the amount of \$ 169,459.00, for additional site environmental/engineering services for the Capitol Complex Phase Two development, Project No. 20-028-8011, in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction and Kevin Parks from Square One were present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Long seconded the motion. All in favor.

- VII. **Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture in an amount not to exceed \$5,129,039.00 for the Texas Border Infrastructure Project, Project No.**

22-003-2535 in various locations in Texas in proximity to the United States-Mexico border.

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.

Administrative Agenda Items

- VIII. Consideration and possible action for the approval to expend the appropriated \$40 million in Coronavirus State Relief Fund No. 325 for design and construction of the comprehensive 100-bed Permian Basin Behavioral Health Center (PBBHC) subject to (i) the execution of a credit facility between PBBHC, a Local Government Corporation (LGC) and its lender for the benefit of TFC, and (ii) the execution of a Development Agreement between TFC and PBBHC.**

Tabled: Moved to Executive Session.

- IX. 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 Office 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 are ahead of forecast and goals. John Raff discussed the North Austin Complex. We are on budget and on time. Mike Novak, Executive Director discussed the border infrastructure and wall.

- X. 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 the Surplus Work Group stating we are top in the country, and we are moving along with the Fort Worth and San Antonio surplus sites. Commissioner Bailey discussed Border Infrastructure and Wall deferred to Mike Novak's discussion adding that we will provide more information on location of work being done.

- XI. 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 yielded his time. Laura Hall, TFC Program Supervisor was present to discuss Commercial Parking and the Special Events program.

- XII. 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 9:46 a.m.

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

Reconvened at 10:23 a.m.

Agenda Item VIII: Consideration and possible action for the approval to expend the appropriated \$40 million in Coronavirus State Relief Fund No. 325 for design and construction of the comprehensive 100-bed Permian Basin Behavioral Health Center (PBBHC) subject to (i) the execution of a credit facility between PBBHC, a Local Government Corporation (LGC) and its lender for the benefit of TFC, and (ii) the execution of a Development Agreement between TFC and PBBHC.

Jon Conant, TFC Director, Real Estate Acquisition & Development, Stephen M. Foster, TFC General Counsel and Steven Halpin (via phone), TFC Deputy General Counsel were present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

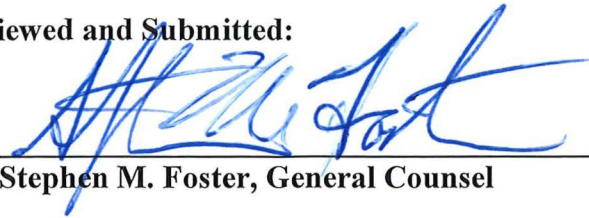
It was also approved that Commissioner Bailey will continue to serve as Vice Chairman of the Texas Facilities Commission.

- XXI. Adjournment**

Chairman Alvis adjourned the open meeting at 10:25 a.m.

Reviewed and Submitted:

By:



Stephen M. Foster, General Counsel

Approved by the Commission on, April 20, 2023

By:



Steven D. Alvis, Chair