

Chair
Brian A. Bailey

Commissioners
Eddy Betancourt
Robert H. Clay
J.J. Isbell
Daniel K. Signorelli
C. Price Wagner
Robert S. Wetmore



Executive Director
Mike Novak

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Minutes No. 152: Minutes of the January 16, 2025, public Meeting of the Texas Facilities Commission in Austin, Travis County, Texas.

After providing notice as required by the Texas Open Meetings Act, the Texas Facilities Commission held an open meeting at the Central Services Building, 1711 San Jacinto Boulevard, Commission Conference Room 402, Austin, Texas, on Thursday, January 16, 2025, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioners Wagner, Betancourt, Wetmore and Clay were present. Commissioner Isbell and Signorelli were absent.

I. Call to Order.

Chairman Bailey called the meeting to order at 9:00 a.m.

II. Approval of the minutes from October 17, 2024, Open Meeting.

The Commissioners voted unanimously to approve October 17, 2024, minutes with a motion made by Commissioner Clay, seconded by Commissioner Wetmore. All in favor.

III. Public Comment.

There was no 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(s):

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.**

Amanda Brainard, TFC Acting Leasing Director, was present to answer questions. Commissioner Clay moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

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 (biennial cap) to the following firms: Levy Architects PLLC DBA LEVY DYKEMA, Helmuth Obata and Kazubau, Inc, Powers Brown Architecture N.A., LLC, TBA San Antonio, LLC dba TBA Douglas, Wright and Dalton, Inc., and Sixthriver, Inc.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Clay seconded the motion. All in favor.

- VI. **Consideration and possible action to approve the facilitation of TJJD Commissioner's approval of a ground lease of real property in Ellis County by the State of Texas, acting by and through the Texas Facilities Commission (TFC) to construct a facility for the benefit of the Texas Juvenile Justice Department (TJJD) Project No. 24-043-2558.**

Jon Conant, Director of Real Estate Acquisitions, was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- VII. Consideration and possible action to award a project management contract to Kitchell CEM, Inc. in amount not to exceed \$4,865,871 for the new TJJD New Facilities Project, Project No. 24-043-2558 in the Dallas/Fort Worth and Houston areas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

- VIII. Consideration and possible action to approve an amendment to the Construction Manager at Risk (CMAR) contract with Flintco, LLC. in the amount of \$18,000,000.00 for the TFC 2022-23 Statewide Deferred Maintenance Program, Project No. 22-009-3506 & 4201 for the additional/supplemental work funded with 2024-25 Maintenance Renewal Program (MRP) funds.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- IX. Consideration and possible action to approve an architect and engineering professional services contract amendment for Tom Green & Company Engineers, for the TFC 2022-23 Statewide Deferred Maintenance Program, Project No. 22-009-3506 and 4201 for Maintenance Renewal Program (MRP) 2024-25 and IAC (Interagency Contract) scoped work.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

- X. Consideration and possible action to approve a Construction Manager at Risk (CMAR) contract amendment for Flintco Construction, LLC. in the amount of \$62,604,033.00 for the Texas Department of Motor Vehicles (TxDMV) Camp Hubbard Renewal project, Project No. 24-021-2553 in Austin, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Clay seconded the motion. All in favor.

- 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.**

Will McKerall, Deputy Director of Facilities, Design, and Construction, was available to address any questions. Commissioner Betancourt made a motion to approve, which was seconded by Commissioner Wagner. Commissioner Clay opposed, and the motion passed.

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.

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

Administrative Agenda Items

XIII. Consideration and possible action to amend the delegated authority in Commission Policies Sections IV. (a) and (b), relating to Litigation.

Stephen M. Foster, General Counsel, was present to answer any questions. Commissioner Wagner proposed an amendment to include all amounts in a quarterly litigation report which shall be distributed to all members of the commission, informing them of all claims or lawsuits, including employment issues. Commissioner Clay moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XIV. Consideration and possible action to amend the delegated authority in Commission Policies Sections III. (a), (b), (c), (d), (f) and (g).

This agenda item was tabled. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

XV. Consideration and possible action to approve the updated Internal Audit Charter.

This agenda item was tabled. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

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.**

Stephen Bell of Square One provided a status update on Phase II of the Capitol Complex. Mark Leemaster of Broaddus & Associates provided a status update on the Permian Basin Behavioral Health Center. Brennan Wallace of Freese and Nichols provided an update on the Department of Motor Vehicles Camp Hubbard Renewal project. Carlos Canedo of AG|CM provided an update on the Guadalupe Regional Medical Center. Mike Novak, TFC Executive Director, provided an update on the Texas 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.**

Chairman Bailey acknowledged Commissioner Wagner, Chair of the Construction and P3 Committee, who then gave an update. Chairman Bailey deferred his remarks regarding the Border Committee to Executive Director Novak, who had already provided comments. The Chairman then turned to Commissioner Wagner for input on the Audit Committee, but Commissioner Wagner had no additional comments. Next, Chairman Bailey recognized Commissioner Wetmore, Chair of the Space Planning Committee. Commissioner Wetmore deferred to Joel Speight, Chief Operating Officer, who shared an update. Lastly, Chairman Bailey praised Kristy Fierro, Director of the Surplus Property Program, for her exceptional work overseeing the Austin, Fort Worth, and San Antonio operations.

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.

Chairman Bailey recognized Mike Novak, TFC Executive Director. Mr. Novak provided his facilities report. Mr. Novak invited Andy Carlson, TFC Government Relations Specialist, to provide an update on legislative affairs. Mr. Carlson provided a handout and update on the Government Relations and Communications team's preparation and work for the 89th legislative session.

Chairman Bailey made a Motion to invite the General Counsel, Stephen M. Foster to join the Executive Session. Commissioner Clay seconded the motion. All in favor.

XIX. Recess the open meeting to convene in Executive Session, pursuant to Sections 551.071 and 551.072 of the Texas Government Code.

Recessed at 10:40 a.m.

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

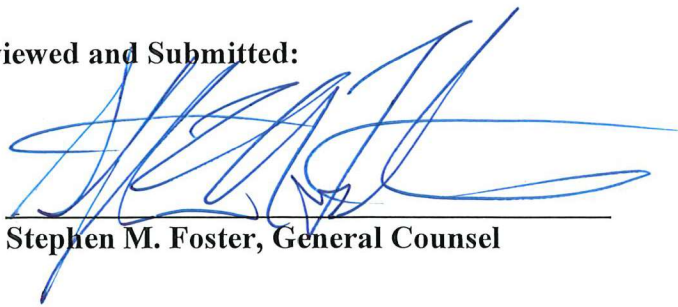
Reconvened at 11:30 a.m.

XXI. Adjournment

Chairman Bailey adjourned the open meeting at 11:31 a.m.

Reviewed and Submitted:

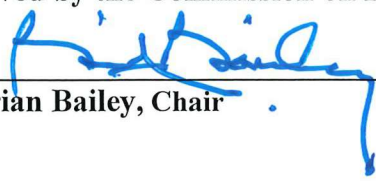
By:



Stephen M. Foster, General Counsel

Approved by the Commission on February 17, 2025

By:



Brian Bailey, Chair