



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
January 20, 2022

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 20th day of January 2022, 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 19, 2022. 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 the October 21, 2021, November 18, 2021, and December 20, 2021.
- III. Public Comment.

**Consent Agenda:**

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

**New:**

1. Lease #20720 Health and Human Services Commission – 9,929 SF for 5 Years: Austin, TX.

**Replacements:**

2. Lease #20730 Office of the Attorney General - 8,554 SF for 5 Years: Beaumont, TX.
3. Lease #303-2-20718 Department of Public Safety - 20,970 SF for 10 Years: Rosenberg, TX.

**Renewals:**

4. Lease #10164 Office of the Attorney General - 8,038 SF for 10 Years: Houston, TX.
5. Lease #9149 Office of the Attorney General - 23,312 SF for 8 Years and 7 Months: Austin, TX.
6. Lease #10337 Comptroller of Public Accounts - 22,986 SF for 3 Years: Austin, TX.
7. Lease #303-7-20571 Railroad Commission - 6,639 SF for 10 Years: San Antonio, TX.
8. Lease #303-2-20291 Department of Public Safety - 23,840 SF for 5 Years: Garland, TX.
9. Lease #303-1-20260 Office of the Attorney General - 14,183 SF for 5 Years: Tyler, TX.
10. Lease #303-8-20583 Texas Department of Insurance - 12,272 SF for 10 Years: San Antonio, TX.
11. Lease #303-2-20290 Department of Public Safety - 23,840 SF for 5 Years: San Antonio, TX.

**Non-Consent Agenda:**

**Facilities Management and Operations**

- V. Consideration and possible action to award Belfor USA Group, Inc. with a water, fire, and biohazard remediation requirements contract for TFC-owned buildings throughout Texas resulting from RFP No. 303-2-00024, with the option for one (1) two-year renewal. Total recommended award value is \$800,000.00 during the initial term of the agreement.

**Facilities Design and Construction**

- VI. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Kitchell Corporation in the amount of \$570,000.00 for mechanical, electrical and plumbing system repairs and water remediation (deferred maintenance) at the Lyndon B. Johnson (LBJ) Building, Project No. 20-003-5095 in Austin, Texas.
- VII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Veliz Construction in the amount of \$367,510.04 for architectural, mechanical, electrical, plumbing and life-safety system repairs (deferred maintenance) at the EO Thompson (THO) Building, Project No. 20-001-5161 in Austin, Texas.
- VIII. Consideration and possible action to award a construction manager-at-risk contract to Turner Construction Company in an amount not to exceed \$130,150,000.00 for the North Austin Complex Phase Two development, Project No. 20-027-8061 in Austin, Texas.

- IX. Consideration and possible action to award a project management services contract to Square One Consultants, Inc. in an amount not to exceed \$4,392,745.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.
- X. Consideration and possible action to award an architectural and engineering professional services contract to Hellmuth, Obata & Kassabaum, Inc. in an amount not to exceed \$19,600,000.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.
- XI. Consideration and possible action to award a construction manager-at-risk contract to J. E. Dunn Construction Company in an amount not to exceed \$51,052,467.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.
- XII. Consideration and possible action to designate the Executive Director with planning, due diligence, and document signatory authority in accordance with and regarding S.B. 8, Section 26, Permian Basin Behavioral Health Center.
- XIII. Report from Chief Financial Officer.
- XIV. Discussion of Major Projects.
  - 1. Capitol Complex Phase I
  - 2. Capitol Complex Phase II
  - 3. North Austin Complex Phase I and North Austin Complex Phase II
  - 4. Texas School for the Deaf
  - 5. Border Infrastructure and Wall
- XV. Report from Commission Work Groups
  - 1. Construction Work Group
  - 2. Border Infrastructure and Wall Work Group
- XVI. 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.
- XVII. 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.

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

XIV. 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