

**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. 132: Minutes of the April 21, 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 April 21, 2022, commencing at 9:01 a.m. Chairman Alvis called the meeting to order, Commissioners Bailey, Long, and Betancourt, were present and participated in person for the entirety of the meeting. Commissioner Allensworth participated virtually for the entirety of the meeting. Commissioner Wagner was absent.

### **I. Call to Order.**

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

Chairman Alvis took a moment to thank Patti C. Jones for her time serving as commissioner and introduced Larry Long as TFC's new Commissioner.

### **II. Approval of the minutes from the February 17, 2022, Open Meeting.**

The Commissioners voted unanimously to approve the February 17, 2022, minutes with the motion made by Commissioner Bailey, 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.

#### **Consent Agenda:**

##### **Replacements:**

1. Lease #20717 Texas Commission on Environmental Quality (TCEQ) – 11,745 SF for 10 Years: Midland, TX.
2. Lease #20737 General Land Office (GLO) – 6,600 SF for 10 Years: Austin, TX.
3. Lease #303-3-20729 Texas Department of Public Safety (DPS) – 10,300 SF for 10 Years: Abilene, TX.

**Texas Facilities Commission**

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

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

### **Renewals:**

4. Lease #10308 Texas Department of Criminal Justice (TDCJ) – 93,077 SF for 10 Years: Huntsville, TX.
5. Lease #303-6-20546-A Comptroller of Public Accounts (CPA) – 4,764 SF for 5 Years: Houston, TX.
6. Lease #20288 Texas Department of Public Safety (DPS) – 23,840 SF for 10 Years: Pflugerville, TX.
7. Lease #20336 Health and Human Services Commission (HHSC) – 20,000 SF for 5 Years: Austin, TX.
8. Lease #10462 Texas Commission on Environmental Quality (TCEQ) – 26,084 SF for 10 Years: Fort Worth, TX.

### **Extension:**

9. Lease #20152 Texas Education Agency – Permanent School Fund (TEA-PSF) – 17,197 SF for 1 Year: Austin, TX

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

### **Non-Consent Agenda:**

- V. **Consideration and possible action to award an architectural and engineering professional services contract to Marmon Mok in the amount of \$4,948,782.00 for the Texas Department of Motor Vehicles “CH-5” Building Replacement design, Project No. 21-008-2529 in Austin, Texas.**

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

- VI. **Consideration and possible action to approve a construction manager-at-risk contract amendment for Flintco, LLC in the amount of \$5,086,974.00 for the Capitol Complex Phase One (Package 4), George H.W. Bush Building, Project No. 17-016-8002 in Austin, Texas.**

John Raff, TFC Facilities, Design & Construction (FDC) was present to answer any questions. Commissioner Bailey 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 to Tom Green & Company Engineers Inc., (Mechanical Engineers), in the amount of \$9,900,000.00 for TFC’s 2022-23**

**Deferred Maintenance Project on multiple buildings Statewide, Project No. 22-013-3506, across the state of Texas.**

John Raff, TFC Facilities, Design & Construction (FDC) was present to answer any questions along with Billy Knapp TFC project manager and Tom Green Representative Jennifer Hall. Commissioner Betancourt moved to approve, and Commissioner Bailey seconded the motion. All in favor.

**VIII. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Jacobs Engineering Group, Inc. in the amount of \$55,790.00 for the Capitol Complex Phase One development, Central Utility Plant (Package 3), Project No. 17-008A-8040 in Austin, Texas.**

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

**IX. Consideration and possible action to approve an interlocal agreement with the Texas A&M Engineering Experiment Station (TEES) in an amount not to exceed \$2,000,000.00 to perform energy management-related engineering and technology-oriented services, including commissioning services for facilities within the TFC property portfolio.**

John Raff, TFC Facilities, Design & Construction (FDC) was present to answer any questions along with Farshad Shahsavary and Lonnie Hsia. Commissioner Bailey moved to approve, and Commissioner Long seconded the motion. All in favor.

**X. Pro Forma Draft of Strategic Plan.**

Joel Speight TFC Chief Operating Officer was present to discuss and answer any questions. Stephen M. Foster TFC General Counsel made the motion to approve, and Commissioner Bailey seconded the motion. All in favor.

**XI. 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.

**XII. Report from Commission Work Groups.**

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

John Raff was present to discuss the construction work group and deferred to what was discussed during the discussion of Major Projects. Commissioner Bailey was present to discuss the Border Infrastructure and Wall Work Group. He deferred to what Mike Novak had already discussed during the discussion of Major Projects.

**XIII. Report from Chief Financial Officer.**

Diane Jackson, TFC Chief Financial Officer was present to discuss the TFC financial report.

**XV. 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, TFC Executive Director asked Sonya Etheridge, TFC Internal Auditor to speak on the SAO contract monito audit and she stated, "Good News" No additional monitoring is needed. Mike Novak mentioned the close and funding of the Sutton Building being completed. Farshad Shahsavary gave an update on the Energy Report and cost savings. Mike mentioned the escalation in construction cost sighting an example of fuel cost. Kristy Fierro, Surplus Director gave a brief report on Federal Assets and retail for state employees.

**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 11:06 a.m.

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

Reconvened at 11:48 a.m.

**XVIII. Adjournment**

Chairman Alvis adjourned the open meeting at 11:48 a.m.

**Reviewed and Submitted:**

**By:** \_\_\_\_\_  
**Stephen M. Foster, General Counsel**

**Approved by the Commission on June 16, 2022**

**By:** \_\_\_\_\_  
**Steven D. Alvis, Chair**