

Chair  
William Allensworth

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



Executive Director  
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## TEXAS FACILITIES COMMISSION

Minutes No. 110: Minutes of the August 15, 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 August 15, 2019, commencing at 9:00 a.m. Commissioner Allensworth called the meeting to order, and Commissioners Alvis, Villarreal, and Wagner were all present. Commissioner Jones and Commissioner Bailey were not present.

### **I. Call to Order.**

Commissioner Allensworth called the meeting to order at 9:00 a.m.

### **II. Approval of the minutes from the June 20, 2019, Open Meeting.**

The Commission voted unanimously to approve the June 20, 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.**

Chairman Allensworth made the motion to approve the leases, and Commissioner Villarreal seconded the motion. The Commissioners voted unanimously to approve.

### **V. Consideration and possible action to renew Fischer Management Services, Inc., contract for an additional year, in the amount of \$63,785.80, for leasing portfolio database software.**

Gayla Davis, of TFC Leasing, gave information on the renewal of the contract. She discussed the necessity and the cost effectiveness of the Managed Path database, which has been in use since 2003, and is utilized to manage lease data, project information, and relevant document storage.

Commissioner Alvis made the motion to approve; Commissioner Villarreal seconded the motion. The Commissioners voted unanimously to approve.

**VI. Consideration and possible action to award a landscape maintenance contract to Brightview Holdings, Inc., in the amount of \$825,096.40, resulting from RFP No. 303-9-01053.**

Mr. Marty Martinez, TFC's Director of Planning and Real Estate Management, discussed the scope of the contract and the properties to be serviced. Mr. Richard Ehlert, TFC's Director of Procurement, added that there is generally very little interest in our pre-bid or pre-proposal conferences and even fewer submittals, for various reasons. Mr. Ehlert noted that there were no bids for Group 5, which is as-needed work for Texas School for the Deaf and Texas School for the Blind and Visually Impaired; those will be handed on spot purchase basis in the future. Chairman Allensworth discussed the possibility of putting RFPs out in the winter, when there may be more interest from the contractors; Mr. Mike Novak, TFC's Executive Director, indicated this was an issue to be discussed in an upcoming staff meeting. For this Agenda Item, Commissioner Wagner made the motion to approve, Commissioner Alvis seconded the motion; the award was approved unanimously by the Commissioners.

**VII. Consideration and possible award of a two (2) year contract renewal for TFC Contract No. 19-016-000, with Texas Disposal Systems, for recycling services in the amount of \$221,000.00.**

Mr. Marty Martinez stated this was a two-year renewal with the same terms as the previous period. Commissioner Alvis made the motion to approve, Commissioner Wagner seconded the motion. The commissioners voted unanimously to approve the two-year contract renewal.

**VIII. Consideration and possible action to approve the award of requirements contracts for commercial remodeling construction services from RFP. No. 303-9-01110.**

Mr. John Raff, Director of TFC's Facilities Design and Construction, spoke of the six contracts to perform remodeling services on small projects within TFC's portfolio of properties. Mr. Raff stated the six firms selected for this award perform office modifications or renovations for our agency tenants, and are also used by TFC's general maintenance program to perform larger, more complex repair projects. Commissioner Alvis made the motion to approve, Commissioner Wagner seconded the motion. The commissioners voted unanimously to approve these six contract awards for Alpha Building Corporation, Cadence McShane Construction, Centennial Contractors Enterprises, Falkenberg Construction Company, Gadberry Construction Company, and Veliz Construction.

Chairman Allensworth acknowledged Dustin Gadberry and Peter Robredo with Cadberry Construction, Ana Martinez with Veliz Construction, Don Watkins with Cadence McShane, and Kevin Rainey from Alpha Building Corporation were in attendance at this meeting. Chairman Allensworth thanked the reps for being at this meeting.

**IX. Consideration and possible action to adopt a resolution authorizing the request for financing of new construction projects in the Capitol Complex and the North Austin Complex through the Texas Public Financing Authority.**

Mr. John Raff discussed the need for commission authorization for TFC to request for revenue bond funding from the Texas Public Finance Authority for Phase II of the Capitol Complex project and Phase II of the North Austin Complex.

Commissioner Alvis moved to approve this Item; Commissioner Wagner seconded. All Commissioners voted to approve this authorization.

**X. Consideration and possible action to amend a construction manager-at-risk contract for the Texas School for the Deaf and the Texas School for the Blind and Visually Impaired 2016-17 campus-wide improvements (deferred maintenance), Project No. 16-001-8801 in Austin, Texas.**

Mr. John Raff recognized Mr. Gary Miller from Flintco Construction, who was in attendance at this meeting. Mr. Raff explained that the contract with Flintco for this project is approximately 85% expended. A final set of priorities at the School for the Deaf and the School for the Blind and Visually Impaired has been identified, and the recommendation is to consider the best value for the state and Flintco's ongoing mobilization on the campuses by proceeding with amending this construction manager-at-risk contract to continue.

Commissioner Alvis moved to approve, with Commissioner Wagner seconding the motion. All Commissioners voted in the affirmative for this contract amendment.

**XI. Consideration and possible action to award an income-generating contract for internet auction services, resulting from RFP No. 303-0-00017, for state surplus property.**

Ms. Kristy Fierro, TFC's Director of State and Federal Surplus Property, introduced Don Clayton and Mary Nitz, of the Public Group, and requested the award of the internet auction services contract to the Public Group. Ms. Fierro discussed the importance of the online auction services in the disposition of state and federal property. Commissioner Wagner moved to approve, with Commissioner Alvis seconding the motion. Unanimously, the Commissioners voted to approve the award of contract.

**XII. Approval of Fiscal Year 2020 Operating Budget.**

TFC's Chief Financial Officer, Ms. Diane Jackson, provided an overview of the Commission's operating budget for fiscal year 2020. Commissioner Wagner moved to approve the FY 2020 operating budget, Commissioner Alvis seconded the motion. The Commissioners voted unanimously to approve.

**XIII. Discussion of Major Projects.**

**1. Capitol Complex.**

Mr. Lou Saksen, of Balfour Beatty, gave a status report that the Package I excavation and the Package II utilities will finish ahead of schedule and under budget. He also discussed the erection of the crane at 1801 Congress. Mr. Saksen indicated that utilities should be finished by November; he briefly discussed the wastewater line that will close San Jacinto Boulevard to one lane in October.

**2. North Austin Complex.**

Mr. John Raff discussed the incredible progress on the project, and announced the topping out ceremony planned for September 20, 2019. TFC's Mark Diaz, Project Manager for the NAC, discussed the duration of the project and the 302,000 square feet in the six level structure, adding that the parking garage will adequately accommodate the employees at this site.

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

Mr. John Raff discussed the one hundred percent design development package, which will be presented at the board meeting on August 16, 2019. Mr. Raff indicated that construction is set to begin in April of 2020. Mark Diaz, TFC's Project Manager at TSD, discussed the timeline, and affirmed the plan to have the building at TSD open and occupied before school starts in 2021.

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

TFC Executive Director, Mike Novak, discussed the recent positive article on TFC's Capitol Complex Plan and its progress in the Austin-American Statesman. Mr. Novak also discussed the Third Annual HUB Business Expo at the Bob Bullock Texas History Museum, organized by TFC's HUB Director, Yolanda Strey, in collaboration with our contractors, sponsors, and the Small Business Development Center of Texas State University. Mr. Novak stated the reviews were glowing, and that many of the hundreds of attendees noted the professional setting.

**XV. Report from Internal Auditor.**

Ms. Sonya Etheridge, TFC's Internal Auditor, discussed a consulting engagement, and introduced Donna Steadman, of TFC's Office of Internal Audit, and Mr. Richard Ehlert, TFC's Procurement Director, to present the Data Analytics Initiative Consulting Engagement of the Automated Procurement System.

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

Ms. Diane Jackson, TFC's CFO, provided an overview of the operating budget for fiscal year 2019, through July 31, 2019.

**XVII. Report from Commission Work Groups.**

1. Construction Work Group.

Chairman Allensworth spoke briefly about the construction work group, which meets regularly. The construction project information was covered in Agenda Item XIII.

2. Energy Work Group.

Commissioner Alvis discussed efforts to speed up conversion to LED. Mr. Farshad Shahsavary (TFC's Energy and Engineering Manager) discussed the future strategies and four major projects, each approximately one million square feet; Mr. Shahsavary also discussed timelines goals to address all the LED lighting.

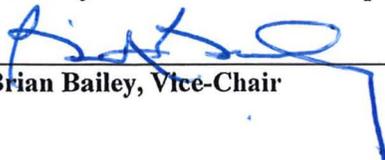
**XVIII. Adjournment.**

No closed executive session was convened. Chair Allensworth adjourned the meeting at 11:56 a.m.

**Reviewed and Submitted:**

By:   
A. J. Wilson Salazar, General Counsel

Approved by the Commission on September 19, 2019.

By:   
Brian Bailey, Vice-Chair