



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
April 20, 2023

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 20th day of April 2023, beginning at 10:00 a.m.

The Regular Meeting of the Texas Facilities Commission will be held in the Barbara Jordan Building at 1601 Congress Avenue, Austin, Texas 78701, Room 2.029.

If you wish to address the Commission, please ensure all information is completed in the form prior to submission, including a phone number and/or email address where you can be reached, so TFC is able to directly coordinate with you regarding a time to address the Commission. Cut off time to register to address the Commission is 2 p.m., Wednesday, April 19, 2023. During this live webcast, you will have the opportunity to address the Commission for a maximum of three (3) minutes.

To register to address the Commission on the live webcast regarding an agenda item for which the Commission is accepting comment, please go to the following link to submit TFC's Public Comment Form: <http://www.tfc.state.tx.us/comment>

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.

The meeting will be webcast. To access the webcast, go to <http://adminmonitor.com> the day of the meeting.

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.

Agenda:

- I. Call to Order.
- II. Approval of the minutes from February 16, 2023
- III. Public Comment.

Consent Agenda:

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

Replacement(s):

1. Lease #20740 Texas Department of Criminal Justice (TDCJ) – 14,210 SF for 10 Years: Dallas, TX.

Renewal(s):

2. Lease #20153 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 8,163 SF for 5 Years: Plano, TX.
3. Lease #1435 Texas Department of Criminal Justice (TDCJ) – 12,390 SF for 5 Years: Dallas, TX.
4. Lease #8575 Department of Family and Protective Services (DFPS) – 24,537 SF for 5 Years: Conroe, TX.
5. Lease #9001 Department of State Health Services (DSHS) & Health and Human Services Commission (HHSC) – 22,410 SF for 5 Years: San Antonio, TX.
6. Lease #8809 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 18,081 SF for 5 Years: Sulphur Springs, TX.
7. Lease #1271 Department of Family and Protective Services (DFPS), Health and Human Services Commission (HHSC), & Department of State Health Services (DSHS) – 13,972 SF for 5 Years: Seguin, TX.
8. Lease #20578 Comptroller of Public Accounts – Audit (CPA-A) – 3,366 SF for 9 Years: Downers Grove, IL.
9. Lease #20164 Department of Family and Protective Services (DFPS) – 9,500 SF for 5 Years: Pearland, TX.
10. Lease #303-4-20376 Department of Family and Protective Services (DFPS) – 5,141 SF for 10 Years: Granbury, TX.

Extension(s):

11. Lease #6728 Comptroller of Public Accounts (CPA) & Texas Veterans Commission (TVC) – 33,911 SF for 2 Years: Austin, TX.

Add Space(s):

12. Lease #1110 Texas Railroad Commission (RRC) – 5,026 SF for 10 Years: Abilene, TX.
13. Lease #9825 Texas Department of Criminal Justice (TDCJ) – 20,071 SF for 10 Years: Tyler, TX.

Non-Consent Agenda:

Facilities Design and Construction

- V. Consideration and possible action to approve an amendment to a construction manager-at-risk contract for J. E. Dunn Construction Company in an amount not to exceed \$201,947,533 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.

- VI. Consideration and possible action to approve a professional services contract amendment for Sunland Group, in the amount of \$505,822.50, for the Capitol Complex, Phase Two development, Project No. 20-028-8011 in Austin, Texas.
- VII. Consideration and possible action to approve an architectural and engineering professional services contract amendment for Tom Green and Company Engineers, Inc. in the amount of \$400,000.00 for TFC's 2020-21 deferred maintenance and interagency contracts on multiple buildings for the Department of State Health Services (Laboratory Renovations), Project Nos. 20-013-5485 and 20-013-2519 in Austin, Texas.
- VIII. Consideration and possible action to approve a construction manager-at-risk contract amendment for SpawGlass Construction in the amount of \$2,262,472.00 for TFC's 2020-21 deferred maintenance and interagency contracts on multiple buildings for the Department of State Health Services (Laboratory Renovations), Project Nos. 20-013-5485 and 20-013-2519 in Austin, Texas.
- IX. Consideration and possible action to award a construction manager-at-risk contract to Balfour Beatty in an amount not to exceed \$8,396,839.00 for the 2023 Tenant Improvements in the George H W Bush Building, Project Number 23-004-8002 in Austin, Texas.
- X. Consideration and possible action to award a contract to Mountain Wireless in the amount not to exceed \$2,731,820.16 to provide cellular enhancement coverage in the George H. W. Bush Building, Barbara Jordan Building, and underground parking garages by installing a distributed antenna system (DAS) in the newly constructed Capitol Complex and Mall.

Administrative Agenda Items

- XI. Internal Audit Status Report
- XII. Chief Financial Officer Report
- XIII. Discussion of Major Projects.
 - 1. Capitol Complex Phase I
 - 2. Capitol Complex Phase II
 - 3. Permian Basin Behavioral Health Center
 - 4. Flex Office Space
 - 5. Border Infrastructure and Wall
- XIV. Report from the Commission Work Groups.
 - 1. Construction Work Group
 - 2. Border Infrastructure and Wall Work Group
- XV. 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.

XVI. Recess into closed executive session, if necessary, pursuant to Texas Government Code Chapter 551, for one or more of the following purposes:

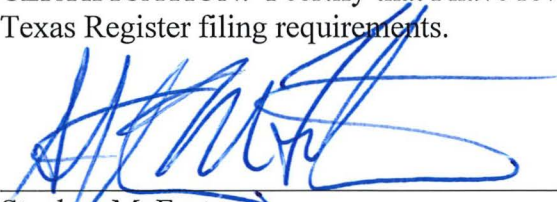
- a. Pending and potential litigation, Section 551.071.
- b. The employment, appointment, dismissal, evaluation, discipline, reassignment, or duties of the Executive Director and Internal Auditor, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission.
- c. The 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 on 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.

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

XVIII. 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 Kasey Glaser, Commission Secretary, at (512) 463-7220 at least 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.



Stephen M. Foster
General Counsel