

**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. 126: Minutes of the August 19, 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 August 19, 2021, commencing at 9:00 a.m. Chairman Alvis called the meeting to order, Commissioners Bailey, Wagner, Allensworth, and Betancourt were present and participated in person for the entirety of the meeting. Commissioner Jones 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 July 22, 2021, Open Meeting.**

The Commissioners voted unanimously to approve the July 22, 2021, minutes with the motion made by Commissioner Bailey, seconded by Commissioner Wagner.

**III. Public Comment.**

There was no public comment.

**IV. Consent Agenda**

Award of Lease Recommendations and Summaries:

Leases and/or Amendments Pending Execution with Commencement date on or after August 19, 2021

Renewals:

1. Lease #1789 39,486 SF for 6 Years – Health and Human Services Commission and Department of Family and Protective Services: Arlington, TX
2. Lease #6366 22,992 SF for 5 Years – Health and Human Services Commission and Department of State Health Services: Austin, TX.
3. 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

**Texas Facilities Commission**

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

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

Award of FMO Proposed Service Contract Renewals for the period September 1, 2021, through August 31, 2023. Contract Renewal items with decrease or nominal increase:

1. Koetter Fire Protection of Austin, LLC, Contract No. 20-074-000 Fire Sprinkler Inspection and Maintenance Services, \$125,000.00
2. CEC Facilities Group, LLC, Contract No. 18-034-000, CPA Data Center Maintenance Services, \$248,280.00
3. Siemens Industry, Inc., Contract No. 20-016-000, Maintenance, and repair services for the Siemens Apogee Building Control System, \$300,000.00

Gayla Davis, TFC Leasing Director, is here to answer any questions. Also, Marty Martinez TFC Facilities Management and Operations (FMO) Director and Bailey Gonzalez FMO Director of Business Operations are here to answer any questions for Award of FMO Proposed Service Contract Renewals. There were no questions. Motion to approve by Commissioner Betancourt and Seconded by Commissioner Bailey. All in favor.

**Regular Contract Agenda:**

- V. Consideration and possible action to award an amendment to renew contract with Carrier Corporation for chiller maintenance and repair services in the amount of \$527,650.00 for TFC's 2022-23, Contract No. 20-049-000 in Austin, Texas.**

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

- VI. Consideration and possible action to award three Plumbing Services Requirement Contracts for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00017, with the option for one (1) two-year renewals. Total Recommended Award Value is \$2,000,000.00 during the initial term of the agreement: Beard Integrated Systems, Inc, \$1,000,000.00; TD Industries Inc, \$500,000.00; The Brandt Companies, \$500,000.00.**

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

- VII. Consideration and possible action to award an amendment to extend contract with Belfor USA Group Inc. for 3 months for property restoration maintenance and repair services in the amount of \$600,000 for TFC's FY 2022 Contract No. 18-028-000 in Austin, Texas.**

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

- VIII. Consideration and possible action to award eleven Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Geotechnical and Construction Material Testing**

**Professional Services each in an amount not to exceed \$250,000.00 (biennial cap) to the following firms:**

**Professional Service Industries, Inc.  
ECS Southwest, LLP  
Kleinfelder, Inc.  
Fugro USA Land, Inc.  
MLA Geotechnical  
Arias and Associates, Inc.**

**Braun Intertec Corp.  
Raba Kistner, Inc.  
Terracon Consultants, Inc.  
Gessner Engineering  
Atlas Technical Consultants LLC**

John Raff, TFC Facilities, Design & Construction (FDC) Director was present to answer any questions. Commissioner Allensworth abstained from voting.

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

**IX. Consideration and possible action to award twenty Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Architectural Services each in an amount not to exceed \$400,000.00 (biennial cap) to the following firms:**

**Carter Design Associates  
Freese and Nichols, Inc.  
Gensler  
CasaBella Architects  
Sunland Group, Inc  
GSC Architects  
Walker Consultants  
Jacobs Engineering Group Inc.  
SLAY Architecture  
Powers Brown Architecture**

**AECOM  
Pfluger Architects  
McKinney York Architects  
Kirksey Architecture  
Lawrence Group  
MWM DesignGroup  
Wiss, Janney, Elstner Assoc., Inc.  
Method Architecture  
Negrete & Kolar Architects, LLP  
Garver, LLC**

Commissioner Allensworth abstained from voting. Commissioner Betancourt moved to approve, and Commissioner Bailey seconded the motion. All in favor to approve.

**X. Consideration and possible action to award two Indefinite Delivery Indefinite Quantity (IDIQ) contracts for Heating, Ventilation & Air Conditioning Testing, Adjusting and Balancing Professional Engineering Services each in an amount not to exceed \$250,000.00 (biennial cap) to TAB Technologies and Energy Testing and Balancing.**

Commissioner Allensworth abstained from voting. Commissioner Bailey moved to approve, and Commissioner Wagner seconded the motion. All in favor.

**XI. Consideration and possible action to award ten Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Environmental Engineering Professional Services each in an amount not to exceed \$250,000.00 (biennial cap) to the following firms:**

<b>ESE Partners</b>	<b>Stanley Consultants, Inc.</b>
<b>Baer Engineering &amp; Environmental Consulting, Inc.</b>	<b>Kleinfelder, Inc.</b>
<b>TTL Inc.</b>	<b>Weston Solutions Inc.</b>
<b>Wood Environment and Infrastructure Solutions Inc.</b>	<b>Terracon Consultants, Inc.</b>
<b>ERC Environmental &amp; Construction Serv. Inc.</b>	<b>Raba Kistner, Inc.</b>

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

**XII. Consideration and possible action to award fifteen Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Civil Engineering and Land Surveying Services each in an amount not to exceed \$250,000.00 (biennial cap) to the following firms:**

<b>Cobb, Fendley &amp; Associates, Inc.</b>	<b>MWM Design Group</b>
<b>Stantec</b>	<b>Parkhill Smith &amp; Cooper, Inc.</b>
<b>Walter P. Moore and Associates, Inc.</b>	<b>Half Associates, Inc.</b>
<b>Freese and Nichols, Inc.</b>	<b>Conveyance Civil Engineering</b>
<b>Jose I. Guerra, Inc.</b>	<b>KCI Technologies, Inc.</b>
<b>Vickery &amp; Associates, Inc.</b>	<b>Bain Medina Bain, Inc.</b>
<b>Gessner Engineering</b>	<b>Doucet &amp; Associates, Inc.</b>
<b>Surveying and Mapping LLC. (SAM)</b>	

Commissioner Allensworth abstained from voting. Commissioner Wagner moved to approve, and Commissioner Bailey seconded the motion. All in favor.

**XIII. Consideration and possible action to award a furniture contract to OfficeSource, Ltd. in the amount of \$3,619,935.00 for the George H. W. Bush State Office Building (Package 4 of the Capitol Complex Phase One development), Project No. 17-016-8002 in Austin, Texas.**

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

**XIV. Consideration and possible action to award a furniture contract to Workplace Resources in the amount of \$4,071,572.00 for the Barbara Jordan State Office Building (Package 5 of the Capitol Complex Phase One development), Project No. 17-017-8020 in Austin, Texas.**

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

**XV. Consideration and possible action to approve Fiscal Year 2022 Operating Budget.**

Diane Jackson, Chief Financial Officer, was present to answer any questions.

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

**XVI. 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 time and on budget.

**XVII. Report from Commission Work Groups**

1. Construction Work Group

Commissioner Wagner deferred to Lou Saksen's report and stated all is going well.

**XVIII. 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 managing disruptions such as the recent storm over the Capital and the leaks that occurred within the Capital. TFC was working on the issue within the hour after it happened. Several buildings were affected in the Capital Complex and TFC did a good job handling the situation.

Mr. Novak touched on the Newsletter that gives updates on the Capital Complex.

Mr. Novak discussed housekeeping, that we will see if we need a September Commission Meeting.

**XIX. 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 10:27 a.m.

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

Reconvened at 11:14 a.m.

**XXVI. Adjournment**

Chairman Alvis adjourned the open meeting at 11:14 a.m.

**Reviewed and Submitted:**

By: 

Stephen M. Foster, General Counsel

**Approved by the Commission on October 21, 2021**

By: 

Steven D. Alvis, Chair