



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
June 20, 2019

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission will be held on the 20th day of June 2019, beginning at 9:00 a.m. at the Central Services Building, 1711 San Jacinto Boulevard, Conference Room 402, Austin, Texas 78701.

Items on a Consent Agenda may be removed at the request of any Commission member and considered at another appropriate time on the agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion or approval at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, the Texas Open Meetings Act.

Pledge of Allegiance - I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Texas Allegiance - Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

- I. Call to Order.
- II. Approval of the minutes from the April 18, 2019 Open Meeting.
- III. Public Comment.
- IV. Election of Vice Chair.
- V. Consent Agenda for Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after June 20, 2019.

Award of Lease Recommendations and Summaries.

Replacements:

1. Lease #303-0-20649 – Texas Parks and Wildlife Department: Fort Worth, TX.
2. Lease #20637 – Health and Human Services Commission; Department of State Health Services: Midland, TX.
3. Lease #303-9-20640-A – Texas Department of Criminal Justice: Huntsville, TX.

Renewals:

1. Lease #7640 – Health and Human Services Commission; Department of Family and Protective Services: Hurst, TX.
2. Lease #1627 – Department of Family and Protective Services: Houston, TX.
3. Lease #9918 – Health and Human Services Commission; Department of Family and Protective Services; Department of State Health Services; Texas Commission on Environmental Quality; Texas Railroad Commission; Texas Soil and Water Conservation Board; Texas Alcohol and Beverage Commission; Texas Department of Insurance – Division of Workers’ Compensation; Office of the Attorney General: San Angelo, TX.
4. Lease #303-4-20367 – Office of the Attorney General: Temple, TX.

Add Spaces:

1. Lease #10640 – Health and Human Services Commission; Department of Family and Protective Services; Comptroller of Public Accounts - Audit: Dallas, TX.
2. Lease #20414 – Office of the Attorney General: Austin, TX.
3. Lease #1775 – Office of the Attorney General; Comptroller of Public Accounts – Enforcement; Texas Department of Workers’ Compensation: Dallas, TX.

VI. Consent Agenda for Award of PREM Proposed Service Contract Renewals for the period September 1, 2019 through August 31, 2021.

Contract Renewals:

1. American Facility Services, Custodial Contract No. 18-054-000, TCEQ, \$656,386.80.
2. Champion National Security, Contract No. 18-040-000, TDI/TCEQ, \$2,181,483.20.
3. Walden Security, Contract No. 16-132-000, HHSC, \$4,613,946.24.
4. CEC Facilities Group, Contract No. 18-034-000, CPA Data Center, \$248,280.00.
5. Tarantino Properties, Inc., Contract No. 18-136-000, Property Management, \$3,498,860.00.
6. Firetrol Protection Systems, Inc. Contract No. 18-072-000, Fire Sprinkler, \$250,000.
7. Koetter Fire Protection of Austin, Contract No. 18-053-000, Fire Systems, \$344,070.00.
8. Belfor USA Group, Inc., Contract No. 18-028-000, Remediation Services, \$600,000.00.
9. Beard Integrated Systems, Inc. Contract No. 18-063-000, Plumbing Services, \$800,000.00.
10. Mechanical & Process Systems, LLC, Contract No. 18-065-000, Plumbing Services, \$900,000.00.
11. Mechanical & Process System, LLC, Contract No. 18-066-000, HVAC Services, \$900,000.00.
12. SI Mechanical, LLC, Contract No. 18-061-000, HVAC Services, \$800,000.00.
13. TD Industries, Inc., Contract No. 18-062-000, HVAC Services, \$800,000.00.
14. TD Industries, Inc., Contract No. 18-064-000, Plumbing Services, \$800,000.00.

VII. Consideration and possible action to award three Custodial Services Contracts for Austin, Texas resulting from RFP No. 303-9-00942, with the option for two (2) two-year renewals.

1. Villeda Building Service, LLC, Contract No. 20-004-000, Custodial Services, \$2,734,800.00.
2. America Facility Services, Contract No. 20-003-000, Custodial Services, \$3,221,254.56.
3. Work Quest (Formerly TIBH), Contract No. 20-005-000, Custodial Services \$1,467,168.00.

VIII. Consideration and possible action to award the Elevator Maintenance Services contract resulting from RFP No. 303-9-00842. EMR Elevator, Inc., Elevator Maintenance, \$1,951,584.00.

IX. Consideration and possible action to award the Fire Alarm Inspection and Maintenance contract resulting from RFP 303-9-01164. Beckwith Electronic Services, Fire Alarm Inspection and Maintenance, \$452,033.34.

- X. Consideration and possible action to award the Fire Alarm Inspection and Maintenance contract resulting from RFP 303-9-01164. Koetter Fire Protection, Fire Alarm Maintenance, \$100,000.00.
- XI. Consideration and possible action to approve an amendment to the Carrier Corporation Contract No. 18-022-000 to add an additional \$150,000.00 for anticipated Chiller Repairs required before the end of the contract term August 31, 2019.
- XII. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan, for the Energy Savings Performance Contract Phase II, Project No. 18-023-3407 in Austin, Texas.
- XIII. Consideration and possible action to award an energy savings performance contract for utility consumption reduction measures in nine state office buildings, the Energy Savings Performance Contract Phase II, Project No. 18-023-3407 in Austin, Texas.
- XIV. Consideration and possible action to approve an amendment to an architectural and engineering professional services contract for TFC's 2018-19 deferred maintenance for Mechanical Repairs in Capitol Complex Buildings, Project No. 18-010-5193 in Austin, Texas.
- XV. Consideration and possible action to award an architectural and engineering professional services contract for test and balance services to support TFC's 2018-19 deferred maintenance for Mechanical Repairs in Capitol Complex Buildings, Project No. 18-010-5193 in Austin, Texas.
- XVI. Consideration and possible action to approve requested tuition increase for the Capitol Complex Child Care Center, TFC Contract No. 15-052-000.
- XVII. Consideration and possible action to approve new TFC logo.
- XVIII. Discussion of Major Projects.
 - 1. Capitol Complex.
 - 2. North Austin Complex.
 - 3. Texas School for the Deaf.
- XIX. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, surplus, HUB, and legislation.
- XX. Report from Internal Auditor.
- XXI. Report from the Chief Financial Officer on the monthly financial report update.
- XXII. Report from Commission Work Groups.
 - 1. Construction Work Group.
 - 2. Childcare Work Group.
 - 3. Surplus Work Group.
 - 4. Energy Work Group.
 - 5. Audit Work Group.

XXIII. Recess into CLOSED session, if necessary, pursuant to Texas Government Code Chapter 551 for the following purposes:


- a. Pending and potential litigation, Section 551.071.
- b. The appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the Executive Director and executive management staff, Section 551.074 The duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission, Section 551.074.
- c. The deliberation regarding purchase, exchange, lease, or value of real property, Section 551.072.
- d. All matters identified in this agenda where the commission votes unanimously that deliberation in an open meeting of business and financial issues relating to a contract being negotiated would have a detrimental effect of the position of the State in negotiations with a third person and in which the General Counsel has issued a determination in writing, Section 551.0726.
- e. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.

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

XXV. Adjournment.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, large print or Braille, and non-English speaking persons who may need assistance are requested to contact Kim French, Commission Secretary at (512) 463-7220 three days prior to the meeting by mail, telephone, or RELAY Texas (1-800-735-2989) so that appropriate arrangements can be made.

CERTIFICATION: I certify that I have reviewed the open meeting notice and that it conforms to all Texas Register filing requirements.



Naomi R. Gonzalez

Acting General Counsel