



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
January 17, 2019

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission will be held on the 17th day of January 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 November 8, 2018, Open Meeting.
- III. Public Comment.
- IV. Consent Agenda for Award of Lease Recommendations and Summaries.

Award of Lease Recommendations and Summaries.

Leases and/or Amendments Pending Execution with Commencement Date on or after January 17, 2019.

New:

1. Lease #20645 – Texas Department of Transportation: Austin, TX.

Replacements:

2. Lease #303-9-20631 – Health and Human Services Commission: Hempstead, TX.
3. Lease #303-0-20638 – Health and Human Services Commission: Killeen, TX.

Renewals:

4. Lease #20002 – Texas Juvenile Justice Department: Austin, TX.
5. Lease #7257 – Health and Human Services Commission: Lubbock, TX.
6. Lease #20198 – Department of Public Safety: Austin, TX.

7. Lease #303-4-20381 – Office of the Attorney General: Odessa, TX.
8. Lease #20145 – Health and Human Services Commission; Department of Family and Protective Services: Watauga, TX.
9. Lease #1508 – Texas Department of Criminal Justice: Pasadena, TX.
10. Lease #20519 – Department of Family and Protective Services: Austin, TX.

V. Consent Contract Agenda:

1. Consideration and possible action to amend a commercial remodeling and construction services contract for improvements on various State-owned facilities located throughout Texas.
- VI. Consideration and possible action to award an architectural and engineering professional services contract for TFC's 2018-19 deferred maintenance on the Department of State Health Service Air Handler Unit Replacements and Renovations (TFC 18-19 DM DSHS Air Handler Unit Replacements and Renovations), Project No. 18-014A-5531 in Austin, Texas.
- VII. Consideration and possible action to award a construction manager-at-risk contract for TFC's 2018-19 deferred maintenance on the Department of State Health Service Air Handler Unit Replacements and Renovations (TFC 18-19 DM DSHS Air Handler Unit Replacements and Renovations), Project No. 18-014A-5531 in Austin, Texas.
- VIII. Consideration and possible action to approve additional funding for the Belfor restoration under contract TFC RFP No. 303-5-00030.
- IX. Consideration and possible action to approve additional funding for the Netronix Contract 18-023-000.
- X. Discussion of the redevelopment of the G.J. Sutton State Office Building site in San Antonio, Texas.
1. Fiscal note update.
- XI. Discussion of Major Projects.
1. Capitol Complex.
  2. North Austin Complex.
  3. Texas School for the Deaf.
- XII. Report from the Executive Director on facilities design, construction projects, facilities leasing, facilities operations, maintenance, energy management, surplus, HUB and legislation.
- XIII. Monthly Status Report from the Director of Internal Audit.
1. Discussion of the results of OIA's Review of Property Management and Tenant Services.
- XIV. Report from the Commission Work Groups.
1. Energy Work Group.
  2. Construction Work Group.
- XV. Report from the Chief Financial Officer on the monthly financial report update.
- XVI. Conduct the interview of candidates for the Director of Internal Audit
- XVII. Consideration and possible action on the hiring of the Director of Internal Audit.

XVIII. 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.

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

XX. 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 Veronica Perez, 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