

**Chair**  
William Allensworth

**Commissioners**  
Steve Alvis  
Brian Bailey  
Eddy Betancourt  
Patti C. Jones  
C. Price Wagner



**Executive Director**  
Mike Novak

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**Minutes No. 120: Minutes of the September 17, 2020, 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 (TFC), in accordance with Section 418.016 of the Texas Government Code, after Governor Abbott suspended various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location, held an open meeting virtually, on Thursday September 17, 2020, commencing at 9:00 a.m. The meeting was recorded. Chairman Allensworth, and Commissioners Jones, Bailey, Alvis, Wagner and Betancourt were present by audio and video

**I. Call to Order.**

Chairman Allensworth called the meeting to order at 9:05 a.m.

**II. Approval of minutes from the September 17, 2020 Open Meeting.**

Commissioner Bailey moved to approve; Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the minutes from September 17, 2020 meeting.

**III. Public Comment.**

There was no public comment.

**Consent Agenda**

**IV. Award of Lease Recommendations and Summaries.**

Gayla Davis, TFC's Leasing Director, recited the leases for consideration.

Commissioner Bailey made a motion to approve, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the consent agenda for leases.

**Non-Consent**

**V. Consideration and possible action to approve an architectural/engineering professional services contract amendment for Stanley Consultants, Inc. in the amount of \$73,500.00 for TFC's 2016-17 deferred maintenance on four buildings for the Department of State Health Services, Project No. 16-019-5530 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 84th Legislature authorized TFC's expenditure of \$217,156,348.00 and 86th Legislature authorized TFC's expenditure of \$120,117,569.00 in general revenue funding towards deferred maintenance (DM) capital improvements through House Bill 1, the General Appropriations Act. This contract amendment is for design and construction administrative services for the DSHS G400 State Medical Operations Center (SMOC) and the Tower Building third floor suite renovations. This work must be performed in conjunction with the above ceiling disruptive deferred maintenance activities as a part of TFC's 2016-17 deferred maintenance in four DSHS buildings. The scope of deferred maintenance for these buildings includes, but is not limited to, upgrades or replacement of mechanical systems, electrical systems, architectural finishes, fire protection systems, elevators, life safety (code) issues, security systems and systems that sustain indoor air quality and other necessary incidental scopes of work related to or made necessary by the correction of the aforementioned building deficiencies.

Commissioner Wagner made the motion to approve, Commissioner Betancourt seconded the motion. The Commissioners voted unanimously to approve the award.

**VI. Consideration and possible action to approve a construction manager-at-risk contract amendment for Flynn Construction in the amount of \$1,887,870.00 for TFC's 2016-17 deferred maintenance on four buildings for the Department of State Health Services, Project No. 16-019-5530 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 84th Legislature authorized TFC's expenditure of \$217,156,348.00 and the 86th Legislature authorized TFC's expenditure of \$120,117,569.00 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. This amendment will provide construction management and construction services for the DSHS G400 State Medical Operations Center (SMOC) and the Tower Building third floor suite renovations. This work must be performed in conjunction with the above ceiling disruptive deferred maintenance activities as a part of TFC's 2016-17 deferred maintenance in four DSHS buildings. The scope of deferred maintenance for these buildings includes, but is not limited to, upgrades or replacement of mechanical systems, electrical systems, architectural finishes, fire protection systems, elevators, life safety (code) issues, security systems and systems that sustain indoor air quality and other necessary incidental scopes of work related to or made necessary by the correction of the aforementioned building deficiencies.

Commissioner Bailey made the motion to approve, Commissioner Jones seconded the motion. The Commissioners voted unanimously to approve the award.

**VII. Consideration and possible action to award a construction manager-at-risk contract to SpawGlass Construction in the amount of \$37,247,986.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Department of State Health**

**Services (DSHS) as well as DSHS interagency contract lab improvements, Project Nos. 20-013-5485 and 20-013-2521 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 86th Legislature appropriated \$120,017,334.00 in General Revenue funding through House Bill 1, the General Appropriations Act, for deferred maintenance repairs and improvements on various buildings within the TFC real estate portfolio. Deferred maintenance work will be directed towards the Dr. Bob Glaze Laboratory (DBGL), the supporting Central Plant (DHNP), Chemical Storage Building (DHH) and provide new roofs for Building K, Building G (Robert Bernstein Building) and Building F. The scope of deferred maintenance for these buildings includes, but is not limited to, upgrades or replacement of air handling and exhaust systems, mechanical systems, electrical systems, control systems, emergency backup power generation, building envelope water intrusion, roof replacements, site drainage, site security, site access/egress improvements and other necessary incidental scopes of work related to or made necessary by the correction of the aforementioned building deficiencies.

Commissioner Bailey made the motion to approve, Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve the award.

**VIII. Consideration and possible action to approve a construction contract amendment for Veit & Company, Inc. in the amount of \$632,921.53 for the GJ Sutton Complex Demolition, Project No. 18-009-8455 in San Antonio, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 85th Legislature appropriated \$4,800,000.00 in Economic Stabilization Funds (general revenue) in Article III of House Bill 1, the General Appropriations Act, for the GJ Sutton Development. This project provides for the remediation, razing and clearing of the GJ Sutton State Office Building Complex in San Antonio in order to sell the 6-acre site.

Commissioner Alvis made the motion to approve this award, Commissioner Betancourt seconded the motion. The Commissioners voted unanimously to approve.

**IX. Consideration and possible action to award a construction manager-at-risk contract to SpawGlass Contractors, Inc. in the amount of \$4,640,348.00 for the Department of Public Safety Joint Tactical Training Facility, Project No. 17-013-6091 in Brownsville, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The Department of Public Safety is committed to working closely with local law enforcement to provide the necessary resources and support needed. This facility will aid in establishing an expert-level tactical capability to conduct

operations on the border. It will assist the DPS and the local law enforcement in maintaining a high level of operational readiness using advanced planning, training, and equipment, to conduct life-saving tactical operations. The Joint Tactical Training Facility is a multipurpose training facility that will include administrative offices, live threat training, and munitions storage buildings, and outdoor live firing ranges and explosive disposal area. The project will provide the Department of Public Safety and collaborating law enforcement professionals' resources that will aid to establish expert-level tactical capabilities to combat crime and terrorism, maintain operational readiness and enhance statewide emergency management.

Commissioner Betancourt made the motion to approve this award, Commissioner Jones seconded the motion. The Commissioners voted unanimously to approve.

**X. Consideration and possible action to award a construction manager-at-risk contract to Turner Construction Company in the amount of \$12,000,000.00 for TFC's 2020-21 deferred maintenance on five buildings for the Texas Commission on Environmental Quality (Park 35 Buildings A, B, C, D, & E) and the Promontory Point Warehouse, Project No. 20-009-5758 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 86th Legislature appropriated \$120,017,334.00 in General Revenue funding through House Bill 1, the General Appropriations Act, for deferred maintenance repairs and improvements on various buildings within the TFC real estate portfolio. The scope of deferred maintenance for these six (6) buildings includes, but is not limited to, upgrades or replacements of the following: mechanical, electrical, and plumbing systems, roofing systems, architectural finishes, fire protection systems and life safety issues, security systems, accessibility compliance, sitework and other necessary incidental scopes of work related to or made necessary by the correction of the aforementioned building deficiencies.

Commissioner Betancourt made the motion to approve this award, Commissioner Alvis seconded the motion. The Commissioners voted unanimously to approve.

**XI. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Jacobs Engineering Group, Inc. in the amount of \$389,235.00 for the Capitol Complex Phase I Development, Central Utility Plant (Package 3), Project No. 17-008A-8040 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 84th Legislature authorized TFC's expenditure of

\$581,223,536.00 in revenue bond funding towards the Capitol Complex Phase I development through House Bill 1, the General Appropriations Act. These projects that include two new office buildings, associated parking and utility infrastructure improvements on the capitol complex are among the approved strategies towards this authorization. The utility infrastructure improvements include the construction of a central utility plant to provide chilled water for cooling the two new office buildings totaling to approximately one million of gross square feet. This amendment will provide for additional professional A/E services to address the design of several program revisions that have been approved for the Capitol Complex Central Utility Plant (CUP) project. These additional tasks include: 1) additional services for Value Engineering solutions achieving in excess of \$2 million in project savings; 2) revisions to TFC's contribution to the Austin Energy Vault upgrades at the Stephen F Austin Building; 3) design revisions for modifications to the chilled water distribution within the underground parking garage; 4) design revisions for changes to chilled water phased completion; 5) design revisions for changes to the enterprise controls system for the CUP; and 6) extension of construction administration services by 12 months to accommodate coordination of Jacobs design work within other packages and coordination of Package 3 with other packages.

Commissioner Jones made the motion to approve this award, Commissioner Betancourt seconded the motion. The Commissioners voted unanimously to approve.

**XII. Consideration and possible action to award a construction manager-at-risk contract to Satterfield & Pontikes Construction, Inc. in the amount of \$8,000,000.00 for the Texas School for the Deaf 2020-21 Deferred Maintenance, Classroom Expansion, and Traffic Circulation Improvements, Project Nos. 20-008-8806, 20-016-8804, and 017-8805 in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 86th Legislature appropriated \$ 120,017,334.00 in General Revenue funds for deferred maintenance repairs and improvements on various buildings within the TFC real estate portfolio and \$5,066,799.00 to the Texas School for the Deaf (TSD) in General Revenue funds towards Career Technical Education classroom expansions and campus traffic circulation Improvements through House Bill 1, the General Appropriations Act. This project is among the approved strategies towards those authorizations. The project's scope of work includes correction of deferred maintenance deficiency items, classroom expansion for TSD's culinary program, and traffic circulation improvements per TSD's Master Plan needs.

Commissioner Alvis abstained from voting. Commissioner Bailey made the motion to approve this award, Commissioner Betancourt seconded the motion. The Commissioners voted to approve.

**XIII. Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC in the amount of \$9,946,136.00 for TFC's 2020-21 deferred maintenance on the Capitol Complex buildings, Project No. 20-004-5051, in Austin, Texas.**

John Raff, TFC's Director of Facility Design and Construction, offered the Commission a review of the contract. The 86th Legislature authorized TFC's expenditure of \$120,117,569.00 in General Revenue funds towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. This project is among the approved strategies towards those authorizations. Commissioner Alvis made the motion to approve this award, Commissioner Bailey seconded the motion. The Commissioners voted unanimously to approve.

**XIV. Discussion of Major Projects.**

**1. Capitol Complex.**

Lou Saksen, of Balfour Beatty, gave an update on the progress of the project. Mr. Saksen stated everything is, thus far, on time and within budget.

**2. North Austin Complex.**

John Raff gave updates on the North Austin Complex, which remains on schedule. He states the project is still on schedule for completion in December of 2020.

**3. Texas School for the Deaf.**

John Raff gave an update on the School for the Deaf. The progress on the site package and the utility work continues. Mr. Raff stated completion is still expected in August of 2021.

**XV. Report from Commission Work groups.**

**1. Construction Work Group**

Chairman Allensworth stated that the report for the Construction Work Group was reported under agenda item XIV Discussion of Major Projects.

## 2. Surplus Work Group

Commissioner Jones gave a brief overview of the completed renovations of the Surplus Warehouse. Kristy Fierro, Director of Surplus showed a PowerPoint of the before and after pictures of the warehouse.

### **XVI. 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.**

Executive Director Novak informed the Commission that TFC continues to perform with excellence during the COVID-19 pandemic.

### **XVII. Monthly Status Report from the Director of Internal Audit.**

#### **1. Review and approval of Internal Audit Charter.**

Sonya Etheridge, Director of Internal Audit gave a brief summary of the Internal Audit Charter.

Commissioner Jones made a motion to approve, Commissioner Bailey seconded the motion. The Commissioners voted unanimously to approve.

### **XVIII. Report from the Chief Financial Officer.**

Diane Jackson, TFC's Chief Financial Officer, provided the monthly report.

### **XIX. Consideration and possible action to approve the Agency's FY 2022-23 Legislative Appropriations Request.**

Diane Jackson, TFC's Chief Financial Officer, provided an executive summary of the FY 2022-23 Legislative Appropriations Request. Commissioner Alvis made a motion to approve the Agency's FY 2022-23 Legislative Appropriations Request and to add and prioritize the Flex Space line item between priorities numbered six and seven in the LAR. Also to request funding of forty million dollars, for a 150,000 square foot of state-owned "flex" office space in the vicinity of Toll Road 130, so as to mitigate increasing costs on properties TFC leases, and to add the rendering of the former capitol subcomplex that was originally drawn up. Commissioner Betancourt seconded motion. The Commissioners voted unanimously to approve.

## XX. Adjournment

The regular Commission Meeting was adjourned at 11:40 a.m. by Chairman Allensworth.

### Reviewed and Submitted:

By: DocuSigned by:  
*STEVEN E. HALPIN*  
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**Steven E. Halpin, Interim General Counsel**

### Approved by the Commission

By: DocuSigned by:  
*William Allensworth*  
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**William Allensworth, Chair**