



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
August 15, 2024

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on Thursday the 15th day of August 2024, 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, August 14, 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 June 20, 2024.
- III. Public Comment.

Consent Agenda:

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

New Lease:

1. Lease #20776 Health and Human Services Commission (HHSC), Department of State Health Services (DSHS), & Department of Family and Protective Services (DFPS) – 5,180 SF for 5 Years; Marlin, TX.

Replacement Lease(s):

1. Lease #20779 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) – 7,765 SF for 10 Years; Brownsville, TX.

Renewal(s):

1. Lease #1627 Department of Family and Protective Services (DFPS) – 53,356 SF for 5 Years; Houston, TX
2. Lease #8537 Texas Department of Agriculture (TDA) – 12,000 SF for 5 Years; Austin, TX.
3. Lease #9918 Health and Human Services Commission (HHSC), Department of State Health Services (DSHS), Department of Family and Protective Services (DFPS), Railroad Commission of Texas (RRC), Texas Alcoholic Beverage Commission (TABC), Soil and Water Conservation Board (SWCB), Texas Department of Insurance – Division of Workers' Compensation (TDI-DWC), & Texas Commission on Environmental Quality (TCEQ) – 76,442 SF for 5 Years; San Angelo, TX.
4. Lease #10193 Health and Human Services Commission (HHSC) – 24,410 SF for 10 Years; Corpus Christi, TX.
5. Lease #10545 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 59,605 SF for 10 Years; Corpus Christi, TX.
6. Lease #20380 Texas Department of Criminal Justice (TDCJ) – 32,170 SF for 10 Years; Austin, TX.
7. Lease #20399 Texas Department of Motor Vehicles (DMV) – 11,554 SF for 3 Years & 7 Days; Houston, TX.
8. Lease #6270 Texas Department of Criminal Justice (TDCJ) & Texas Commission on Environmental Quality (TCEQ) – 8,336 SF for 10 Years; Amarillo, TX.
9. Lease #303-8-10683 Department of Family and Protective Services (DFPS) – 15,407 SF for 5 Years; Lubbock, TX.
10. Lease #9180 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 9,717 SF for 5 Years; Hondo, TX.
11. Lease #8548 Department of Family and Protective Services (DFPS) – 51,307 SF for 10 Years; Corpus Christi, TX.
12. Lease #7640 Department of Family and Protective Services (DFPS), Health and Human Services Commission (HHSC), & Texas Veterans Commission (TVC) – 13,505 SF for 5 Years; Hurst, TX.
13. Lease #8516 Department of Family and Protective Services (DFPS) & Health and Human Services Commission (HHSC) – 78,841 SF for 10 Years; Grand Prairie, TX.

Non-Consent Agenda:

Facilities Design and Construction:

- V. Consideration and possible action to award a Design-Build Contract to JE DUNN for Construction of a new state records and archive building, Project No. 24-047-4006 in Pflugerville, Texas. (TSLAC)
- VI. Consideration and possible action to award a project management services contract to Broaddus and Associates for a new state records and archive building, Project No. 24-047-4006 in Pflugerville, Texas. (TSLAC)
- VII. Consideration and possible action to approve the purchase of real property consisting of a 15.86 acre tract in Travis County for the new Texas State Records and Archive Building. (TSLAC)
- VIII. Consideration and possible action to approve a construction manager-at-risk contract for Flintco Construction for the Department of Motor Vehicles (DMV), Project No. 21-008-2529, in Austin, Texas.
- IX. Consideration and possible action to award a Design-Build contract to HC Beck, Ltd for Design and Construction of a FLEX space office building, Project No. 23-007-3410 in Pflugerville, Texas.
- X. Consideration and possible action to approve the purchase of real property in Bexar County by the State of Texas, acting by and through the Texas Facilities Commission to construct a facility for the benefit of the Texas Juvenile Justice Department (TJJD).
- XI. Consideration and possible action to approve the purchase of real property in Dallas or Ellis County by the State of Texas, acting by and through the Texas Facilities Commission to construct a facility for the benefit of the Texas Juvenile Justice Department (TJJD).
- XII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract for Construction Managers of Southeast Texas, for renovation of the Sam Houston Regional Library and Research Center Main Building and Historical Building Repairs, Project No. 22-010-2531 in Liberty, Texas. (TSLAC)
- XIII. Consideration and possible action to award a Construction contract amendment to Koehler, Inc. for the Guadalupe Regional Medical Center Medical Office Building, Project No. 24-005-4720 in Seguin, Texas.
- XIV. Consideration and possible action to award a professional services contract to Campos Engineering for Testing, Adjusting and Balancing (TAB) services for the Capitol Complex, Phase II, Project No. 20-028-8011, in Austin, Texas.
- XV. Consideration and possible action to approve a construction manager-at-risk contract for FLINTCO Construction for the Department of Public Safety (DPS) Training Academy, Project No. 24-020-2552, in Florence, Texas.

Administrative Agenda Items:

- XVI. Consideration and possible action to designate the Executive Director to sign documents on behalf of the Texas Facilities Commission for the sale of the William P. Hobby State Office Building to the General Land Office on behalf of the Permanent School Fund.
- XVII. 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 including the City of Austin.
- XVIII. Consideration and possible action to approve the Fiscal Year 2025 Operating Budget.
- XIX. Consideration and possible action to approve the Legislative Appropriations Request, including the Exceptional Item Requests and Rider Revision Requests, for the 2026-27 biennium.
- XX. Discussion of Major Projects:
 - 1. Capitol Complex Phase II.
 - 2. Permian Basin Behavioral Health Center.
 - 3. Border Infrastructure and Wall.
- XXI. Reports from the Commission Committees:
 - 1. Construction and P3 Committee.
 - 2. Space Planning & Real Estate Management Committee.
 - 3. Border Committee.
 - 4. Audit Committee.
- XXII. 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.
- XXIII. 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.

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

XXV. 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.

Stephen M. Foster
General Counsel