

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. 125: Minutes of the July 22, 2021, 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 July 22, 2021, commencing at 9:00 a.m. Chairman Alvis called the meeting to order, Commissioners Bailey, Wagner, Jones, and Betancourt were present and participated in person for the entirety of the meeting. Commissioner Allensworth was absent for this meeting.

I. Call to Order.

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

II. Approval of the minutes from the May 7, 2021, Open Meeting.

The Commissioners voted unanimously to approve the May 7, 2021, minutes with the motion made by Commissioner Bailey, seconded by Commissioner Jones.

III. Public Comment.

There was no public comment.

IV. Award of Lease Recommendations and Summaries.

Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement date before July 22, 2021.

Renewal:

1. Lease #20349 14,965 SF for 10 Years – Texas Commission on Environmental Quality: Sugar Land, TX.

Leases and/or Amendments Pending Execution with Commencement date on or after July 22, 2021.

Replacement Lease (RFP and Existing Building):

2. Lease #303-2-20705 8,854 SF for 10 Years – Office of the Attorney General: Grand Prairie, TX.

Renewal:

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 #6231 13,225 SF for 10 Years – Texas Commission on Environmental Quality: Waco, TX.
4. Lease #7895 8,887 SF for 10 Years – Health and Human Services Commission: Duncanville, TX.
5. Lease #10144 8,715 SF for 5 Years – Health and Human Services Commission, Department of Family and Protective Services and Department of State Health Services: Boerne, TX.
6. Lease #8421 46,690 SF for 10 Years – Health and Human Services Commission and Department of Family and Protective Services: Edinburg, TX.
7. Lease #20062 138,995 SF for 5 Years – Department of Family and Protective Services and Health and Human Services Commission: San Antonio, TX.
8. Lease #6364 14,384 SF for 5 Years – Health and Human Services Commission and Department of Family and Protective Services: Corsicana, TX.
9. Lease #20273 8,047 SF for 5 Years – Department of Family and Protective Services: Humble, TX.
10. Lease #20284 9,690 SF for 10 Years – Department of Public Safety – Driver’s License: Austin, TX.
11. Lease #8699 17,910 SF for 5 Years – Health and Human Services Commission: Houston, TX.
12. Lease #7381 21,105 SF for 5 Years – Health and Human Services Commission: Lubbock, TX.
13. Lease #303-1-20268 27,263 SF for 5 Years – Health and Human Services Commission, Department of Family and Protective Services, Department of State Health Services, and Texas Lottery Commission: Victoria, TX
14. Lease #20300 12,739 SF for 5 Years – Health and Human Services Commission: Austin, TX.

Gayla Davis, State and Leasing Services Director, was present to answer any questions. There were no questions. Motion to approve by Commissioner Wagner and Seconded by Commissioner Bailey. All in favor.

V. Contract Renewals for Facilities Management and Operations.

Award of FMO proposed service contract renewals for the period 9/1/2021 through 8/31/2023.

The items below had a decrease or no increase in dollar value.

1. Tarantino Properties, Inc., Contract No. 18-136-000, Property Management Services, \$3,505,300.00
2. American Facility Services, No. 18-054-000, Custodial Services, \$656,386.80
3. Koetter Fire Protection of Austin, LLC, Contract No. 20-009-000, Fire Alarm Inspection and Maintenance Services, \$100,000.00
4. Workquest, Contract No. 20-018-000, Pest Management Services, \$22,208.00
5. Pest Management, Contract No. 20-017-000, Pest Management Services, \$94,080.00
6. Oliver Termite and Pest Control, Inc., Contract No. 20-019-000, Pest Management Services, \$20,000.00
7. Clifford Power Systems, Inc., Contract No. 20-046-000, Diesel Generator Inspection and Maintenance Services, \$503,708.00
8. BrightView Landscape Services, Inc. Contract No. 20-037-000, Landscape Services, \$781,937.74
9. Beckwith Electronic Systems, LLC, Contract No. 20-007-000, Fire Alarm Inspection and Maintenance Services, \$447,521.34
10. Villeda Building Services, LLC, No. 20-004-000, Custodial Services, \$2,574,800.00

The items below had an increase in dollar value due to additional facilities or equipment, or labor

increase less than 4%.

1. EMR Elevator, Inc., Contract No. 20-008-000, Elevator Maintenance Services, \$1,952,400.00
2. CTR Acquisition Sub, LLC, No. 20-040-000, Waste removal Services, \$550,089.20
3. American Facility Services, No. 20-003-000, Custodial Services, \$3,695,188.56
4. OBR Cooling Towers, Inc., Contract No. 20-043-000, Cooling Tower Cleaning and Legionella Testing Services, \$216,090.00
5. Trane US Inc., Contract No. 20-050-000, Chiller Maintenance Services, \$950,000.00
6. Workquest, No. 20-005-0200, Custodial Services, \$1,934,622.00

Bailey Gonzales, Facilities Management & Operations Manager, was present to answer any questions. There were no questions. Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor.

VI. Consideration and possible action to award a Projects Controls and Management services contract to Kitchell in an amount not to exceed \$1,219,940.00 for the North Austin Complex, Phase Two, Project No. 20-027-8061 in Austin, Texas.

Commissioner Bailey moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

VII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Flintco LLC in the amount of \$6,299,490.00 for the Capitol Complex Phase One Package 4 George H.W. Bush State office Building, Project No. 17-016-8002 in Austin, Texas.

Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor.

VIII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Charles N. White Construction Company in the amount of \$3,602,457.00 for Package 5 Barbara Jordan State Office Building, Project No. 17-017-8020 in Austin, Texas.

Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor.

IX. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Charles N. White Construction Company in the amount of \$1,916,667.00 for Package 6 Pedestrian Mall and Garage, Project No. 17-018-8030 in Austin, Texas.

Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor to approve.

X. Consideration and possible action to approve a two-year term renewal of four requirements contracts for remodeling construction services for Centennial Contractors Enterprises, Inc., Cadence McShane Construction, Falkenberg Construction Company, Inc., and Veliz Construction each in an amount not to exceed \$2,000,000.00.

Commissioner Jones moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XI. Consideration and possible action to approve a two-year term renewal of two requirements contracts for security system installation services for Netronix Integration, Inc. and Knight Security Systems each in an amount not to exceed \$1,000,000.00.**

Commissioner Betancourt moved to approve, and Commissioner Bailey seconded the motion. All in favor.

- XII. Consideration and possible action to amend a professional services contract with Engineered Air Balance in the amount of \$155,840.00 for testing, adjusting and balancing services supporting tenant improvement construction on floors 3-10 of the Barbara Jordan State Office Building, Capitol Complex Phase One, Project No. 17-017-8020 in Austin, Texas.**

Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor.

- XIII. Consideration and possible action to approve an amendment for renewal of fire protection system maintenance and repair services contract with Impact Fire Services, LLC in the amount of \$50,000.00 over the next two years.**

Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XIV. Consideration and possible action to approve an amendment for renewal of boiler maintenance and repair services contract with Brandt Companies, LLC in the amount of \$90,322.90 over the next two years.**

Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- XV. Consideration and possible action to approve an amendment for renewal of contract for chiller system repair and maintenance with Daikin Applied Americas, Inc in the amount of \$13,000.00 for the biennium.**

Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- XVI. Capitol Complex Child Care Center**

Consideration and possible action to approve requested tuition increase and IAC renewal for the Capitol Complex Child Care Center in the amount of \$35.00 per month.

Bailey Gonzalez, Facilities Management & Operations Manager, was present to answer any questions.

Commissioner Betancourt moved to approve, and Commissioner Jones seconded the motion. All in favor.

- XVII. Safety and Security**

Consideration and possible action to approve a uniformed officer services contract award to Inter-Con Security Systems, Inc. in an amount not to exceed \$10,986,898.00 for the

William P. Hobby Complex, Park 35 complex, Health and Human Services Complex and the Austin Capitol Complex, TFC Request for Proposal No. 303-2-00014.

Mandy Burrell, Security and Safety Division Manager, was present to answer any questions.

Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

XVIII. State and Federal Surplus Property Program

Consideration and possible action to award an amendment to The Public Group for an income generating internet auction services contract for State surplus property. The original contract was awarded by the Commission on May 15, 2019. The Public Group charges 7% for base services with an option for full service for an additional 2%. Estimated vendor revenue based on historic data is \$805,000-\$1,035,000 for the renewal term.

Kristy Fierro, State and Federal Surplus Director, was present to answer any questions.

Commissioner Jones moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XIX. Deferred Maintenance

Consideration and possible action to proposed Commission policy changes related to contract oversight and approvals.

John Raff, Deputy Executive Director, Facilities Design & Construction, was present to answer questions.

Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor.

XX. Report from Chief Financial Officer

Diane Jackson, Chief Financial Officer, was present to report.

XXI. Discussion of Major Projects

1. Capitol Complex
Lou Saksen of Balfour Beatty was present to report. All is well.
2. Capitol Complex Phase II
3. North Austin Complex and North Austin Complex Phase II
4. Texas School for the Deaf

John Raff, Deputy Executive Director, Facilities Design & Construction, reported on the last three projects. All are on pace.

XXII. Report from Commission Work Groups

1. Construction Work Group
2. Surplus Work Group
3. Child Care Center Work Group

All work groups were discussed earlier in the meeting, and all is going well.

XXIII. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs, and agency COVID -19 coordination and response.

Mr. Novak discussed communication within the senior staff and how they are managing disruptions, such as Covid-19 etc.

Mr. Novak touched on the Capitol Complex and our motto that we Build-Maintain-Support.

Mr. Novak discussed the letter from the Governor directing TFC to oversee the process of hiring a Project Manager for the border infrastructure. In addition, there has been an internal work group set up for the border infrastructure with Commissioner Bailey chairing the work group. Chairman Alvis and Commissioner Betancourt are also part of the work group.

XXIV. 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 10:23 a.m.

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

Reconvened at 11:22 a.m.

XXVI. Adjournment

Chairman Alvis adjourned the open meeting at 11:22 a.m.

Reviewed and Submitted:

By: 
Stephen M. Foster, General Counsel

Approved by the Commission on August 19, 2021

By: 
Steven D. Alvis, Chair