

**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. 135: Minutes of the August 18, 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 August 18, 2022, commencing at 9:00 a.m. Chairman Alvis called the meeting to order, Commissioners Allensworth, Wagner, Bailey, Long, Betancourt were present and participated in person for the entirety of the meeting.

**I. Call to Order.**

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

**II. Approval of the minutes from the June 16, 2022, and July 21, 2022, Open Meeting.**

The Commissioners voted unanimously to approve the April 21, 2022, minutes with the motion made by Commissioner Bailey, seconded by Commissioner Betancourt.

**III. Public Comment.**

There was no public comment.

**IV. Consent Agenda.**

**Consent Agenda:**

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

**New (RFP & New Construction):**

- 1. Lease #303-3-20732 Department of Public Safety (DPS) – 12,916 SF for 10 Years: League City, TX.**

**Replacements (RFP & New Construction):**

- 2. Lease #303-3-20713 Department of Public Safety (DPS) – 25,638 SF for 10 Years: Garland, TX.**
- 3. Lease #303-3-20721 Department of Public Safety (DPS) – 11,625 SF for 10 Years: Plano, 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 #10280 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 24,392 SF for 5 Years: Dallas, TX.**
5. **Lease #6559 Department of Family and Protective Services (DFPS) – 28,080 SF for 5 Years: Odessa, TX.**
6. **Lease #20266 Health and Human Services Commission (HHSC) – 14,336 SF for 5 Years: Richardson, TX.**
7. **Lease #7055 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 22,342 SF for 7 Years: Tyler, TX.**
8. **Lease #303-3-20319 Health and Human Services Commission (HHSC) – 8,830 SF for 5 Years: Houston, TX.**
9. **Lease #303-6-10233 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 22,401 SF for 10 Years: Brownwood, TX.**
10. **Lease #10276 Health and Human Services Commission (HHSC) – 44,955 SF for 5 Years: San Antonio, TX.**
11. **Lease #303-3-20314 Department of Family and Protective Services (DFPS), Health and Human Services Commission (HHSC), & Department of State Health Services (DSHS) – 10,559 SF for 5 Years: Floresville, TX.**
12. **Lease #303-4-20359-A Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 25,006 SF for 5 Years: Beaumont, TX.**

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

## Non-Consent Agenda:

### Facilities Management and Operations

- V. **Consideration and possible action for an amendment to expand existing custodial service contracts to include the new Barbara Jordan Building and George HW Bush Building in the amounts of \$264,000.00 to Villeda Building Service, LLC and \$487,665.36 to Workquest for the period 9/1/2022 through 8/31/2023 in Austin, Texas.**

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

- VI. **Consideration and possible action to award an amendment to renew requirements contract with Alterman, Inc. for various electrical trade services in the amount of \$575,000.00 for the period 9/1/2022 through 8/31/2024, Contract No. 20-091-000 in Austin, Texas.**

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

**VII. Consideration and possible action to amend existing service and requirements contract with Clifford Power Systems, Inc. for emergency generator maintenance and repair in the amount of \$45,870.10 for the period 9/1/2022 through 8/31/2023 in Austin, Texas.**

Chairman Alvis made a motion to amend the proposal to 90 days. After further discussion in executive session the motion was resented, and the action was left as requested.

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

**VIII. Consideration and possible action to award a Lease of Space for Child Care Facility in the Barbara Jordan Building for the period DOE through 8/31/2025 to the University of Texas.**

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

Facilities Design and Construction

**IX. Consideration and possible action to award an Architectural/Engineering professional services contract for building and envelope commissioning services to Bernhard, in the amount of \$1,068,899.06 for the North Austin Complex, Phase II Development, Project No. 20-027-8061 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. John Raff introduced visitors from Bernhard.

**X. Consideration and possible action to approve a construction manager-at-risk contract amendment for Spawglass in the amount of \$1,200,000.00 for the Texas Department of Public Safety Joint Tactical Training Facility, Project No. 17-013-6091 in Brownsville, Texas.**

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

- XI. Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture in the amount of \$168,000.00 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 questions. Commissioner Long moved to approve, and Commissioner Bailey seconded the motion. All in favor.

- XII. Consideration and possible action to award a program management contract to Broaddus & Associates, Inc. in an amount not to exceed \$1,837,056.00 for the Permian Basin Behavioral Health Clinic, Project No. 22-015-8110 in Midland, Texas.**

John Raff, TFC Facilities, Design & Construction (FDC) was present to answer questions. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor. John Raff introduced visitor from Broaddus & Associates, Inc.

- XIII. Consideration and possible action to award a construction manager-at-risk contract to Flynn Construction in the amount of \$4,033,440.00 for TFC's 2020-21 deferred maintenance on four buildings for the Department of State Health Services, Project No. 22-017-5610 and Lab A100 Removal and Cleanup, Project 19-006-2503 in Austin, Texas.**

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

- XIV. Consideration and approval of the Fiscal Year 2023 Operating Budget.**

Diane Jackson, TFC Chief Financial Officer, is here to answer questions. Commissioner Bailey moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XV. Consideration and approval of the Legislative Appropriations Request for the 2024-25 Biennium.**

Diane Jackson, TFC Chief Financial Officer, is here to answer questions. Commissioner Long moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- XVI. Consideration and possible action to approve the purchase of real property consisting of a 33.436-acre tract in Williamson County for the State of Texas Flex Space.**

Jon Conant, Director, Public-Private Partnerships is here to answer any questions. Commissioner Allensworth moved to approve, and Commissioner Long seconded the motion. All in favor.

**XVII. 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**

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.

**XVIII. Report from Commission Work Groups.**

- 1. Construction Work Group**
- 2. 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 Bailey discussed Border Infrastructure and Wall deferred to Mike Novak's discussion.

**XIX. 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, discussed how people are our greatest asset. Joel Speight, TFC Chief Operating Officer, introduced new Chief Information Officer, Prasanth Manukonda, who spoke briefly about his background in information technology. Mike Novak also discussed our move in at 1801 Congress and 1601 Congress in the Capitol Complex.

**XX. 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 10:50 a.m.

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

Reconvened at 12:08 p.m.

**XXII. Adjournment**

Chairman Alvis adjourned the open meeting at 12:08 p.m.

**Reviewed and Submitted:**

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

**Approved by the Commission on, October 20, 2022**

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