

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. 150: Minutes of the August 15, 2024, 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, August 15, 2024, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioner Betancourt, Clay, Isbell, Signorelli and Wetmore were present and participated in person for the entirety of the meeting. Commissioner Wagner was absent.

I. Call to Order.

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

Chairman Bailey noted that this was Commissioner Clay's first in person Commission meeting. He went on to introduce the newly sworn in Commissioner J.J. Isbell.

II. Approval of the minutes from June 20, 2024, Open Meeting.

The Commissioners voted unanimously to approve the June 20, 2024, minutes with a motion made by Commissioner Signorelli, seconded by Commissioner Bentancourt. All in favor.

III. Public Comment.

There was no 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:

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.

Gayla Davis, TFC Leasing Director, was present to answer questions. Commissioner Signorelli moved to approve, and Commissioner Clay seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Design and Construction

- V. Consideration and possible action to award an initial design services contract to JE Dunn in an amount not to exceed \$4,000.000 for a new state records and archive building for the Texas State Library and Archives Commission (TSLAC), Project No. 24-047-4006 in Pflugerville, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Will McKerall introduced a guest from JE Dunn and Gloria Meraz, Director and Librarian of TSLAC provided comments and was present for any questions. Commissioner Clay moved to approve, and Commissioner Isbell seconded the motion. All in favor.

- VI. Consideration and possible action to award a Not to Exceed (NTE) project management professional services contract to Broaddus and Associates in the amount of \$2,138,894 for a new state records and archive building for the Texas State Library and Archives Commission (TSLAC), Project No. 24-047-4006 in Pflugerville, Texas.**

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

- VII. Consideration and possible action to approve the purchase of real property consisting of a 15.861 acre tract in Travis County for the new Texas State Records and Archive Building (TSLAC).**

Jon Conant, Director of Real Estate Acquisition and Development was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Betancourt seconded the motion. All in favor. This item was taken out of order.

- VIII. Consideration and possible action to approve a construction manager-at-risk contract for Flintco Construction, LLC in the amount of \$50,075,800 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. Will McKerall introduced a guest from Flintco Construction and Daniel Avitia, Executive Director of TXDMV provided comments. Commissioner Clay moved to approve, and Commissioner Isbell seconded the motion. All in favor.

- 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.**

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

- 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).**

Jon Conant, Director of Real Estate Acquisition and Development was present to answer any questions. This item was tabled and taken into executive session. Upon closing of executive session and reconvening of the commission meeting, no action was taken on this agenda item.

- 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).**

Jon Conant, Director of Real Estate Acquisition and Development was present to answer any questions. This item was tabled and taken into executive session. Upon closing of executive session and reconvening of the commission meeting, no action was taken on this agenda item.

- 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)**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction asked that this agenda item not be taken up. The agenda item was tabled.

- XIII. Consideration and possible action to award a Construction contract amendment to Koehler, Inc. in the amount of \$7,985,000 (including \$1,000,000 TFC controlled contingency) for construction of the Guadalupe Regional Medical Center on Medical Drive in Seguin, Texas, Project No. 24-005-4720.**

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.

- XIV. Consideration and possible action to award a professional services contract to Campos Engineering Inc., in the amount of \$600,000 for Testing, Adjusting and Balancing (“TAB”) services for the Capitol Complex Phase II development, Project No. 20-028-8011, in Austin, Texas.**

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

- XV. Consideration and possible action to approve a construction manager-at-risk contract for Flintco Construction, LLC in the amount of \$50,525,000 for the Department of Public Safety (DPS) Training Academy, Project No. 24-020-2552, in Florence, Texas.**

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

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.**

Stephen M. Foster, General Counsel read the motion. Commissioner Signorelli moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- 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.**

Stephen M. Foster, General Counsel read the motion. Commissioner Isbell moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

XVIII. Consideration and possible action to approve the Fiscal Year 2025 Operating Budget.

Thomas Brown, Chief Financial Officer, was present to discuss any questions. He recognized his staff and TFC leadership. Commissioner Signorelli moved to approve, and Commissioner Clay seconded the motion. All in favor.

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.

Thomas Brown, Chief Financial Officer, was present to discuss any questions. Mike Novak provided additional comments. Commissioner Clay moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

XX. Discussion of Major Projects:

- 1. Capitol Complex Phase II.**
- 2. Permian Basin Behavioral Health Center.**
- 3. Border Infrastructure and Wall.**

Stephen Bell of Square One provided a presentation on Phase II of the Capitol Complex and Mark Leemaster of Broaddus & Associates provided an update on the Permian Basin Behavioral Health Center. Executive Director Mike Novak provided an update on the Texas Border Infrastructure as part of Agenda item XXII.

XXI. Reports from the Commission Committees:

- 1. Construction and P3 Committee.**
- 2. Space Planning & Real Estate Management Committee.**
- 3. Border Committee.**
- 4. Audit Committee.**

Chairman Bailey recognized Commissioner Wetmore and noted that Commissioner Wagner was present for the Committee. Commissioner Wetmore provided an update on the Construction and P3 Committee. Chairman Bailey recognized Commissioner Signorelli. Commissioner Signorelli and Joel Speight, Chief Operating Officer provided an update for the Space Planning & Real Estate Management Committee. Chairman Bailey recognized Sonya Etheridge, Director of Internal Audit. Ms. Etheridge provided an update on the 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.

Chairman Bailey recognized Mike Novak, TFC Executive Director. Mr. Novak discussed the scope of the Border Infrastructure and Wall. He then invited Rick

Glancey, Director of Government Relations & External Communications to talk about Emma's Garden. The Capitol Complex Child Development Center was named in honor of Emma Barrientos, the late wife of Senator Gonzalo Barrientos Jr., who encouraged him to file legislation establishing the Child Development Center to benefit state employees in 1989.

Chairman Bailey made a Motion to invite the Director of Real Estate Acquisition and Development, Jon Conant, to join the Executive Session. Commissioner Clay seconded the motion. All in favor.

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

Recessed at 10:35 a.m.

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

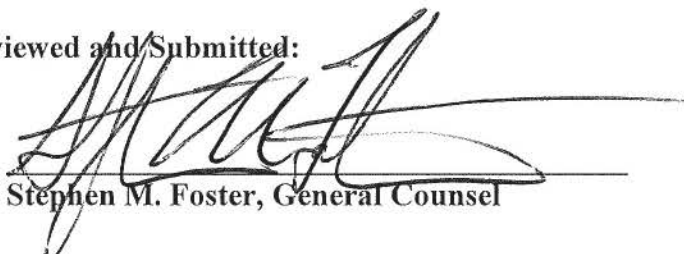
Reconvened at 11:40 a.m.

XXV. Adjournment

Chairman Bailey adjourned the open meeting at 11:40 a.m.

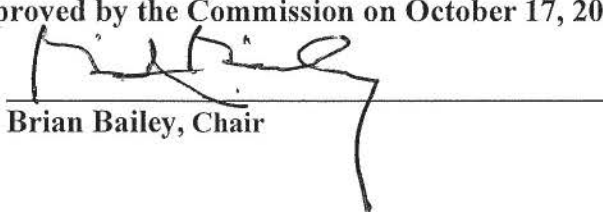
Reviewed and Submitted:

By:


Stephen M. Foster, General Counsel

Approved by the Commission on October 17, 2024

By:


Brian Bailey, Chair