



Notice of a Regular Meeting  
of the  
**TEXAS FACILITIES COMMISSION**  
1711 San Jacinto Boulevard  
Austin, Texas 78701  
January 16, 2025

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on Thursday the 16th day of January 2025, beginning at 9:00 a.m.

If you wish to address the Commission in person, please complete the TFC's Public Comment Card Form at: <http://www.tfc.texas.gov/comment>. TFC will contact you with instructions. You will have the opportunity to speak for a maximum of three (3) minutes.

The deadline to register to address the Commission is 2:00 p.m., Wednesday, January 15, 2024.

The meeting will be aired live at: <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 October 17, 2024.
- III. Public Comment.

**Consent Agenda:**

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

**Replacement Lease:**

1. Lease #20783 Office of the Attorney General (OAG) – 3,496 SF for 5 Years; Grand Prairie, TX.

**New Lease:**

2. Lease #20795 Office of the Attorney General (OAG) – 4,841 SF for 10 Years; Houston, TX.
3. Lease #303-5-20766 Department of Public Safety (DPS) – 12,936 SF for 10 Years; League City, TX.

**Renewal(s):**

4. Lease #20456 Comptroller of Public Accounts- Audit (CPA-A) – 9,853 SF for 5 Years; San Antonio, TX.
5. Lease #303-5-20463-A Office of the Attorney General – Child Support Division (OAG-CSD) – 7,102 SF for 5 Years; Corpus Christi, TX.
6. Lease #303-7-20577 Comptroller of Public Accounts – Criminal Investigation Division & Enforcement Division (CPA-CID & ENF) – 8,483 SF for 10 Years; Brownsville; TX.
7. Lease #303-6-20437 Health and Human Services Commission (HHSC) – 18,341 SF for 5 Years; Brownsville, TX.
8. Lease #8257 Health and Human Services Commission – Disability Determination Services (HHSC-DDS) – 199,258 SF for 10 Years; Austin, TX.
9. Lease #303-5-20433 Texas Department of Criminal Justice (TDCJ) – 10,463 SF for 10 Years; Palestine, TX.
10. Lease #1021 Department of Family and Protective Services (DFPS) – 23,165 SF for 10 Years; Abilene, TX.

**Non-Consent Agenda:**

Facilities Design and Construction:

- V. Consideration and possible action to award six Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Architectural Services and Other Related Technical Services each in an amount not to exceed \$750,000.00.
- VI. Consideration and possible action to approve a long-term ground lease agreement in Ellis County as approved by the Texas Juvenile Justice Commission for the purpose of constructing a facility for the Texas Juvenile Justice Department (TJJD). Project No. 24-043-2558.
- VII. Consideration and possible action to authorize an IDIQ PMF project management services contract assignment to Kitchell CEM for new facilities construction for TJJD in Texas.
- VIII. Consideration and possible action to approve a Construction Manager At Risk (CMAR) contract amendment for Flintco, LLC for the 22-23 Maintenance Renewal Program (MRP) / Deferred Maintenance Program, Project No. 22-009-3506 & 4201 throughout the state of Texas.

- IX. Consideration and possible action to approve an architect and engineering professional services contract amendment for Tom Green & Company Engineers, for the 22-23 Maintenance Renewal Program (MRP) / Deferred Maintenance Program, Project No. 22-009-3506 throughout the State of Texas.
- X. Consideration and possible action to approve a Construction Manager At Risk (CMAR) contract amendment for Flintco, LLC for the Texas Department of Motor Vehicles (TXDMV). Project No. 24-021-2553 in Austin, Texas.
- XI. Consideration and possible action to approve an amendment to a design Contract to Stanley, Inc. for design services of the new HVAC system at the El Paso State Building. Project No. 24-057-4201 in El Paso, Texas.
- XII. Consideration and possible action to approve an amendment to Kleinfelder, Inc. for a Geotechnical and Construction materials testing IDIQ contract at the Texas School for the Deaf (TSD) Student Housing and Classroom Expansion. Project No. 24-001-8808 in Austin, Texas.

Administrative Agenda Items:

- XIII. Consideration and possible action to amend the delegated authority in Commission Policies Sections IV. (a) and (b), relating to Litigation.
- XIV. Consideration and possible action to amend the delegated authority in Commission Policies Sections III. (a), (b), (c), (d), (f) and (g).
- XV. Consideration and possible action to approve the updated Internal Audit Charter.
- XVI. Discussion of Major Projects:
  - 1. Capitol Complex Phase II.
  - 2. Permian Basin Behavioral Health Center.
  - 3. Texas Department of Motor Vehicles – Camp Hubbard
  - 4. Guadalupe Valley Medical Center - Seguin
  - 5. Border Infrastructure and Wall.
- XVII. Reports from the Commission Committees:
  - 1. Construction and P3 Committee.
  - 2. Border Committee.
  - 3. Audit Committee.
  - 4. Space Planning Committee.
  - 5. Surplus Committee.
- XVIII. 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.
- XIX. 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, 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.

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

XXI. 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 Veronica Perez, Commission Secretary, at (512) 463-7598 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