

Chair
Steve Alvis

Commissioners
William Allensworth
Brian Bailey
Eddy Betancourt
Patti C. Jones
C. Price Wagner



Executive Director
Mike Novak

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Minutes No. 122: Minutes of the January 21, 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 virtually, through video and audio link, that is usually held at the Central Services Building, 1711 San Jacinto Boulevard, in Conference Room 402, Austin, Texas, on Thursday January 21, 2021, commencing at 9:00 am. Chairman Alvis called the meeting to order, and Commissioners Bailey, Wagner, Allensworth and Betancourt were present and participated remotely for the entirety of the meeting. Commissioner Jones was absent.

I. Call to Order.

Chairman Alvis called the meeting to order at 9:00 am.

II. Approval of the minutes from the October 22, 2020 Open Meeting.

The Commission voted unanimously to approve the October 22, 2020 minutes, making correction to the adjournment time from 9:25am to 10:25am, with the motion made by Commissioner Bailey, seconded by Commissioner Betancourt. The Commissioners voted unanimously to approve the meeting minutes.

III. Public Comment.

There was no public comment.

IV. Award of Lease Recommendations and Summaries. Leases and/or Amendments Pending Execution with Commencement Date before January 21, 2021.

Renewal:

1. Lease #10430 8,678 SF for 5 Years-Health and Human Services Commission and the Department of Family and Protective Services: McKinney, TX
2. Lease #9232 15,640 SF for 5 Years-Texas Commission on Environmental Quality: Tyler, TX.
3. Lease #9621 11,742 SF for 5 Years-Texas Department of Criminal Justice: Dallas, TX.
4. Lease #5755 14,360 SF for 5 Years-Texas Department of Family and Protective Services: Houston, TX.
5. Lease #7061 23,314 SF for 5 Years-Texas Department of Criminal Justice: Dallas, TX.
6. Lease #10164 8,038 SF for 10 Years-Office of the Attorney General-Consumer Protection Division: Houston, TX.

Gayla Davis, TFC's Leasing Director, recited the leases on the consent agenda. A motion to approve the consent agenda was made by Commissioner Bailey, which was seconded by Commissioner Wagner. The Commissioners voted unanimously to approve the award of the six lease awards on the consent agenda.

V. Consideration and possible action to approve an engineering professional services contract amendment for Cobb Fendley and Associates, Inc in the amount of \$345,750.00 for the Capitol Complex Project, Phase One, Project No. 16-015-8000 in Austin, Texas.

John Raff, TFC Director of FDC stated the following negotiations with Cobb Fendley, staff has determined that the offer is appropriate and consistent with current engineering fees for this type of project and recommends that the amendment be approved as stated.

The 84th Legislature authorized TFC's expenditure of \$581,223,536 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. The Site Engineering services play an overarching role in monitoring geotechnical impacts of the project and providing utility design, utility coordination, utility easement application, temporary traffic control plans and General Permit application/management.

This amendment will provide for additional professional engineering services to address: 1) the continuation of the Geotechnical Monitoring of the site, buildings and above/below ground infrastructure adjacent to the new Capitol Complex construction; 2) final utilities easement abandonment and new application; 3) temporary traffic control plans to support ongoing construction by all package teams; 4) additional utility design for the Mall garage crossings; 5) continued utilities coordination; and 6) assistance with General Permit close out. Cobb Fendley is recognized as one of the largest and most respected providers of programming, project management, construction management, planning, facility assessment, survey services, real estate services, and architecture/engineering design services. They have extensive architectural and engineering experience with commercial and government agencies, including the Texas Facilities Commission.

Commissioner Allensworth asked to remove the word "Temporary" from #3 of the amendment and Mr. Raff agreed.

Commissioner Allensworth made the motion to approve, which was seconded by Commissioner Betancourt. The Commissioners voted unanimously to approve the award of this amendment.

VI. Consideration and possible action to approve a construction manager-at-risk contract amendment for Kitchell Contractors, Inc. in the amount of \$2,619,818.00 for TFC's 2020-21 deferred maintenance addressing MEP deficiencies and water remediation on the LBJ State Office Building, Project No. 20-003-5096 in Austin, Texas.

John Raff, TFC director of FDC, stated that following negotiations with the selected Construction Manager, staff has determined that the offer is appropriate and consistent with current construction management services and fees for this type of project and recommends that the contract amendment be awarded as stated.

The 84th Legislature authorized TFC's expenditure of \$217,156,348 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. This project is among the approved strategies towards those authorizations. This amendment will provide construction management and construction services for the Lyndon B. Johnson (LBJ)

Building and Annex renovations. This work will be performed in conjunction with project 20-003 5095. The project's scope of work includes but not limited to deferred maintenance deficiencies related to waterproofing, architectural, life safety (code) systems, HVAC, mechanical systems, electrical systems, communications, security systems, fire protection 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 deficiencies. The amendment allows for addressing a more complete range and quantity of the original work scopes that were limited by budget constraints. Kitchell is a competent, proven regional Construction Manager with offices in California, Arizona, and Texas. They have extensive experience in commercial renovation projects in occupied buildings. They have well developed systems in place for completing projects within budget and schedule constraints. Their relationships with local subcontractors will ensure best value for this project.

Commissioner Allensworth asked the difference between the Project budget and the Construction budget and John Raff explained the differences.

Commissioner Allensworth asked if the contingency was enough. John Raff stated yes.

Commissioner Betancourt made the motion to approve, which was seconded by Commissioner Allensworth. The Commissioners voted unanimously to approve the award of this amendment to Kitchell Contractors, Inc.

VII. Consideration and possible action to approve an amendment to an engineering professional services contract for MEP Engineering, Inc. in the amount of \$520,000.00 for TFC's 2020-21 deferred maintenance on multiple buildings for the Health and Human Services Commission, Project No. 20-012-5435 in Austin, Texas.

John Raff, TFC Director of FDC stated the following negotiations with the selected A/E, staff has determined that the offer is appropriate and consistent with current architectural/engineering services fees for this type of project, and recommends that the amendment be approved as stated.

The 86th Legislature authorized TFC's expenditure of \$120,117,569 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. This project is among the approved strategies towards those authorizations.

The project will consist of repair and renovation work in four buildings, John H. Winters (JHW), Robert D. Moreton (RDB), Robert Bernstein (RBB), and the Insurance Warehouse (INW). The project scope of work includes mechanical, electrical, and plumbing systems; life safety and fire protection systems; building envelope systems; accessibility compliance; architectural interiors and finishes; and elevator repair/renovation based on the facility condition assessments (FCA) report provided by the firm of MEP Engineering, Inc. during Phase I of their A/E services. The professional services for this project have been procured in two phases with the first phase consisting of an assessment of the facility and known deficiencies. The assessment, performed for a fee of \$138,000 has been used to confirm current deficiency data, identify new deficiencies, and prioritize all deficiencies to establish the goals of the project within the budget. This amendment will provide the phase two scope and fee to perform the design of the improvements and conduct the construction administration of the project.

A request for qualifications for architectural and engineering (A/E) services was posted on April 14, 2020. Sixteen (16) responsive submittals were received on May 12, 2020. Following evaluation of the A/E qualifications by three FDC project managers, the A/E firm of MEP Engineering, Inc. received the highest score from the evaluators. MEP

Engineering, Inc. ultimately was selected due to their score being significantly higher than all other respondents. MEP Engineering, Inc. is a competent engineering firm with significant experience in similar deferred maintenance, as well as commercial and institutional projects for local and state government in Texas including deferred maintenance projects for the TFC.

Commissioner Wagner asked where the building is located, and John Raff gave an explanation of where each building is located.

Commissioner Bailey made the motion to approve, which was seconded by Commissioner Wagner. The Commissioners voted unanimously to approve the award of this contract to MEP Engineering, Inc.

VIII. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Kirksey Architects, Inc. in the amount of \$2,016,073.00 for tenant improvement design fees for the 1601 Congress Building (Package 5 of the Capitol Complex Phase One development), Project No. 17-017-8020 in Austin, Texas.

John Raff TFC Director of FDC stated the following negotiations with Kirksey Architects, staff has determined that the offer is appropriate and consistent with current architectural and engineering fees for this type of project and recommends that the amendment be approved as stated.

The 84th Legislature authorized TFC's expenditure of \$581,223,536 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 1601 and 1801 building construction includes the tenant improvements (interior finish out) of each building in preparation for occupancy.

This amendment will provide for additional professional A/E services for tenant improvement design services for 260,000 sf of office space for the Texas Department of Insurance (currently located in the Hobby Building) which will relocate and occupy Levels 3 through 12 of the 1601 Congress Office Building. Services include additional programming confirmation, space planning, development of design and construction documents, furniture design and specifications, assistance with TFC Furniture Solicitation and evaluation, CMR pricing review and negotiation and additional construction administration of the tenant improvement construction. (At initial contract negotiation and execution, tenants were not known and negotiation for tenant improvement design services was deferred to a later date when the scope could be defined.)

Established in Houston, Texas in 1971, Kirksey Architects, Inc. (Kirksey) is an established architectural design firm divided into eleven focused practice groups including: Commercial, Community/Religious, Country Clubs & Spas, Education, Government, Healthcare, Hospitality, Interior Architecture, Laboratory/Industrial, Residential and Retail. Kirksey has nearly 50 years of experience and has designed over 600 office buildings for both public and private sector clients. Their staff totals approximately 150 employees. They have an established working relationship with the Texas Facilities Commission of over 15 years through IDIQ and Professional services contracts. Since their initial contract award for the 1601 Congress Office Building, they have opened an Austin office which will manage the Tennant Improvements scope of work for the 1601 Congress (Package 5 of the Capitol Complex Phase One Development).

Commissioner Bailey asked how many tenants will be in the building. John Raff answered two tenant's TD Insurance and Insurance of Counsel.

Chairman Alvis asked about the budget and line items and John Raff said there are no line items.

Commissioner Allensworth asked about design fees and would the cost be about \$8.00 Sq. Ft. John Raff stated it is too hard to say the exact dollar amount of Sq. Ft.

Commissioner Allensworth made the motion to approve, which was seconded by Commissioner Betancourt.

IX. Consideration and possible action to award a site services engineering professional services contract to Sunland Group, Inc. in the amount of \$1,617,219.79 for the TFC Capitol Complex Phase Two Project No. 20-028-8011 in Austin, Texas.

John Raff TFC Director of FDC stated the following negotiations with the selected engineering firm, staff has determined that the offer is appropriate and consistent with current professional fees for this type of project and recommends that the contract be awarded as stated.

The 86th Legislature authorized TFC's expenditure of \$313,892,127.00 in revenue bond funding towards the Capitol Complex Phase Two development through House Bill 1, the General Appropriations Act. This project includes two new office buildings with approximately 525,000 gross square feet, associated above- and below-grade parking structures with approximately 2,250 parking spaces, and extension of the pedestrian mall (Capitol Mall) between 16th to 15th Streets in Austin, Texas.

A site services engineer conducted surveys and investigations of the site for the Phase One project currently under construction. Likewise, this Phase Two project will require a site services engineer (SSE) to study the project site, focusing on the area allocated for the Phase Two development. These investigations will collect essential data on the site characteristics relating to existing utilities, geotechnical conditions, and the availability of utility infrastructure to support the development. In addition, the Traffic Impact Analysis will be evaluated for updating to account for the new Phase Two development. The SSE will also provide pier drilling observation and detailed construction site observations and testing of concrete during the placement of piers. The deliverables provided by this contract will provide essential information to the selected A/E of record for Phase Two of the Capitol Complex allowing them to move forward with early planning and programming activities with recently verified data.

A Request for Qualifications was posted on September 15, 2020. On October 14, 2020, three (3) responsive qualification submittals were received. Following review of qualifications by three (3) FDC personnel, all three (3) respondents were selected for interviews. At the commencement of interviews by three (3) FDC personnel, Sunland Group, Inc. emerged as the top-ranking respondent.

Sunland Group, Inc. is a competent, proven, multi-disciplinary engineering firm headquartered in Austin, Texas. They have extensive site engineering and project management experience with commercial, office buildings and government agencies. Due to their experience with similar project types, staff recommends award of this contract to Sunland Group, Inc.

John Raff stated that Sunland Group was approved during the interview process, that there were three bidders, and all were questioned.

Commissioner Allensworth asked about why they have so many subcontractors and John Raff said he did not know.

Commissioner Allensworth asked if Sunland Group worked in Austin and John Raff stated, not for TFC.

Commissioner Allensworth asked about Cobb Fenley and John Raff stated that Sunland Group had a higher rating in the interview.

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

X. Consideration and possible action to approve an amendment to two requirements contracts for Netronix Integration, Inc. and Knight Security Systems, Inc. to increase the overall capacity of assignments to each contract by \$723,000.00 for continued security system installation services.

John Raff TFC Director of FDC stated the following based on the performance of Netronix Integration, Inc. and Knight Security Systems, LLC, the quality of their work, competitive pricing, and program needs, TFC staff believes the increased caps on these two contract amounts reflects best value for TFC and the State of Texas and recommends approval.

Pursuant to competitive solicitation via a Request for Proposals, Netronix Integration, Inc. (Netronix) and Knight Security Systems, LLC (Knight) were awarded the current Installation and Maintenance of Access Control and Surveillance Systems contracts for a term of 2 years beginning October of 2019 and ending August 31, 2021. On August 20, 2020, this contract was amended to increase the total contract amount by \$450,000 from \$1,000,000 to \$1,450,000. The Risk Management Division desires to increase the total contract amount for the current term to accommodate the use of this contract. The Risk Management Division frequently utilizes this contract for security system upgrades, modifications, and conversions in and around TFC Managed Property. Risk Management anticipates a substantial increase in use of this contract during FY21 to stay on schedule with the Secure Workplace Strategy, for which that Division is responsible. The current contract pricing structure will remain unchanged and is competitive compared to "market" pricing that TFC would otherwise incur on an event by event basis. Staff believes an increase in the total amount of this contract reflects the best value for TFC and for the State of Texas.

John Raff stated that hourly rates and set amounts of discounts from retailers are how Netronix Integration, Inc. and Knight Security Systems, Inc. were rated.

Commissioner Wagner asked about the source of money. John Raff stated the source of money comes from tenant agencies (small) and Tommy Oats (larger) budget.

Commissioner Betancourt moved to approve the report; Commissioner Bailey seconded the motion. All Commissioners voted to approve Netronix Integration, Inc. And Knight Security amendments.

XI. Status Report from Internal Audit.

I. Status of Internal Audit Projects and Reports:

- a. North Austin Complex Construction Audit – Released September 24, 2020.
- b. Follow-Up on SAO Findings – Released December 10, 2020.
- c. Contract Compliance Audit of the Security and Safety Division – Report completed and scheduled to be released January 2021.
- d. Cost Allocation Audit – Report completed and scheduled to be released January 2021.
- e. Vendor Performance Tracking System Audit – In progress.
- f. Consulting Engagement on Vendor Best Practices – In progress.

2. The peer review of TFC Internal Audit is in progress and on schedule to be completed January 2021.

3. The peer review being performed by TFC Internal Audit is in progress and on schedule to be completed January 2021.

4. TFC's Annual Audit Plan and Annual Report of Audit Activities has been distributed to the SAO, LBB, and Governor's Office and posted to our public facing website.

Report given by Sonya Etheridge, Internal Auditor

XII. Report from the Chief Financial Officer

1. Agency Forecast 4/12 of Fiscal Year 2021 as of December 31,2020.
2. Executive Administration Forecast 4/12 of Fiscal Year 2021 as of December 31,2020
3. Property Real Estate Management Forecast 4/12 of Fiscal Year 2021 as of December 31,2020
4. Agency Forecast 4/12 of Fiscal Year 2021 as of December 31,2020
5. Year to Date Budget Adjustments 4/12 of Fiscal Year 2021 as of December 31,2020
6. Detail Other Operating Expenditure Report 4/12 of Fiscal Year 2021 as of December 31,2020
7. Cost Recovery Programs Results of Operations 4/12 of Fiscal Year 2021 as of December 31,2020
8. Revenue Forecast 4/12 of Fiscal Year as of December 31,2020
9. Revenues Collected for Deposit to the Benefit of the General Revenue Fund as of December 31,2020

Report given by Diane Jackson, Chief Financial Officer

XIII. Discussion of Major Projects.

1. Capitol Complex.
Lou Saksen of Balfour Beatty gave an update on the status and budget for the multiple packages of the project.
2. North Austin Complex.
John Raff, TFC Director of FDC, discussed the progress on the North Austin Complex.
3. Texas School for the Deaf.
John Raff gave a report on the project, still on track for completion in July of 2021.

Director Mike Novak congratulated the Rangers for their Texas State Championship Win. This is the first championship win for the 6-man football team.

XIV. Report from Commission Work Groups.

Construction Work Group: Chairman Alvis thanked Commissioner Allensworth for all his hard work as being Chairman and he also thanked Commissioner Allensworth and Director Novak for their help in his transition to Chairman.

Commissioner Allensworth gave a brief report stating that everything is on time and on budget. The only concern which, isn't going to affect the tenants, is Covid-19 supply chain. Mr. Allensworth said that things are going swimmingly in his opinion. He also thanked two commissioners for their help with everything.

XV. Report from the Executive Director on Facilities: design, leasing, operations, maintenance, energy management, construction projects, financial report update, the Surplus and HUB programs, legislative affairs, and agency COVID -19 coordination and response.

Executive Director Mike Novak spoke on the Construction Parking Pilot Program: 500 people are working construction and parking illegally. Staff had an idea to help change the parking problem and asked Laura Hall to speak on the changes.

Laura Hall, TFC Program Supervisor, stated that Daytime Parking issued 250 parking spaces/permits from 5am-6pm. In garages B, E, and R on rooftops. This is bringing in \$80,000 in revenue.

Director Mike Novak spoke on the Clean Air award and the Luna Award. The Luna Award was won by Shonte Gordon this year.

Joel Speight, Chief Operating Officer, spoke on Minor Construction and Reduce Cost Modifications. John Raff stated more work less cost.

Director Mike Novak spoke on the Final Completion Certificate on the Sutton Building!!

XVI. Adjournment.

Chairman Alvis recessed the open meeting at 10:18 am to convene in Executive Session.

Chairman Alvis reconvened the open meeting at 11:16 am With no vote required, no further business nor discussions to address, Chairman Alvis adjourned the open meeting at 11:16 am.

Reviewed and Submitted:

By: 

Stephen M. Foster, General Counsel

Approved by the Commission on February 18, 2021

By: 

Steve Alvis, Chair

Chair
Steven D. Alvis

Commissioners
William Allensworth
Brian Bailey
Eddy Betancourt
Patti C. Jones
C. Price Wagner



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Mike Novak

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Minutes No. 123: Minutes of the March 25, 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 March 25, 2021, commencing at 9:02 a.m. Chairman Alvis called the meeting to order, and Chairman Alvis, Commissioners Bailey, Wagner, and Betancourt were present and participated remotely for the entirety of the meeting through video and audio link. Commissioner Jones was absent for this meeting.

I. Call to Order.

Chairman Alvis called the meeting to order at 9:02 a.m.

II. Approval of the minutes from the January 21, 2021 Open Meeting.

The Commission voted unanimously to approve the January 21, 2021 minutes with the motion made by Commissioner Bailey, seconded by Commissioner Allensworth. The Commissioners voted unanimously to approve the meeting minutes.

III. Public Comment.

There was no public comment.

IV. Award of Lease Recommendations and Summaries.

Leases and /or Amendments Pending Execution with Commencement date on or after March 25, 2021.

New Lease (Negotiated and Existing Building):

Lease #20707 18,492 for 5 Years – Capital Area of Texas Regional Advisory Council and Legislative Reference Library: Austin, TX.

Renewals:

1. Lease #303-6-20501 5,713 SF for 5 Years – Comptroller of Public Accounts -Enforcement Division: San Antonio, TX.
Lease #9164 13,210 SF for 5 Years – Health and Human Services Commission, the Department of Family and Protective Services and the Department of State Health Services: El Paso, TX.
2. Lease #7114 19,393 SF for 10 Years – Health and Human Services Commission: Amarillo, TX.
3. Lease #303-7-20566 8,476 SF for 5 Years – Department of Family and Protective Services and the Department of State Health Services: Lewisville, TX.
4. Lease #10294 10,400 SF for 5 Years –The Department of Family and Protective Services and Health and Human Services Commission: Liberty, TX.

Texas Facilities Commission

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

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

Gayla Davis was present to answer any questions. There were no questions. Motion to approve by Commissioner Allensworth and Seconded by Commissioner Bailey. All in favor.

- V. The 84th Legislature authorized TFC's expenditure of \$581,223,536 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 1801 and 1601 building construction includes the tenant improvements (interior finish out) of each building in preparation for occupancy. This amendment will provide for additional professional testing, adjusting and balancing services for tenant improvement design services for 358,000 sf of office space for the 20 State agencies in Levels 1 through 14 of the 1801 Congress Office Building. (At initial contract negotiation and execution, tenants were not known and negotiation for tenant improvement test and balance services was deferred to a later date when the scope could be defined.) Headquartered in Austin, Texas since 2002, with offices in Dallas, Waco, and Houston, TAB Technologies is an established testing, adjusting and balancing provider, with experience in hospitality, healthcare, schools, and government buildings. They have an established working relationship with the Texas Facilities Commission of over 15 years through IDIQ contracts.

Chairman Alvis asked Mike Novak what percentage of the space is currently accounted for and is this our last run? Mike Novak Executive Director of TFC, clarified the question by asking if the Chairman meant is the building full and the answer is yes. Alvis agreed that was his question. Mike Novak stated that a list of tenants was sent to Chairman Alvis prior to the meeting.

Commissioner Wagner made the motion to approve, which was seconded by Commissioner Allensworth. The Commissioners voted unanimously to approve the award of this amendment.

- VI. The 84th Legislature authorized TFC's expenditure of \$217,156,348.00 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. Additionally, the 86th Legislature authorized expenditure of \$120,117,569 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. This project is among the approved strategies towards the two funding authorizations. The EO Thompson Building is a ten-story office building comprising approximately 68,000 gross square feet. It's located across the street to the south of the Governor's mansion at 920 Colorado Street in Austin Texas. It houses the Texas Department of Licensing and Regulation, the Texas Commission on the Arts, offices for Texas Women's University and a contingent of the Texas Department of Public Safety. This amendment will provide construction management and construction services for the EO Thompson (THO) Building deferred maintenance. Project scope includes but is not limited to waterproofing, architectural, MEP and life safety systems and other necessary incidental scopes of work related or made necessary by the correction of these deficiencies. The amendment represents scopes of work that are consistent with the original solicitation and conform with the strategies of the legislative funding requests. Veliz Construction is a competent, proven regional Construction Manager with offices in New Mexico and Texas. They are also a State of Texas HUB Contractor, Federal HUB Zone Certified and City of Austin Small Business Certified. They have extensive experience in commercial renovation projects in occupied buildings. They have well developed systems in place for completing projects within budget and schedule constraints. Their relationships with local subcontractors will ensure best value for this project.

John Raff, TFC's Director of Facilities Design and Construction, discussed an amendment to a construction manager-at-risk contract for Veliz Construction for TFC's 2016/17 and 2020/21 deferred maintenance addressing repairs to architectural, MEP and life safety systems on the E.O. Thompson building.

Chairman Alvis asked if this will be everything? John Raff answered yes for the safety priorities for now.

Commissioner Betancourt moved to approve, and Commissioner Allensworth seconded the motion. The Commissioners voted unanimously to approve the amendment for Veliz Construction.

VII. Status Report from Internal Audit

Paige Buechley, Director of Internal Audit Texas Department of Information Resources, summarized the Independent Peer Review stating that TFC received the Highest Rating out of three possible ratings.

Sonya Etheridge was present to go over audit report.

VIII. Discussion of Major Projects

1. Capitol Complex report given by Lou Saksen of Balfour Beatty.
Lou Saksen of Balfour Beatty gave an update on the status and budget for the multiple packages of the project.
2. North Austin Complex.
John Raff, TFC Director of FDC, discussed the progress on the North Austin Complex.
3. Texas School for the Deaf.
John Raff gave a report on the project, still on track for completion in July of 2021 and project still within budget.

IX. Report from Commission Work Group

1. Commissioner Wagner deferred to Lou Saksen's report.
Commissioner Wagner stated that we will be finished next summer.
2. Report for Surplus Work Group.
Mike Novak TFC Executive Director stated that schedules are tough, and he appreciates everyone's efforts. On February 11th there was a tour with Commissioner Jones and Commissioner Allensworth during the beginning of the winter storm. Mike Novak stated that the Surplus had to be closed due to COVID 19 during February but reopened in March. The Surplus has also been opened to Veteran owned small business on March 15, 2021.

X. Report from TFC Executive Director, Mike Novak

Mike Novak opened about the bad winter storm that hit Texas in February 2021. He stated that we had all hands-on deck which showed the soul and essence of the organization. It showed how capable we are in a time of crisis. We improvised and got things done during and after the storm. Communication was critical and it is the number one challenge.

Mike Novak thanked the FMO division, Marty Martinez, for being soldiers during the storm. Cots and food were provided for workers. Marty Martinez even went and picked up workers for the Capitol Complex. We got it done and performed with excellence.

Mike Novak stated that everything is operational now. The cost will be approximately three million dollars (but do not hold him to that number). The biggest concern is the Hobby building because of the sprinkler system that broke and leaked water from one of the higher floors all the way down to the bottom floor. It caused considerable damage. Since the space will soon be evacuated and some of the agency was already displaced the discussion has been not to sink a lot of money into the building to get it to pristine shape but to get it into good shape where everyone is safe while working there until they are moved permanently.

This has brought up the discussion about Flex Space and its importance to us.

Mike Novak talked about the Legislative Session. Legislative session is chaotic, and it always has been. There have been a lot of disruptions with the storm issue and the ERCOT issue. TFC's funding request are trending favorable as it has passed through "key gates". We have a solid foundation. The Legislative is slowing down because of Federal money from FEMA and CARES Act. So, this is a work in progress. There have been several sub-committees that Mike Novak has had to testify on. There have been lots of request for testimony for Bills. TFC's opinion about impact resource.

Mike Novak spoke on Fiscal Notes. We must do analysis about the cost to our agency. Added 25 to 35 percent more work. Our folks are working hard. We have quality material.

Mike Novak talked about Housekeeping. On May 7, 2021 there will be a Topping Out Ceremony at 1801 Congress Ave. Possible schedule is to cancel the April Commission Meeting and schedule it for May 7th. The May 7, 2021 Commission Meeting will be in person. Mike Novak talked to Commissioner Wagner about the April Construction Group meeting and it will be scheduled for April 28, 2021 via zoom.

Videos were shown from JD Dunn and Flintco Construction.

XI. Adjournment.

Chairman Alvis adjourned the open meeting at 10:05 a.m.

Reviewed and Submitted:

By:


Stephen M. Foster, General Counsel

Approved by the Commission on March 25, 2021

By:


Steven D. Alvis, Chair

Chair
Steven D. Alvis

Commissioners
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Minutes No. 123: Minutes of the May 7, 2021 Public Meeting of the Texas Facilities Commission in Austin, Travis County, Texas.

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III. Public Comment.

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New Lease (Negotiated and Existing Building):

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Renewals:

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Lease #9164 13,210 SF for 5 Years – Health and Human Services Commission, the Department of Family and Protective Services and the Department of State Health Services: El Paso, TX.
2. Lease #7114 19,393 SF for 10 Years – Health and Human Services Commission: Amarillo, TX.
3. Lease #303-7-20566 8,476 SF for 5 Years – Department of Family and Protective Services and the Department of State Health Services: Lewisville, TX.

Texas Facilities Commission

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

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

4. Lease #10294 10,400 SF for 5 Years –The Department of Family and Protective Services and Health and Human Services Commission: Liberty, TX.

Gayla Davis was present to answer any questions. There were no questions. Motion to approve by Commissioner Allensworth and Seconded by Commissioner Bailey. All in favor.

V. Consideration and possible action to approve a professional services contract amendment for TAB Technologies, in the amount of \$226,995.00, 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.

The 84th Legislature authorized TFC's expenditure of \$581,223,536 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 1801 and 1601 building construction includes the tenant improvements (interior finish out) of each building in preparation for occupancy. This amendment will provide for additional professional testing, adjusting and balancing services for tenant improvement design services for 358,000 sf of office space for the 20 State agencies in Levels 1 through 14 of the 1801 Congress Office Building. (At initial contract negotiation and execution, tenants were not known and negotiation for tenant improvement test and balance services was deferred to a later date when the scope could be defined.) Headquartered in Austin, Texas since 2002, with offices in Dallas, Waco, and Houston, TAB Technologies is an established testing, adjusting and balancing provider, with experience in hospitality, healthcare, schools, and government buildings. They have an established working relationship with the Texas Facilities Commission of over 15 years through IDIQ contracts.

Commissioner Wagner made the motion to approve, which was seconded by Commissioner Allensworth. The Commissioners voted unanimously to approve the award of this amendment.

VI. Consideration and possible action to approve an amendment to a construction manager-at-risk contract for Veliz Construction in the amount of \$609,147 for TFC's 2016-17 and 2020-21 deferred maintenance addressing repairs to architectural, MEP and life safety systems on the E.O. Thompson Building, Project No. 20-001-5161 in Austin, Texas.

The 84th Legislature authorized TFC's expenditure of \$217,156,348.00 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. Additionally, the 86th Legislature authorized expenditure of \$120,117,569 in general revenue funding towards deferred maintenance capital improvements through House Bill 1, the General Appropriations Act. This project is among the approved strategies towards the two funding authorizations. The EO Thompson Building is a ten-story office building comprising approximately 68,000 gross square feet. It's located across the street to the south of the Governor's mansion at 920 Colorado Street in Austin Texas. It houses the Texas Department of Licensing and Regulation, the Texas Commission on the Arts, offices for Texas Women's University and a contingent of the Texas Department of Public Safety. This amendment will provide construction management and construction services for the EO Thompson (THO) Building deferred maintenance. Project scope includes but is not limited to waterproofing, architectural, MEP and life safety systems and other necessary incidental scopes of work related or made necessary by the correction of these deficiencies. The amendment represents scopes of work that are consistent with

the original solicitation and conform with the strategies of the legislative funding requests. Veliz Construction is a competent, proven regional Construction Manager with offices in New Mexico and Texas. They are also a State of Texas HUB Contractor, Federal HUB Zone Certified and City of Austin Small Business Certified. They have extensive experience in commercial renovation projects in occupied buildings. They have well developed systems in place for completing projects within budget and schedule constraints. Their relationships with local subcontractors will ensure best value for this project. John Raff, TFC's Director of Facilities Design and Construction, discussed an amendment to a construction manager-at-risk contract for Veliz Construction for TFC's 2016/17 and 2020/21 deferred maintenance addressing repairs to architectural, MEP and life safety systems on the E.O. Thompson building.

Commissioner Betancourt moved to approve, and Commissioner Allensworth seconded the motion. The Commissioners voted unanimously to approve the amendment for Veliz Construction.

VII. Status Report from Internal Audit

Paige Buechley, Director of Internal Audit Texas Department of Information Resources, summarized the Independent Peer Review stating that TFC received the Highest Rating out of three possible ratings.

Sonya Etheridge was present to go over audit report.

VIII. Discussion of Major Projects

1. Capitol Complex report given by Lou Saksen of Balfour Beatty.
Lou Saksen of Balfour Beatty gave an update on the status and budget for the multiple packages of the project.
2. North Austin Complex.
John Raff, TFC Director of FDC, discussed the progress on the North Austin Complex.
3. Texas School for the Deaf.
John Raff gave a report on the project

IX. Report from Commission Work Group

1. Commissioner Wagner deferred to Lou Saksen's report.
2. Report for Surplus Work Group.
Mike Novak TFC Executive Director stated that schedules are tough, and he appreciates everyone's efforts. On February 11th there was a tour with Commissioner Jones and Commissioner Allensworth during the beginning of the winter storm. Mike Novak stated that the Surplus had to be closed due to COVID 19 during February but reopened in March. The Surplus has also been opened to Veteran owned small business on March 15, 2021.

X. Report from TFC Executive Director, Mike Novak

Mike Novak opened about the bad winter storm that hit Texas in February 2021. He stated that we had all hands-on deck which showed the soul and essence of the organization. It showed how

capable we are in a time or crisis. We improvised and got things done during and after the storm. Communication was critical and it is the number one challenge.

Mike Novak thanked the FMO division, Marty Martinez, for being soldiers during the storm. Cots and food were provided for workers. Marty Martinez even went and picked up workers for the Capitol Complex. We got it done and performed with excellence.

Mike Novak stated that everything is operational now. The cost will be approximately three million dollars (but do not hold him to that number). The biggest concern is the Hobby building because of the sprinkler system that broke and leaked water from one of the higher floors all the way down to the bottom floor. It caused considerable damage. Since the space will soon be evacuated and some of the agency was already displaced the discussion has been not to sink a lot of money into the building to get it to pristine shape but to get it into good shape where everyone is safe while working there until they are moved permanently.

This has brought up the discussion about Flex Space and its importance to us.

Mike Novak talked about the Legislative Session. Legislative session is chaotic, and it always has been. There have been a lot of disruptions with the storm issue and the ERCOT issue. TFC's funding request are trending favorable as it has passed through "key gates". We have a solid foundation. The Legislative is slowing down because of Federal money from FEMA and CARES Act. So, this is a work in progress. There have been several sub-committees that Mike Novak has had to testify on. There have been lots of request for testimony for Bills. TFC's opinion about impact resource.

Mike Novak spoke on Fiscal Notes. We must do analysis about the cost to our agency. Added 25 to 35 percent more work. Our folks are working hard. We have quality material.

Mike Novak talked about Housekeeping. On May 7, 2021 there will be a Topping Out Ceremony at 1801 Congress Ave. Possible schedule is to cancel the April Commission Meeting and schedule it for May 7th. The May 7, 2021 Commission Meeting will be in person. Mike Novak talked to Commissioner Wagner about the April Construction Group meeting and it will be scheduled for April 28, 2021 via zoom.

Videos were shown from JD Dunn and Flintco Construction.

XI. Adjournment.

Chairman Alvis adjourned the open meeting at 10:05 a.m.

Reviewed and Submitted:

By:


Stephen M. Foster, General Counsel

Approved by the Commission on May 7, 2021

By:


Steven D. Alvis, Chair