

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. 133: Minutes of the June 16, 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 June 16, 2022, commencing at 9:02 a.m. Chairman Alvis called the meeting to order, Commissioners Allensworth, Long, Betancourt were present and participated in person for the entirety of the meeting. Commissioner Bailey was present virtually for the entirety of the meeting. Commissioner Wagner was absent.

I. Call to Order.

Chairman Alvis called the meeting to order at 9:02 a.m.

II. Approval of the minutes from the April 21, 2022, Open Meeting.

The Commissioners voted unanimously to approve the April 21, 2022, minutes with the motion made by Commissioner Allensworth, 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:

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

New:

1. Lease #20712 General Land Office (GLO) – 3,077 SF for 10 Years: Houston, TX.

Renewals:

2. Lease #8635 Health and Human Services Commission (HHSC) – 36,461 SF for 5 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 ★

3. Lease #5901 Health and Human Services Commission (HHSC) – 14,198 SF for 5 Years: Rosenberg, TX.
4. Lease #10296 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 28,665 SF for 5 Years: Paris, TX.
5. Lease #303-0-11782 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 36,289 SF for 5 Years: Midland, TX.
6. Lease #10302 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 22,150 SF for 5 Years: Lufkin, TX.
7. Lease #1759 Office of the Attorney General (OAG) – 3,943 SF for 10 Years: Arlington, TX.
8. Lease #20144 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 4,827 SF for 10 Years: Carrollton, TX.
9. Lease #9791 Department of Family and Protective Services (DFPS) – 7,665 SF for 5 Years: Killeen, TX.
10. Lease #20157 Texas Parks and Wildlife Department (TPWD) – 40,304 SF for 3 Years: Austin, TX.
11. Lease #20341 Health and Human Services Commission (HHSC) – 18,545 SF for 10 Years: Houston, TX.
12. Lease #10472 Department of Family and Protective Services (DFPS) – 8,935 SF for 5 Years: New Braunfels, TX.
13. Lease #10147 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 27,280 SF for 5 Years: Laredo, TX.
14. Lease #303-8-10985 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 17,584 SF for 10 Years: McAllen, TX.

Add Space:

15. Lease #20607 Comptroller of Public Accounts – Audit (CPA-A) – 4,530 SF for 7 Years: Fort Worth, TX.

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

Non-Consent Agenda:

Facilities Management and Operations

V. Consideration and possible action to approve requested tuition increase for the Capitol Complex Child Care Center, TFC Contract No. 15-052-000.

Bailey Gonzalez, TFC Director of Business Operations was present to answer any questions. Commissioner Bailey moved to approve, and Commissioner Allensworth seconded the motion. All in favor.

Facilities Design and Construction

VI. Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture for the Texas Border Infrastructure and Wall, Project No. 22-003-2535 in various locations in Texas in proximity to the United States-Mexico border.

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

VII. Consideration and possible action to approve the updated Internal Audit Plan.

Sonya Etheridge, Internal Auditor was present to discuss the consideration and possible action to approve the Updated Internal Audit Plan. Commissioner Allensworth moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

VIII. Discussion of Major Projects.

- 1. Capitol Complex Phase I**
- 2. Capitol Complex Phase II**
- 3. North Austin Complex Phase II**
- 4. Border Infrastructure and Wall**
- 5. Permian Basin Behavioral Health Center**
- 6. 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.

IX. Report from Commission Work Groups.

- 1. Construction Work Group**
- 2. Surplus Work Group**
- 3. Child Care Work Group**
- 4. Border Infrastructure and Wall Work Group**

John Raff deferred to Lou Saksen's discussion about being on time and schedule with the Construction Work Group. Commissioner Long discussed Federal Surplus and Commissioner Long deferred to Bailey Gonzalez regarding the Child Care Work Group. Commissioner Bailey discussed Border Infrastructure and Wall deferred to Mike Novak's discussion.

X. 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 discussed “Our People” at TFC. He discussed recognizing an employee each session. Mike recognized Christopher George, Army Reserves and Michael Williams, Army Veteran attending the nomination ceremony of the 2022 Employer Support Freedom Award.

XI. 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 9:57 a.m.

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

Reconvened at 11:36 a.m.

XIII. Adjournment

Chairman Alvis adjourned the open meeting at 11:36 a.m.

Reviewed and Submitted:

By: _____
Stephen M. Foster, General Counsel

Approved by the Commission on, August 21, 2022

By: _____
Steven D. Alvis, Chair