



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
August 24, 2023

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on the 24th day of August 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, August 23, 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.texas.gov/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. Approval of the minutes from July 20, 2023
- III. Public Comment

Consent Agenda:

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

New Lease(s):

1. Lease #20743 Texas Department of Criminal Justice (TDCJ) – 2,790 SF for 10 Years; Palestine, TX.
2. Lease #20736 Railroad Commission of Texas (RRC) – 5,421 SF for 5 Years; Henderson, TX.

Replacement(s):

3. Lease #20739 Texas Parks and Wildlife Division (TPWD) – 4,610 SF for 10 Years; Victoria, TX.
4. Lease #20706 Department of Motor Vehicles (DMV) – 6,470 SF for 10 Years; San Antonio, TX.

Renewal(s):

5. Lease #303-4-20372 Department of Public Safety (DPS) – 10,270 SF for 10 Years; Lake Worth, TX.
6. Lease #10640 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 20,659 SF for 5 Years: Dallas, TX.

Non-Consent Agenda:

Facilities Maintenance and Operations

- V. Consideration and possible action to award a contract resulting from RFP No. 303-4-03003 for custodial services in Austin, Texas to Villeda Building Services in the amount of \$7,029,600.00 for the period 9/1/2023 through 8/31/2025 with the option of two (2) two-year renewals.

Facilities Design and Construction

- VI. Consideration and possible action to approve a program management contract amendment for the Michael Baker & Huitt-Zollars Joint Venture in an amount not to exceed \$12,965,297.00 for the Texas Border Infrastructure Project, Project No. 22-003-2535 in various locations in Texas in proximity to the United States-Mexico border.
- VII. Consideration and possible action to approve an architectural and engineering professional services contract for Terracon Consultants, Inc. in the amount of \$482,000.00, for Building Enclosure Commissioning Services for the Capitol Complex Phase II development, Project No. 20-028-8011 in Austin, Texas.
- VIII. Consideration and possible action to award an energy savings performance contract to Performance Services Inc. in an amount not to exceed \$2,534,795.00 for utility cost reduction measures in four state office buildings, the Energy Savings Performance Contract Phase V, Project No. 23-002-1221 in Austin, Texas.

- IX. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan in an amount not to exceed \$2,439,795.00 for the Energy Savings Performance Contract Phase V, Project No. 23-002-1221 in Austin, Texas.

Administrative Agenda Items

- X. Consideration and possible action to approve SCR4 88(R) which names the new childcare center to “Emma’s Garden-Capitol Complex Child Development Center.”
- XI. Consideration and possible action to approve the automatic salary increase awarded to the Executive Director by the 24-25 General Appropriations Act.
- XII. 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
- XIII. Reports from the Commission Work Groups
1. Construction Work Group
 2. Space Planning & Leasing Services Work Group
 3. Border Infrastructure and Wall Group
- XIV. 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.
- XV. Consideration and approval of the Fiscal Year 2024 Operating Budget.
- 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