



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
August 21, 2025

Notice is hereby given that a Regular Meeting of the Texas Facilities Commission (TFC) will be held on Thursday the 21st day of August 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, August 20, 2025.

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 18, 2025.
- III. Public Comment.

Consent Agenda:

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

New Lease:

1. Lease # 20812 Texas Department of Public Safety (DPS) – 5,000 SF for 10 Years; Center, TX.

Replacement Lease:

2. Lease # 20799 Office of the Attorney General – Admin and Legal (OAG-A&L) – 3,733 SF for 10 Years; Houston, TX.

Renewal(s):

3. Lease # 20432 Office of the Attorney General – Child Support Division (OAG-CSD) – 22,697 SF for 5 Years; Houston, TX.
4. Lease # 20428-A Texas Department of Criminal Justice (TDCJ) -14,812 SF for 10 Years; El Paso, TX.
5. Lease # 8304 Texas Department of Criminal Justice (TDCJ) – 12,660 SF for 10 Years; Houston, TX.
6. Lease # 20383 Texas Department of Criminal Justice (TDCJ) – 11,716 SF for 5 Years; Beaumont, TX.
7. Lease # 20157 Texas Parks and Wildlife (TPWD) – 40,304 SF for 5 Years; Austin, TX.
8. Lease # 10200 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 14,585 SF for 5 Years; Conroe, TX.
9. Lease # 20524 Texas Department of Banking (DOB) – 5,344 SF for 5 Years; Houston, TX.
10. Lease # 20298 Texas Department of Public Safety (DPS) – 23,840 SF for 10 Years; Fort Worth, TX.

Extension(s):

11. Lease # 20208 Texas Department of Licensing and Regulation (TDLR) – 48,015 SF for 8 Months; Austin, TX.

Non-Consent Agenda:

- V. Consideration and possible action to approve the award of a new lease agreement between the Texas Facilities Commission and AFIAA WFT, LLC on behalf of the Office of the Governor (OOG) in Austin, Texas for the period March 1, 2026, through February 28, 2031.

Facilities Design and Construction:

- VI. Consideration and possible action to approve the award of 15 Indefinite Delivery Indefinite Quantity (IDIQ) Architecture professional services contracts with durations spanning Fiscal Years 2026–2027, with delegated authority to the Executive Director for two-year renewals and related actions.

AECOM Technical Services, Inc.
Beck Architecture, LLC
English & Associates
Freese and Nichols, Inc.
Kirksey Architecture
Lawrence Group
Levy Dykema, PLLC
McKinney York Architects

Parkhill, Smith & Cooper, Inc. DBA Parkhill
PBK Architectural Services
Perkins & Will Architects, Inc.
Sixthriver Architects, Inc.
Studio Steinbomer Architecture & Interiors
Sunland Group, Inc.
TBA Douglas Architects

- VII. Consideration and possible action to approve the award of 10 Indefinite Delivery Indefinite Quantity (IDIQ) Mechanical, Electrical, and Plumbing (MEP) professional services contracts with durations spanning Fiscal Years 2026–2027, with delegated authority to the Executive Director for two-year renewals and related actions.
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| EEA Consulting Engineers | KCI Technologies, Inc. |
| ENCOTECH Engineering | Lockwood, Andrews & Newnam, Inc. |
| Consultants, Inc. | MEP Engineering, Inc. |
| Freese and Nichols, Inc. | O’Connell Robertson & Associates, Inc. |
| Halff Associates, Inc. | Tom Green & Company Engineers, Inc. |
| HMG & Associates, Inc. | |
- VIII. Consideration and possible action for a proprietary selection of the civil engineering firm Parkhill, Smith & Cooper, Inc. DBA Parkhill to perform site development planning, design, and construction administration services for the Beacon Healthcare Infrastructure Project, including the design of Gateway Boulevard, Main Street, and Innovation Boulevard, in Midland, Texas.
- IX. Consideration and possible action to award a Project Management Firm Indefinite Delivery Indefinite Quantity (IDIQ) assignment for professional services to Broaddus and Associates for the Permian Beacon Infrastructure development in Midland, Texas.
- X. Consideration and possible action to award a Construction Manager-at-Risk (CMR) contract to Vaughn Construction for construction of the Texas Juvenile Justice Department (TJJD) New Facilities in Ellis and Brazoria counties.
- XI. Consideration and possible action to award a professional services contract to EEA Consulting Engineers for Building Commissioning Services (CxA) for the Texas Department of Public Safety (DPS) Training Academy in Florence, Texas.
- XII. Consideration and possible action to approve a Construction Manager-at-Risk (CMR) contract amendment to Flintco Construction, L.L.C. for the Texas Department of Public Safety DPS Training Academy in Florence, Texas.
- XIII. Consideration and possible action to award a construction services contract for Trimbuilt Construction, Inc., for the Texas Department of Public Safety (DPS) Headquarters Crime Lab Training Facilities in Austin, Texas.
- XIV. Consideration and possible action to approve a Job Order Contract (JOC) assignment to Jamail and Smith Construction, L.P., for construction of a new roof on the Elias Ramirez Building at 5425 Polk Street, Houston, Texas.
- XV. Consideration and possible action to approve the revisions of the State of Texas Uniform General Conditions (UGC) for state construction contracts, as revised in accordance with Texas Administrative Code, Chapter 2166, Subchapter G.

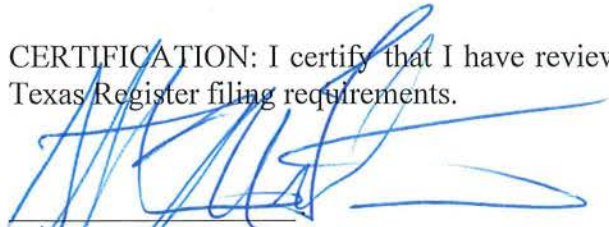
Administrative Agenda Items:

- XVI. Consideration and possible action to exercise a two-year renewal option on a lease agreement between the Texas Facilities Commission and the Board of Regents of the University of Texas System for the Capitol Complex Child Care Center for the period September 1, 2025, through August 31, 2027.

- XVII. Consideration and possible action to approve an amendment and renewal for a Not-to-Exceed (NTE) contract to Vets Securing America (VSA), a uniformed security guard service for the renewal period September 1, 2025, through August 31, 2026.
- XVIII. Consideration and possible action to approve the Operating Budget - Fiscal year 2026.
- XIX. Discussion of Major Projects:
1. Capitol Complex Phase II.
 2. Permian Basin Behavioral Health Clinic.
 3. Texas Department of Motor Vehicles (DMV).
 4. Border Infrastructure and Wall.
- XX. Reports from the Commission Committees:
1. Construction and P3 Committee.
 2. Audit Committee.
 3. Border Committee.
- XXI. 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.
- XXII. 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.
- XXIII. Reconvene in the open meeting and consider action on matters discussed in Executive Session.
- XXIV. 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 Melanie Richardson, 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