

Chair
Brian A. Bailey

Commissioners
Eddy Betancourt
Daniel K. Signorelli
C. Price Wagner
Robert S. Wetmore



Executive Director
Mike Novak

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Minutes No. 149: Minutes of the June 20, 2024, 2024, 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 George H.W. Bush Building, 1801 N. Congress Avenue, Room 4.300, Austin, Texas, on Thursday, June 20, 2024, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioner Betancourt, Signorelli and Wagner were present and participated in person for the entirety of the meeting. Commissioner Wetmore and Clay were present and participated via Zoom for the entirety of the meeting.

I. Call to Order.

Chairman Bailey called the meeting to order at 9:00 a.m.

Chairman Bailey recognized former Commissioners Steve Alvis, Patti Jones, and Larry Long.

Chairman Bailey recognized John Raff and his retirement on July 31, 2024.

II. Approval of the minutes from April 18, 2024, Open Meeting.

The Commissioners voted unanimously to approve the April 18, 2024, minutes with a motion made by Commissioner Betancourt, seconded by Commissioner Signorelli.

III. Public Comment.

There was no public comment.

Consent Agenda:

IV. Award of Leases and/or Amendments with Recommendations and Summaries:

Replacement Lease:

1. **Lease #303-5-20759 Comptroller of Public Accounts - Support Services Division (CPA-SSD) - 22,438 SF for 10 Years; Austin, TX.**

Texas Facilities Commission

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

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

Renewal(s):

2. Lease #20071 Texas Department of Criminal Justice (TDCJ) - 9,609 SF for 10 Years; Angleton, TX.
3. Lease #1627 Department of Family Protective Services (DFPS)- 53,356 SF for 5 Years; Houston, TX.
4. Lease #1758 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS)-37,250 SF for 10 Years and 2 Months; Edinburg, TX.
5. Lease #7089 Texas Commission on Environmental Quality (TCEQ) - 15,274 SF for 5 Years; Beaumont, TX.
6. Lease #303-4-20386 Texas Department of Criminal Justice (TDCJ) - 15,326 SF for 5 Years; Huntsville, TX.
7. Lease #20217 Health and Human Services Commission (HHSC), Department of Family Protective Services (DFPS), & Department of State Health Services (DSHS) - 11,298 SF for 5 Years; Huntsville, TX.
8. Lease #303-4-20374-A Department of Public Safety (DPS)-18,731 SF for 10 Years; Corpus Christi, TX.
9. Lease #9440 Texas Department of Criminal Justice (TDCJ)- 14,076 SF for 5 Years; Houston, TX.
10. Lease #303-4-20378 Department of State Health Services (DSHS) & Health and Human Services Commission (HHSC) - 26,908 SF for 5 Years; Tyler, TX.

Gayla Davis, TFC Leasing Director, was present to answer questions. Commissioner Betancourt moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Management and Operation

- V. **Consideration and possible action to approve requested tuition increase for the Capitol Complex Child Care Center, TFC Contract No. 15-052-000.**

Bailey Gonzalez, TFC Director of Business Operations, was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

Facilities Design and Construction

- VI. Consideration and possible action to award a construction manager-at-risk contract in the amount of \$19,185,928 to Structure Tone Southwest for construction under the Maintenance and Renewal Program at William B. Travis Building in Austin, TX., Project No. 24-003-4202 in Austin, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Ray McCoy and Mark Harrington were present to represent Structure Tone Southwest. Commissioner Betancourt moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- VII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract for JE Dunn in an amount not to exceed \$203,864,649 for the Capitol Complex Phase II development, Project No. 20-028- 8011 in Austin, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- VIII. Consideration and possible action to approve an amendment to a consultant contract with Broaddus and Associates, Inc. in an amount not to exceed \$1,957,275 for the Texas Border Infrastructure Project, Project No. 22-003- 2535 in various locations in proximity to the Texas section of the US-Mexico border.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Jim Broaddus was present to represent Broaddus and Associates, Inc. Commissioner Betancourt moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

- IX. Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture in an amount not to exceed \$2,988,852 for the Texas Border Infrastructure Project, Project No. 22-003-2535 in various locations in Texas in proximity to the United States-Mexico border.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Commissioner Signorelli moved to approve, and Commissioner Wagner seconded the motion. All in favor.

- X. Consideration and possible action to award an architectural and engineering professional services contract to Marmon Mok Architecture in the amount of \$32,770,000 for the DPS Training Academy, Phase 1, Project No. 24-020-2552 in Florence, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

- XI. Consideration and possible action to award a project management professional services contract to Broaddus and Associates in the amount not to exceed \$8,100,000 for the DPS Training Academy, Project No. 24-020-2552 in Florence, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Neil Craig was present to represent Broaddus and Associates, Inc. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- XII. Consideration and possible action to award professional services to include Testing, Adjusting, and Balancing (TAB) contract to TAB Technologies in an amount not to exceed \$500,000 for the Statewide Building Deferred Maintenance, Project No. 22-009-3506.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction was present to answer any questions. Commissioner Signorelli moved to approve, and Commissioner Clay seconded the motion. All in favor.

Administrative Agenda Items

- XIII. Report from Chief Financial Officer.**

- XIV. Consideration and possible action to approve the FY25 Audit Plan.**

Sonya Etheridge, Director of Internal Audit Internal Audit presented the statutorily required annual agency risk assessment and corresponding proposed FY25 audit plan in executive session. Sonya Etheridge and Abbie Jeffries attended from Internal Audit. The FY25 Audit Plan will be considered for possible action to approve upon conclusion of Executive Session.

- XV. Discussion of Major Projects:**

- 1. Capitol Complex Phase II.**
- 2. Permian Basin Behavioral Health Center.**
- 3. Flex Office Space.**
- 4. Border Infrastructure and Wall.**

Kevin Parks of Square One gave an update on Capitol Complex Phase II. Mark Leemaster of Broadus & Associates provided a brief update on the Permian Basin Behavioral Health Center. Jon Conant, TFC Director, Real Estate Acquisition and Development presented an update on the Flex Office Space. Mike Novak, TFC Executive Director, discussed the Border Infrastructure and Wall.

XVI. Reports from the Commission Committees:

- 1. Construction and P3 Committee.**
- 2. Space Planning & Real Estate Management Committee.**
- 3. Surplus Committee.**
- 4. Childcare Committee.**
- 5. Border Committee.**
- 6. Audit Committee.**

Chairman Bailey recognized Commissioner Wagner, Chair of the Construction and P3 Committee and Commissioner Wetmore. Commissioner Wagner provided an update on the Construction and P3 Committee. Commissioner Signorelli gave the update for the Space Planning & Real Estate Management Committee. Chairman Bailey discussed the Surplus Committee and recognized Patti Davis and Kristy Fierro. Chairman Bailey discussed the Childcare Committee and recognized Bailey Gonzalez's work with the Committee. Chairman Bailey referred to Executive Director Mike Novak's earlier comments regarding the Border Committee.

XVII. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, Commercial Parking and Special Events program, legislative affairs, and other operational activities.

Chairman Bailey recognized Mike Novak, TFC Executive Director. He discussed the reasons for hosting the Commission meeting in the Barbara Jordan Building. Showcasing the Capitol Mall construction

Chairman Bailey made a Motion to invite the Director of Internal Audit, Sonya Etheridge, to join the Executive Session. Commissioner Wagner seconded the motion. All in favor.

XVIII. Recess the open meeting to convene in Executive Session, pursuant to Sections 551.071 and 551.072 of the Texas Government Code

Recessed at 10:23 a.m.

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

Reconvened at 10:48 a.m.

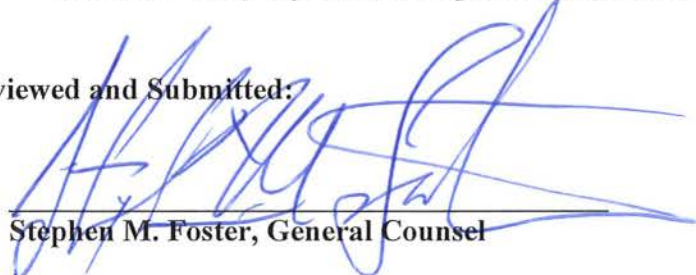
Chairman Bailey made the motion to approve the FY25 Audit Plan. Commissioner Wagner moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

XX. Adjournment

Chairman Bailey adjourned the open meeting at 10:50 a.m.

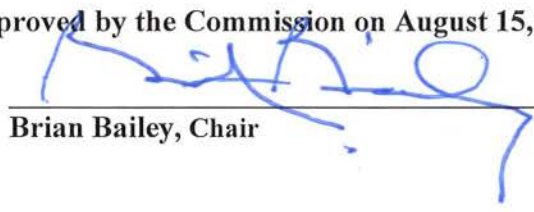
Reviewed and Submitted:

By:


Stephen M. Foster, General Counsel

Approved by the Commission on August 15, 2024

By:


Brian Bailey, Chair