

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. 148: Minutes of the April 18, 2024, 2024, 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, Conference Room 402, Austin, Texas, on Thursday, April 18, 2024, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioner Betancourt, and Wetmore were present and participated in person for the entirety of the meeting. Commissioner Signorelli was present and participated via Zoom for the entirety of the meeting. Commissioner Wagner was absent.

I. Call to Order.

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

Chairman Bailey noted the absence of John Raff due to the passing of his brother and expressed condolences.

II. Approval of the minutes from February 15, 2024, Open Meeting.

The Commissioners voted unanimously to approve the February 15, 2024, minutes with a motion made by Commissioner Betancourt, seconded by Commissioner Wetmore.

III. Public Comment.

There was no public comment.

Consent Agenda:

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

Renewal(s):

- 1. Lease #7707 Texas Department of Agriculture (TDA) – 8,322 SF for 7 Years; San Antonio, TX.**
- 2. Lease #8852 Health and Human Services Commission (HHSC) – 15,993 SF for 5 Years; Austin, TX.**
- 3. Lease #20382 Office of the Attorney General – Child Support Division (OAG-CSD) – 21,870 SF for 5 Years; San Antonio, TX.**

4. Lease #9094 Health and Human Services Commission (HHSC) & Department of Family Protective Services (DFPS) – 19,935 SF for 5 Years; San Marcos, TX.

Amanda Brainard, **TFC Leasing Department** was present to answer questions. Commissioner Signorelli moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Design and Construction

V. Consideration and possible action to award an abatement and demolition contract to J.R. Ramon & Sons in the amount of \$1,514,000.00 for the Department of State Health Services “Old Lab” Building, A100 Demolition, Project No. 19-006-2503 in Austin, Texas.

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, along with [redacted] was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Wetmore seconded the motion. All in favor. Timothy N. Ramon was present to represent J.R. Ramon & Sons.

VI. Consideration and possible action to award an architectural and engineering professional services contract for Lockwood, Andrews & Newman, Inc. in the amount not to exceed \$1,088,117.00 for multiple Department of Public Safety deferred maintenance projects statewide, Project Nos. 24-009-6090, 24-011-6090, 24-012-6092, 24-013-0405, 24-014-6092, 24-015-2500, 24-016-6092, 24-017-2500.

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Angela referred to Michelle Rossomando with McKinney York Architects to give a brief description of the facility. Commissioner Betancourt moved to approve, and Commissioner Signorelli seconded the motion. All in favor. Jeff Thomas was present to represent Lockwood, Andrews & Newman, Inc.

VII. Consideration and possible action to approve an amendment to an architectural and engineering professional services contract with Marmon Mok, LLP. in the amount of \$3,007,861.65 for the Texas Department of Motor Vehicles Camp Hubbard Renewal project, Project No. 24-021-2553 in Austin, Texas.

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Commissioner Signorelli moved to approve, and Commissioner Wetmore seconded the motion. All in favor. Daniel Avitia was present to represent TxDMV and Briant Harkiewicz was present to represent Mormon Mok, LLP.

VIII. Consideration and possible action to approve a construction manager-at-risk contract amendment for The Robins and Morton Group in an amount not to exceed \$137,345,000.00 for the Permian Basin Behavioral Health Center, Project No. 22-015-8110 in Midland, Texas.

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

IX. Consideration and possible action to approve an amendment to a design-build contract with Southwest Valley Constructors in the amount not to exceed \$75,000,000.00 for the Border Infrastructure Project, Project No. 22-003-2535 in various locations in proximity to the Texas section of the US-Mexico border.

Will McKerall, TFC Deputy 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.

Administrative Agenda Items

X. Consideration and possible action to approve the Agency Strategic Plan Fiscal Years 2025-2029.

Rick Glancey, TFC Director of Government Relations & External Communications was present to answer any questions. Rick thanked Andy Carlson for all his help. Commissioner Signorelli moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XI. 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.**

Will McKerall was present to discuss the closeout of Capitol Complex Phase I. Stephen Bell of Square One was present to discuss Capitol Complex Phase II. Mark Leemaster of Broadus & Associates was present to discuss the Permian Basin Behavioral Health Center. Jon Conant, TFC Director, Real Estate Acquisition and Development gave an update on the DPS Training Academy land purchase and was present to discuss Flex Office Space. Mike Novak, TFC Executive Director, discussed the Border Infrastructure and Wall.

XII. Reports from the Commission Committees:

- 1. Construction and P3 Committee.**
- 2. Space Planning & Real Estate Management Committee.**
- 3. Border Committee.**
- 4. Audit Committee.**

Chairman Bailey discussed being on time and on schedule with the Construction and P3 Committee. Commissioner Signorelli discussed Space Planning & Real Estate Management Committee. Chairman Bailey discussed the Border Committee and referred to Executive Director Mike Novak's discussion adding that we are making good progress. Chairman Bailey discussed the Audit Committee referring to the tracking report and reporting good progress.

XIII. 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, deferred his time to Will McKerall and Jon Conant to discuss the DPS Training Academy. Eddie King with DPS was present as a guest of TFC.

Chairman Bailey made a Motion to invite the Director of Internal Audit, Sonya Etheridge, to join the Executive Session. Commissioner Betancourt seconded the motion. All in favor.

XIV. Recess the open meeting to convene in Executive Session, pursuant to Sections 551.071 and 551.072 of the Texas Government Code

Recessed at 10:11 a.m.

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

Reconvened at 11:01 a.m.

Stephen M. Foster, TFC General Counsel, acknowledged the retirement of Martin V. Blair and thanked him for his service to the General Counsel Division and the agency. He also thanked Kasey Glaser for her time and service in the General Counsel Division as this will be her last commission meeting.

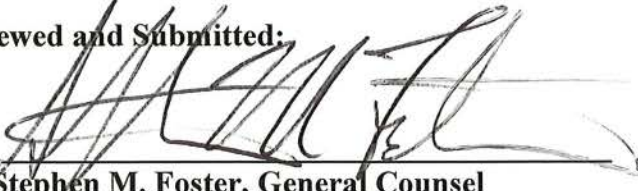
Chairman Bailey requested that Executive Director Novak commemorate the mentioned staff.

XVI. Adjournment

Chairman Bailey adjourned the open meeting at 11:04 a.m.

Reviewed and Submitted:

By:



Stephen M. Foster, General Counsel

Approved by the Commission on June

By:



Brian Bailey, Chair