

Chair
Steven D. Alvis

Commissioners
William Allensworth
Brian Bailey
Eddy Betancourt
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 141: Minutes of the April 20, 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, 1601 Congress Avenue, in Conference Room 2.025, Austin, Texas, on Thursday, April 20, 2023, commencing at 10:00 a.m. Chairman Alvis called the meeting to order, Commissioners Allensworth, 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 10:00 a.m.

II. Approval of the minutes from February 16, 2023, Open Meeting.

The Commissioners voted unanimously to approve the February 16, 2023, minutes with a motion made by Commissioner Allensworth, seconded by Commissioner Betancourt.

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 #20153 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 8,163 SF for 5 Years: Plano, TX.**
- 2. Lease #1435 Texas Department of Criminal Justice (TDCJ) – 12,390 SF for 5 Years: Dallas, TX.**
- 3. Lease #8575 Department of Family and Protective Services (DFPS) – 24,537 SF for 5 Years: Conroe, TX.**
- 4. Lease #9001 Department of State Health Services (DSHS) & Health and Human Services Commission (HHSC) – 22,410 SF for 5 Years: San Antonio, TX.**
- 5. Lease #8809 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 18,081 SF for 5 Years: Sulphur Springs, 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 #1271 Department of Family and Protective Services (DFPS), Health and Human Services Commission (HHSC), & Department of State Health Services (DSHS) – 13,972 SF for 5 Years: Seguin, TX.**
7. **Lease #20578 Comptroller of Public Accounts – Audit (CPA-A) – 3,366 SF for 9 Years: Downers Grove, IL.**
8. **Lease #20164 Department of Family and Protective Services (DFPS) – 9,500 SF for 5 Years: Pearland, TX.**
9. **Lease #303-4-20376 Department of Family and Protective Services (DFPS) – 5,141 SF for 10 Years: Granbury, TX.**

Extension(s):

10. **Lease #6728 Comptroller of Public Accounts (CPA) & Texas Veterans Commission (TVC) – 33,911 SF for 2 Years: Austin, TX.**

Add Space(s):

11. **Lease #1110 Texas Railroad Commission (RRC) – 5,026 SF for 10 Years: Abilene, TX.**
12. **Lease #9825 Texas Department of Criminal Justice (TDCJ) – 20,071 SF for 10 Years: Tyler, TX.**

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

Non-Consent Agenda:

Facilities Design and Construction

- V. **Consideration and possible action to approve an amendment to a construction manager-at-risk contract for J. E. Dunn Construction Company in an amount not to exceed \$201,947,533 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor. John also introduced a guest from J.E. Dunn.

- VI. **Consideration and possible action to approve a professional services contract amendment for Sunland Group, in the amount of \$505,822.50, for the Capitol Complex, Phase Two development, Project No. 20-028-8011 in Austin, 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.

- VII. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Tom Green and Company Engineers, Inc. in the amount of \$400,000.00 for TFC's 2020-21 deferred maintenance and interagency contracts on multiple buildings for the Department of State Health Services (Laboratory Renovations), Project Nos. 20-013-5485 and 20-013-2519 in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor. John also introduced a guest from Tom Green.

- VIII. Consideration and possible action to approve a construction manager-at-risk contract amendment for SpawGlass Construction in the amount of \$2,262,472.00 for TFC's 2020-21 deferred maintenance and interagency contracts on multiple buildings for the Department of State Health Services (Laboratory Renovations), Project Nos. 20-013-5485 and 20-013-2519 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. John also introduced a guest from SpawGlass.

- IX. Consideration and possible action to award a construction manager-at-risk contract to Balfour Beatty in an amount not to exceed \$8,396,839.00 for the 2023 Tenant Improvements in the George H. W. Bush Building, Project Number 23-004-8002 in Austin, Texas.**

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

- X. Consideration and possible action to award a contract to Mountain Wireless in the amount not to exceed \$2,731,820.16 to provide cellular enhancement coverage in the George H. W. Bush Building, Barbara Jordan Building, and underground parking garages by installing a distributed antenna system (DAS) in the newly constructed Capitol Complex and Mall.**

Parsanth Manukonda, TFC IT Director, was present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

Administrative Agenda Items

- XI. Internal Audit Status Report.**

Sonya Etheridge, TFC Internal Auditor, was present to give the report and answer any questions.

XII. Chief Financial Officer Report.

Diane Jackson, TFC Chief Financial Officer, was present to give the report and answer any questions.

XIII. 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**

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. We are on budget and on time. Jon Conant, TFC Director, Real Estate Acquisition & Development, was present to discuss Flex Office Space. Jon introduced a guest from Kirksey. John also discussed the Permian Basin Behavioral Health Center. Mike Novak, Executive Director, discussed the border infrastructure and wall.

XIV. Report from Commission Work Groups.

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

Commissioner Wagner deferred to Steven Bell with Square One discussion about being on time and schedule with the Construction Work Group. Commissioner Bailey discussed Border Infrastructure and Wall and deferred to Mike Novak's discussion adding that we are making good progress.

XV. 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 spoke earlier in the meeting mentioning that Commissioner Betancourt has been re-appointed. He also recognized Chairman Alvis and Commissioner Allensworth for their service and presented them with a framed photo of the Capitol Complex Phase I.

XVI. 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 11:07 a.m.

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

Reconvened at 11:41 a.m.

Upon reconvening Open, Session Chairman Alvis made a motion to increase the internal auditor's salary by 8%. It was seconded by Commissioner Wagner. All approved.

XVIII. Adjournment

Chairman Alvis adjourned the open meeting at 11:42 a.m.

Reviewed and Submitted:

By: _____
Stephen M. Foster, General Counsel

Approved by the Commission on July 20, 2023

By: _____
Brian Bailey, Chair