

**Chair**  
William Allensworth

**Commissioners**  
Steve Alvis  
Brian Bailey  
Patti C. Jones  
Rigoberto "Rigo" Villarreal  
C. Price Wagner



**Executive Director**  
Mike Novak

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## TEXAS FACILITIES COMMISSION

Minutes No. 111: Minutes of the September 19, 2019 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 September 19, 2019, commencing at 9:00 a.m. Vice-Chair Bailey called the meeting to order, and Commissioners Alvis, Jones, Villarreal, and Wagner were all present; Chairman Allensworth participated via videoconferencing for the duration of the open meeting and executive session.

### I. Call to Order.

Vice-Chair Bailey called the meeting to order at 9:00 a.m.

### II. Approval of the minutes from the August 15, 2019 Open Meeting.

The Commission voted unanimously to approve the August 15, 2019 minutes with a motion made by Commissioner Alvis and a second to approve the motion made by Commissioner Wagner.

### III. Public Comment.

There was no public comment.

### IV. Consent Agenda for Award of Lease Recommendations and Summaries.

Mr. John Conant (TFC/Leasing) listed the locations and the tenant agencies for the eight leases on the consent agenda. TFC's Executive Director, Mr. Mike Novak, called for the new Department of Public Safety lease (September 19, 2019 Agenda Item No. IV/Consent Agenda No. 1) to be pulled from the consent agenda and discussed in Executive Session. For the remaining seven leases, Commissioner Alvis made a motion to approve, Commissioner Jones seconded the motion. The Commissioners voted unanimously to approve.

### V. Consideration and possible action to approve the award of requirements contracts for security system installation services.

Mr. John Raff, TFC's Director of Facilities Design & Construction (FDC), discussed the assignments to perform security system repairs and installations on small projects. Mr. Raff explained the contracts are two-year agreements with the option to renew for additional two years. There is no obligation or requirement for any assignment or dollar value of work. After review, Commissioner Alvis made the motion to approve, and Commissioner Wagner seconded the motion. All Commissioners voted to approve.

**VI. Consideration and possible action to renew streaming services contract with Texasadmin.com, a wholly owned subsidiary of AdminMonitor, Inc., for two (2) years in the amount of \$114,880.00**

TFC's Chief Information Officer, Mr. Glenn Garvey, spoke about the renewal, which is at the same terms and rates as the previous contract. Commissioner Alvis made the motion to approve. Commissioner Wagner seconded the motion. All Commissioners voted unanimously to approve.

**VII. Consideration and possible action to approve the award of the Air Filter Changing Contract, resulting from IFB No. 303-9-01499.**

This Agenda Item was tabled.

**VIII. Consideration and possible action to approve the award of the Waste Removal Services Contract for Austin, resulting from RFP No. 303-0-00043.**

Mr. Marty Martinez, TFC/PREM Director, informed the Commissioners that three companies bid on this RFP for a 23-month contract; one company was disqualified. Mr. Martinez explained the best value to the State of Texas was the proposal from Central Texas Refuse. Commissioner Jones made the motion for approval, and Vice-Chair Bailey seconded the motion. The Commissioners voted unanimously to approve the award of the contract.

**IX. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, surplus, HUB, and legislation.**

Mr. Novak gave an update on the Capitol Complex work, most notably is the fact that two cranes are now up on the 1801 Congress site. Mr. Novak noted the positive media coverage and recognized Ms. Francoise Luca, TFC's Communications Specialist, for her successful promotion of the TFC brand.

Mr. Novak made mention of Mr. Bobby Janecka, who was our policy liaison with the Office of the Governor, has been appointed by the Governor as a TCEQ Commissioner. Mr. Novak offered congratulations to Mr. Janecka.

Mr. Novak also discussed the Uniform General Conditions Committee selection process, which is done every five years. Ms. A.J. Wilson Salazar, TFC's General Counsel, and Mr. John Raff (TFC's Director of FDC) are heading up this effort. Letters requesting nominations to the Committee have been sent, Mr. Raff reported, with responses requested by October 2, 2019.

Mr. Novak reports that TFC's HUB Director, Ms. Yolanda Strey, was the recipient of the recent Luna Award Lifetime Achievement Award. Mr. Novak congratulated Ms. Strey, who was in attendance, on this prestigious award, which is on display at the reception desk of the Central Services Building.

**X. Discussion of Major Projects.**

1. Capitol Complex. Mr. Lou Saksen from Balfour Beatty gave an update on the project, which is on schedule and on budget, and spoke of the closing of San Jacinto Boulevard, which is expected to remain closed until December, 2019.

2. North Austin Complex. TFC Project Manager, Mr. Mark Diaz, gave an update on the NAC, complete with presentation materials.

3. Texas School for the Deaf. TFC Project Manager, Mr. Daniel Yen, and Ms. Michelle Rossomando, AIA, McKinney York Architects, gave a presentation on the plans and project goals for the TSD.

**XI. Report from Internal Auditor.**

Ms. Sonya Etheridge, TFC Internal Auditor, presented an audit work plan for consideration. Ms. Etheridge also noted that the plan is on the TFC website for public view approximately thirty (30) days after approval. Commissioner Alvis made the motion to approve, and Commissioner Wagner seconded the motion. The Commissioners voted unanimously to approve.

**XII. Report from the Chief Financial Officer on the monthly financial report update.**

Ms. Diane Jackson, TFC's CFO, provided an overview of the fiscal year end, with the caveat that the next report at the October Commission Meeting will include the additional expenditures of FY19, which will occur in the month of September.

**XIII. Report from Commission Work Groups.**

1. Construction Work Group. Mr. John Raff discussed budget and contingency issues.
2. Surplus Work Group. Commissioner Jones discussed expansion of the Bolm Road (Austin) location and the need to increase security measures. Commissioner Jones also spoke about Surplus will not accept vehicles from state agencies that do not have four months of inspection on them; this will cause a notable decrease in vehicle sales. However, the Commissioner notes that Surplus is always a busy place and praised Kristy Fierro and her Surplus Team for the work performed at the facility.
3. Audit Work Group. No meeting held; will likely have a report for next month's Commission Meeting.

**XIV. 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.

Vice-Chairman Bailey recessed the open meeting to convene in Executive Session at 9:56 a.m.

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

Vice-Chair Bailey reconvened the open meeting at 11:23 a.m. In the matter of the Department of Public Safety lease #303-0-20652 in Beaumont (September 19, 2019 Agenda Item No. IV/Consent Agenda No. 1), Commissioner Villarreal made the motion to table. Commissioner Alvis seconded the motion, and the Commissioners voted unanimously to table.

Commissioner Jones made a motion that TFC will move forward in the matter of Williams versus Texas Facilities Commission, Cause 1:17-CV-00689-LY, in the United States District Court for the Western District of Texas, Austin Division. Chairman Allensworth seconded the motion, and the Commissioners voted unanimously to carry the motion.

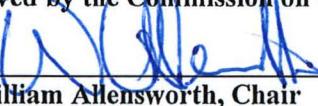
**XVI. Adjournment.**

Vice-Chair Bailey adjourned the meeting at 11:25 a.m.

Reviewed and Submitted:

By:   
A. J. Wilson Salazar, General Counsel

Approved by the Commission on October 17, 2019:

By:   
William Allensworth, Chair