



Notice of a Regular Meeting
of the
TEXAS FACILITIES COMMISSION
1711 San Jacinto Boulevard
Austin, Texas 78701
October 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 October 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, October 15, 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 August 21, 2025.
- III. Public Comment.

Consent Agenda:

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

New Lease:

1. Lease # 303-6-20802 Texas Department of Public Safety – Driver License (DPS-DL) – 20,690 SF for 10 Years; Katy, TX.

Replacement Lease(s):

2. Lease # 20797 Comptroller of Public Accounts – Enforcement (CPA-E) – 5,741 SF for 5 Years; Dallas, TX.
3. Lease # 20811 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 4,532 SF for 10 Years; Monahans, TX.
4. Lease # 20823 Texas Department of Criminal Justice (TDCJ) – 5,530 SF for 10 Years; Orange, TX.

Renewal(s):

5. Lease # 303-5-20430 Comptroller of Public Accounts – Enforcement (CPA-E) – 4,076 SF for 7 Years; McAllen, TX.
6. Lease # 303-5-20480 Texas Department of Criminal Justice (TDCJ) – 7,749 SF for 5 Years; Arlington, TX.
7. Lease # 20370 Texas Department of Public Safety (DPS) – 22,154 SF for 10 Years; Houston, TX.
8. Lease # 20512 Texas Animal Health Commission (TAHC) – 3,044 SF for 10 Years; Laredo, TX.
9. Lease # 9176 Health and Human Services Commission (HHSC) – 19,550 SF for 5 Years; Lubbock, TX.
10. Lease # 20273 Department of Family and Protective Services (DFPS) – 8,047 SF for 5 Years; Humble, TX.
11. Lease # 20548 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 35,209 SF for 5 Years; Temple, TX.
12. Lease # 20730 Office of the Attorney General – Child Support Division (OAG-CSD) – 8,554 SF for 5 Years; Beaumont, 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 Secretary of State (SOS) in Austin, Texas for the period December 1, 2025, through December 31, 2026.

Facilities Design and Construction:

- VI. Consideration and possible action to award seven Indefinite Delivery Indefinite Quantity (IDIQ) contracts for professional Commissioning services to:

Bath Group, LLC
Campos Engineering, Inc.
Energy Engineering Associates, Inc.
dba EEA Consulting

Freese and Nichols, Inc.
Loring Consulting Engineers, Inc.
Stanley Consultants, Inc.
Tom Green & Company Engineers, Inc.

- VII. Consideration and possible action to award seven Indefinite Delivery Indefinite Quantity (IDIQ) contracts for professional Environmental Engineering services to:
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|---|---------------------------|
| Baer Engineering & Environmental Consulting, Inc. | Raba Kistner, Inc. |
| Freese and Nichols, Inc. | Terracon Consultants, Inc |
| Kleinfelder, Inc. | TTL, Inc. |
| | WSP USA, Inc. |
- VIII. Consideration and possible action to award seventeen Job Order Contracts (JOC) to provide general building construction services throughout the State of Texas to:
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| A.R.E. Design & Build, LLC | Lee Construction & Maintenance Company dba |
| Basic IDIQ, Inc. | LCM Corporation |
| Centennial Contractors Enterprises, Inc. | Modern Renovations Inc. dba MRI Builders |
| ERC Environmental & Construction Services, Inc. | Perez Construction, LLC |
| Falkenberg Construction Co., Inc. | QA Construction Services, Inc. |
| General Commercial Solutions, LLC | SDB, Inc. |
| Gutier, LLC | STR Constructors, LLC |
| J.T. Vaughn Construction, LLC | SpawGlass Contractors, Inc. |
| Joeris General Contractor, LLC | Veliz Company, LLC dba Veliz Construction |
- IX. Consideration and possible action to approve an amendment to a Design-Build contract with HC Beck, Ltd. for the Pflugerville State Office Building, in Pflugerville, Texas.
- X. Consideration and possible action to approve an amendment to a Construction Manager-at-Risk (CMR) contract with JE Dunn for the Capitol Complex Phase II project in Austin, Texas.
- XI. Consideration and possible action to award an architectural and engineering (A&E) professional services contract to Stanley Consultants for the James E. Rudder State Office Building Modernization project in Austin, Texas.
- XII. Consideration and possible action to award a professional services contract to EEA Consulting Engineers for Building Commissioning Services for the Texas State Library and Archives Commission (TSLAC) in Pflugerville, Texas.
- XIII. Consideration and possible action to approve a Job Order Contract (JOC) for Balfour Beatty for the Texas Department of Public Safety HQ Building C-HVAC in Austin, Texas.
- Administrative Agenda Items:
- XIV. Consideration and possible action to approve the proposed FY26 Internal Audit Plan.
- XV. Consideration and possible action to approve the proposed Annual Report to the SAO.
- XVI. Chief Financial Officer Report.
- XVII. Discussion of Major Projects:
1. Capitol Complex Phase II.
 2. Texas Department of Motor Vehicles (DMV).
 3. Texas State Library and Archives Commission (TSLAC).
 4. Border Infrastructure and Wall.

XVIII. Reports from the Commission Committees:

1. Construction and P3 Committee.
2. Audit Committee.
3. Border Committee.

XIX. Consideration and possible action to approve Will McKerall, Deputy Executive Director and Director Facilities Design & Construction, as the acting Executive Director of the Texas Facilities Commission effective upon the retirement of Mike Novak, Executive Director of the Texas Facilities Commission.

XX. 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.

XXI. Recess into closed executive session, if necessary, pursuant to Texas Government Code Chapter 551, for one or more of the following purposes:

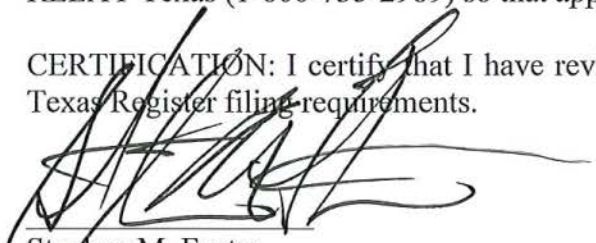
- a. Pending and potential litigation, Section 551.071.
- b. The employment, appointment, dismissal, evaluation, discipline, reassignment, or duties of the Executive Director, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission.
- c. The deliberation regarding 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.

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

XXIII. 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