



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
January 19, 2023

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 19th day of January 2023, beginning at 9:00 a.m.

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, January 18, 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. Service Award Presentation.
- III. Approval of the minutes from October 20, 2022, and January 4, 2023.
- IV. Public Comment.

**Consent Agenda:**

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

**Renewals:**

1. Lease #20347 Texas Department of Insurance (TDI) – 14,651 SF for 5 Years: Houston, TX.
2. Lease #20324 Texas Department of Criminal Justice (TDCJ) – 5,767 SF for 10 Years: Odessa, TX.
3. Lease #10291 Health and Human Services Commission (HHSC) & Texas Civil Commitment Office (HHSC-TCCO) – 34,373 SF for 5 Years: Austin, TX.
4. Lease #10389 Health and Human Services Commission (HHSC) – 15,499 SF for 5 Years: San Antonio, TX.
5. Lease #9867 Texas Commission on Environmental Quality (TCEQ) – 12,109 SF for 10 Years: Harlingen, TX.
6. Lease #8596 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 16,594 SF for 5 Years: Marshall, TX.
7. Lease #1782 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 20,384 SF for 5 Years: Longview, TX.
8. Lease #20278 Texas Department of Criminal Justice (TDCJ) – 9,193 SF for 10 Years: Waco, TX.
9. Lease #7984 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 23,916 SF for 5 Years: Denton, TX.
10. Lease #20137 Department of Family and Protective Services (DFPS) – 12,550 SF for 5 Years: Waco, TX.

**Non-Consent Agenda:**

Facilities Management and Operations

- VI. Consideration and possible action to amend existing service and requirements contract with Beckwith Electronic Systems, LLC for fire alarm inspection and maintenance services in the amount of \$176,014.00 for the period of 9/1/2021 through 8/31/2023, Contract No. 20-007-000, in Austin, Texas.
- VII. Consideration and possible action to amend existing service and requirements contract with Clifford Power Systems, Inc. for inspections, preventative maintenance, remedial repair, and emergency repair for generators, automatic transfer switches, and fire pumps, and for rental of generators in the amount of \$100,000.00 for the period of 9/1/2021 through 8/31/2023, Contract No. 20-046-000, in Austin, Texas.
- VIII. Consideration and possible action to amend delegated authority, in Commission Policies' Section III.e. Approval of Maintenance, Grounds, Utility, and Service Contracts.

Facilities Design and Construction

- IX. Consideration and possible action to award a design-build contract to SLSCO in an amount not to exceed \$137,300,000.00 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.

- X. Consideration and possible action to approve a professional services contract amendment for TAB Technologies, Inc. in the amount of \$541,505.00 for TFC's 2020-2021 deferred maintenance and associated interagency contracts for the Dr. Bob Glaze Laboratory, Project Nos. 20-013-5485 and 20-013-2519, respectively, in Austin, Texas.
- XI. Consideration and possible action to award a construction contract to Balfour Beatty, Inc. in the amount of \$1,599,067.00 for the George H.W. Bush Building Shared Boardroom, Project No. 22-019-8002 in Austin, Texas.

Administrative Agenda Items

- XII. Consideration and possible action to approve the expenditure of monies appropriated to TFC for the construction of the Permian Basin Behavioral Health Center (PBBHC) in Midland, Texas.
- XIII. Consideration and possible action to approve or deny an amendment to the Declaration of Restrictive Covenants, Conditions and Restrictions for Park Thirty-Five Business Park at the request of a private landowner.
- XIV. Report from Chief Financial Officer.
- XV. Discussion of Major Projects.
  - 1. Capitol Complex Phase I
  - 2. Capitol Complex Phase II
  - 3. North Austin Complex Phase II
  - 4. Permian Basin Behavioral Health Center
  - 5. Flex Office Space
  - 6. Border Infrastructure and Wall
- XVI. Report from the Commission Work Groups.
  - 1. Construction Work Group
  - 2. Border Infrastructure and Wall Work Group
- XVII. Report from the Executive Director on facilities: design, leasing, operations, maintenance, energy management, construction projects, the Surplus and HUB programs, legislative affairs, and other operational activities.
- XVIII. 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.

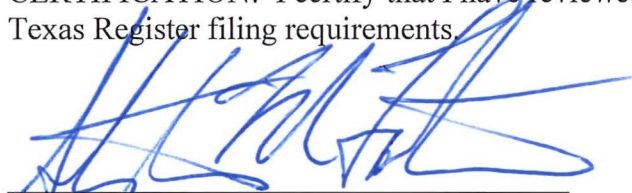
- e. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.

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 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.



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Stephen M. Foster  
General Counsel