

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. 131: Minutes of the February 17, 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 February 17, 2022, commencing at 9:00 a.m. Chairman Alvis called the meeting to order, Commissioners Bailey, Jones, Betancourt, and Allensworth were present and participated in person for the entirety of the meeting. Commissioner Wagner was absent.

I. Call to Order.

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

Chairman Alvis called for a moment of silence to honor our recent TFC losses.

II. Approval of the minutes from the January 20, 2022, Open Meeting.

The Commissioners voted unanimously to approve the January 20, 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.

Consent Agenda:

Renewals:

1. Lease #303-1-20272 Department of Public Safety – 4,499 SF for 10 Years: Hereford, TX.
2. Lease #1642 Texas Department of Criminal Justice – 29,040 SF for 7 Years: Austin, TX.
3. Lease #303-7-10456 Health and Human Services Commission – 17,554 SF for 5 Years: San Antonio, 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 #20336 Health and Human Services Commission – 20,000 SF for 5 Years:
Austin, TX.

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

Non-Consent Agenda:

- V. **Consideration and possible action to approve an architectural and engineering professional services contract amendment for MEP Engineering, Inc. in the amount of \$90,566.00 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 Facilities, Design & Construction (FDC) was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Bailey seconded the motion. All in favor.

- VI. **Consideration and possible action to modify Delegated Authority, Commission Policy Article III.**

Stephen M. Foster, TFC General Counsel was present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Jones seconded the motion. All in favor.

- VII. **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**
6. **Permian Basin Behavioral Health Center**
7. **Flex-Space**

Lou Saksen of Belfour Beatty was present to discuss Capitol Complex Phase I. John Raff was present to discuss other projects. 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.

- VIII. **Report from Commission Work Groups.**

1. **Construction Work Group**
2. **Surplus Work Group**

3. Border Infrastructure and Wall Work Group

John Raff deferred to Lou Saksen's discussion about being on time and schedule about the Construction Work Group. Commissioner Jones discussed Federal Surplus and Commissioner Bailey discussed Border Infrastructure and Wall stating that we are having great success.

IX. 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 mentioned that there would not be a March Commission Meeting. He asked Sonya Etheridge to speak on the North Austin Audit. Mike Novak discussed the winter weather and how we were prepared this year due to the lessons learned from last year's winter storm.

X. Consideration and possible action for compensation regarding staff salaries.

Rafael Arredondo, TFC Human Resources Director was present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Allensworth seconded the motion. All in favor.

XI. Formal approval of request to exceed capital authority for Permian Basin Behavioral Health Center (PBBHC).

Diane Jackson, TFC Chief Financial Officer was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Jones seconded the motion. All in favor.

XII. Consideration and possible action of preliminary authorization regarding Permian Basin Behavioral Health Center (PBBHC).

Jon Conant TFC Portfolio Project Manager (P3) was present to answer any questions.

XIII. 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 9:56 a.m.

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

Reconvened at 10:40 a.m.

XVI. Adjournment

Chairman Alvis adjourned the open meeting at 10:43 a.m.

Reviewed and Submitted:

By: _____
Stephen M. Foster, General Counsel

Approved by the Commission on April 21, 2022

By: _____
Steven D. Alvis, Chair