



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

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 20th day of July 2023, beginning at 9:00 a.m.

If you wish to address the Commission, please complete the form (linked below) prior to submission, including a phone number and/or email address where you can be reached. TFC will directly coordinate with you regarding a time to address the Commission. Cut off time to register to address the Commission is 2:00 p.m., Wednesday, July 19, 2023. During the 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>

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

Items on the Consent Agenda may be removed at the request of any Commissioner 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 circumstance 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.

Agenda:

- I. Call to Order
- II. Consideration and possible action for the Election of the Vice Chairman.
- III. Approval of the minutes from April 20, 2023
- IV. Public Comment

Consent Agenda:

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

New Lease(s):

1. Lease #20733 Texas Department of Public Safety (DPS) – 2,699 SF for 10 Years; Greenville, TX.

Replacement(s):

2. Lease #20750 Texas Animal Health Commission (TAHC) – 5,488 SF for 10 Years; Canyon, TX.

Renewal(s):

3. Lease #1379 Texas Department of Criminal Justice (TDCJ) – 64,560 SF for 5 Years; Huntsville, TX.
4. Lease #7313 Health and Human Services Commission (HHSC) – 14,355 SF for 10 Years; El Paso, TX.
5. Lease #10200 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 14,585 SF for 3 Years; Conroe, TX.
6. Lease #20219 Texas Historical Commission (THC) – 10,004 SF for 5 Years; Austin, TX.
7. Lease #8743 Department of Family and Protective Services (DFPS) – 12,550 SF for 10 Years; Longview, TX.
8. Lease #10543 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 12,335 SF for 5 Years; Greenville, TX.
9. Lease #8615 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 47,465 SF for 5 Years; San Antonio, TX.
10. Lease #6130 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 9,565 SF for 5 Years; Eastland, TX.

Add Space(s):

11. Lease #9210 Texas Commission on Law Enforcement (TCOLE) – 5,380 SF for 68 Months; Austin, TX.

Non-Consent Agenda:

Facilities Management and Operation

- VI. Consideration and possible action to exercise a \$0 renewal option on existing interagency contract No. 15-052-000 with UT Child Development Center for the Capitol Complex Child Care Center in Austin, Texas for the period 9/1/2023 through 8/31/2025 and requested a tuition increase for the same period.

Facilities Design and Construction

- VII. Consideration and possible action to award a professional services contract to Terracon, in the amount of \$1,300,000.00, for Construction Materials Testing & Inspection services for the Capitol Complex Phase II development, Project No. 20-028-8011 in Austin, Texas.
- VIII. Consideration and possible action to approve a professional services contract amendment for Sunland Group, in the amount of \$14,000.00, for the Capitol Complex Phase II development, Project No. 20-028-8011 in Austin, Texas.
- IX. Consideration and possible action to approve a uniformed security guard service contract award to Vets Securing America (VSA) in the amount not to exceed \$12,000,000.00, for security guard services for use in the Capitol Complex, North Austin Complex, Park 35 Complex, and outbuildings.
- X. Consideration and possible action to approve an architectural and engineering professional services contract amendment with HKS, Inc, for design revisions related to cost of incorporating a 100-bed expansion (200 beds total;40 forensic beds inclusive) in an amount not to exceed \$3,000,000.00 for the design and construction of the Permian Basin Behavioral Health Center (PBBHC) in Midland, Texas.

Administrative Agenda Items

- XI. Consideration and possible action to designate the Executive Director to accept a gift of a 9.386-acre easement in Val Verde County, Texas, to the State of Texas from BDI Brite Ranch, L.P., to construct, maintain, operate, inspect, and repair border wall infrastructure, such designation of the Executive Director to include signatory authority to execute the Easement Agreement and all ancillary documents.
- XII. Consideration and possible action to designate the Executive Director to sign documents on behalf of the Texas Facilities Commission, an agency of the State of Texas, including but not limited to sale and purchase agreements for goods and services including construction and related documents, real estate documents including, deeds, easements, licenses and any other transactional documents related to a real estate transaction, and all other documents related to and in any manner connected with the authority of the Texas Facilities Commission as set out in Chapters 2165, 2166, and 2167, *et seq*, Texas Government Code, such designation to continue until revoked, and to be unconditionally relied upon by all state and local governmental entities.
- XIII. Consideration and possible action to approve the proposed FY24 Internal Audit Plan.
- XIV. 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

XV. Report from the 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, Commercial Parking and Special Events program, 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:

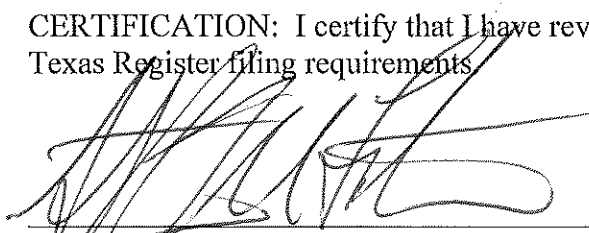
- a. Pending and potential litigation, Section 551.071.
- b. The employment, appointment, dismissal, evaluation, discipline, reassignment, or duties of the Executive Director and Internal Auditor, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission.
- c. The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

XIX. 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