



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
August 18, 2022

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 18th day of August 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, August 17, 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 June 16, 2022, and July 21, 2022
- III. Public Comment.

**Consent Agenda:**

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

**New (RFP & New Construction):**

1. **Lease #303-3-20732 Department of Public Safety (DPS) – 12,916 SF for 10 Years: League City, TX.**

**Replacements (RFP & New Construction):**

2. **Lease #303-3-20713 Department of Public Safety (DPS) – 25,638 SF for 10 Years: Garland, TX.**
3. **Lease #303-3-20721 Department of Public Safety (DPS) – 11,625 SF for 10 Years: Plano, TX.**

**Renewals:**

4. **Lease #10280 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 24,392 SF for 5 Years: Dallas, TX.**
5. **Lease #6559 Department of Family and Protective Services (DFPS) – 28,080 SF for 5 Years: Odessa, TX.**
6. **Lease #20266 Health and Human Services Commission (HHSC) – 14,336 SF for 5 Years: Richardson, TX.**
7. **Lease #7055 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 22,342 SF for 7 Years: Tyler, TX.**
8. **Lease #303-3-20319 Health and Human Services Commission (HHSC) – 8,830 SF for 5 Years: Houston, TX.**
9. **Lease #303-6-10233 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 22,401 SF for 10 Years: Brownwood, TX.**
10. **Lease #10276 Health and Human Services Commission (HHSC) – 44,955 SF for 5 Years: San Antonio, TX.**
11. **Lease #303-3-20314 Department of Family and Protective Services (DFPS), Health and Human Services Commission (HHSC), & Department of State Health Services (DSHS) – 10,559 SF for 5 Years: Floresville, TX.**
12. **Lease #303-4-20359-A Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 25,006 SF for 5 Years: Beaumont, TX.**

**Non-Consent Agenda:**

Facilities Management and Operations

- V. Consideration and possible action for an amendment to expand existing custodial service contracts to include the new Barbara Jordan Building and George HW Bush Building in the amounts of \$264,000.00 to Villeda Building Service, LLC and \$487,665.36 to Workquest for the period 9/1/2022 through 8/31/2023 in Austin, Texas.
- VI. Consideration and possible action to award an amendment to renew requirements contract with Alterman, Inc. for various electrical trade services in the amount of \$575,000.00 for the period 9/1/2022 through 8/31/2024, Contract No. 20-091-000 in Austin, Texas.
- VII. Consideration and possible action to amend existing service and requirements contract with Clifford Power Systems, Inc. for emergency generator maintenance and repair in the amount of \$45,870.10 for the period 9/1/2022 through 8/31/2023 in Austin, Texas.

- VIII. Consideration and possible action to award a Lease of Space for Child Care Facility in the Barbara Jordan Building for the period DOE through 8/31/2025 to the University of Texas.

Facilities Design and Construction

- IX. Consideration and possible action to award an Architectural/Engineering professional services contract for building and envelope commissioning services to Bernhard, in the amount of \$1,068,899.06 for the North Austin Complex, Phase II Development, Project No. 20-027-8061 in Austin, Texas.
- X. Consideration and possible action to approve a construction manager-at-risk contract amendment for Spawglass in the amount of \$1,200,000.00 for the Texas Department of Public Safety Joint Tactical Training Facility, Project No. 17-013-6091 in Brownsville, Texas.
- XI. Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture in the amount of \$168,000.00 for the Texas Border Infrastructure and Wall, Project No. 22-003-2535 in various locations in Texas in proximity to the United States-Mexico border.
- XII. Consideration and possible action to award a program management contract to Broaddus & Associates, Inc. in an amount not to exceed \$1,837,056.00 for the Permian Basin Behavioral Health Clinic, Project No. 22-015-8110 in Midland, Texas.
- XIII. Consideration and possible action to award a construction manager-at-risk contract to Flynn Construction in the amount of \$4,033,440.00 for TFC's 2020-21 deferred maintenance on four buildings for the Department of State Health Services, Project No. 22-017-5610 and Lab A100 Removal and Cleanup, Project 19-006-2503 in Austin, Texas.
- XIV. Consideration and approval of the Fiscal Year 2023 Operating Budget.
- XV. Consideration and approval of the Legislative Appropriations Request for the 2024-25 Biennium.
- XVI. Consideration and possible action to approve the purchase of real property consisting of a 33.436-acre tract in Williamson County for the State of Texas Flex Space.
- XVII. Discussion of Major Projects.
1. Capitol Complex Phase I
  2. Capitol Complex Phase II
  3. North Austin Complex Phase II
  4. Border Infrastructure and Wall
- XVIII. Report from Commission Work Groups
1. Construction Work Group
  2. Border Infrastructure and Wall Work Group
- XIX. 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.

XX. 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.

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

XXII. 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