

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. 153: Minutes of the February 20, 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, February 20, 2025, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioners Wagner, Betancourt, Clay, Isbell and Signorelli were present. Commissioner Wetmore was absent.

I. Call to Order.

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

Chairman Bailey recognized Mike Novak, Executive Director, for a remembrance of Louis Hodge, who passed away February 13, 2025. Mr. Novak introduced Rafael Arredondo, Human Resources Director for the Texas Facilities Commission. Mr. Arredondo honored the life and legacy of Mr. Hodge who had dedicated a remarkable 37 years of loyal service to the Texas Facilities Commission and to the State of Texas. A flag was flown atop the Capitol in his honor and was presented to her family.

II. Approval of the minutes from January 16, 2025, Open Meeting.

The Commissioners voted unanimously to approve January 16, 2025, minutes with a motion made by Commissioner Wagner, seconded by Commissioner Signorelli. 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 #303-5-20768 Department of Public Safety – Driver License (DPS-DL) – 10,613 SF for 10 Years; Cedar Park, TX.**

Renewal(s):

Texas Facilities Commission

Physical address: 1711 San Jacinto Blvd, Austin, Texas 78701

————— * Planning and administering facilities in service to the State of Texas * —————

2. **Lease #10211 Health and Human Services Commission – 73,000 SF for 5 Years; Austin, TX.**
3. **Lease #303-5-20457 Office of the Attorney General – Medicaid Fraud Control Unit (OAG-MFCU) – 5,038 SF for 10 Years; Corpus Christi, TX.**

Amanda Brainard, TFC Acting Leasing Director, was present for any questions. She withdrew the first agenda item of the consent agenda. Commissioner Clay moved to approve, and Commissioner Wagner seconded the motion. All in favor.

Non-Consent Agenda:

Facilities Design and Construction:

- V. **Consideration and possible action to award a Not to Exceed (NTE) Architectural and Engineering (A&E) professional services contract to HDR Architecture in the amount of \$23,575,000.00 for the TJJD New Facilities, Project No. 24-043-2558 in the Houston and Dallas-Fort Worth markets of Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Chairman Bailey tabled this agenda item and there was no vote.

- VI. **Consideration and possible action to approve an amendment to a project management services contract for Broaddus & Associates in the amount of \$564,030.00 for the Permian Basin Behavioral Health Center, Project No. 22-015-8110 in Midland, 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.

- VII. **Consideration and possible action to approve a Job Order Contract (JOC) assignment to Balfour Beatty in an amount not to exceed \$6,000,000 and concurrently an increase to the cap for this Job Order Contract (JOC) in the amount of \$6,000,000 for the TTSTC (Texas Treasury Safekeeping Trust Company) George H.W. Bush (GHWB) New Office Build Out, Project No. 25-008-2568 in Austin, Texas.**

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

- VIII. **Consideration and possible action to approve a Job Order Contract (JOC) assignment to SpawGlass in an amount not to exceed \$6,052,000 and concurrently an increase to the cap for this Job Order Contract (JOC) in the amount of \$6,000,000 for the Maintenance and Renewal Program – Stephen F. Austin Building Elevators, Project No. 24-033-4201 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 Clay seconded the motion. All in favor.

- IX. Consideration and possible action to renew Contract No. 24-005-000 for elevator maintenance services in Austin, Texas with Oracle Elevator Holdco, Inc. dba Elevated Facility Services in the amount of \$2,650,064.00 for the period 9/1/2025 through 8/31/2027 with the option of one (1) remaining two-year renewal period. With this increase, the total contract value becomes \$5,334,894.00.**

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.

- X. Consideration and possible action to renew Contract No. 24-004-000 for custodial services with American Facility Services, Inc., increasing the contract amount by \$1,963,338.80 for the period 9/1/2025 through 8/31/2027 with the option of one (1) remaining two-year renewal period. With this increase, the total contract value becomes \$4,030,000.00.**

Bailey Gonzalez, Director of Facility Management and Operations, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

- XI. Discussion of Major Projects:**

- 1. Capitol Complex Phase II.**
- 2. DPS Training Academy, Florence.**
- 3. Texas School for the Deaf (TSD) – ACCESS Classroom Facility Construction Guadalupe Valley Medical Center - Seguin**
- 4. Border Infrastructure and Wall.**

Stephen Bell of Square One provided a status update on Phase II of the Capitol Complex. Neil Craig of Broaddus & Associates provided a status update on the DPS Training Academy in Florence, Texas. Angie Pasani, TFC Project Manager and Aaron Taylor of McKinney, York architects provided a presentation on the Texas School for the Deaf (TSD) ACCESS Classroom Facility Construction Guadalupe Valley Medical Center in Seguin, Texas. Mike Novak, TFC Executive Director, provided an update on the Texas Border Infrastructure and Wall.

- XII. Reports from the Commission Committees:**

- 1. Construction and P3 Committee.**
- 2. Border 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.

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 invited Laura Hall, Director of Commercial Parking and Special Events, to provide an update on the commercial parking and special events program. She provided her update which highlighted the extensive special event parking throughout Austin including the UT Tailgating program as well as the collaboration with the Texas Film Commission for seventeen productions in fiscal year 2024.

Chairman Bailey announced that the Commissioners were going into Executive Session.

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 10:00 a.m.

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

Reconvened at 11:01 a.m.

XXI. Adjournment

Chairman Bailey adjourned the open meeting at 11:02 a.m.

Reviewed and Submitted:

By: 
Stephen M. Foster, General Counsel

Approved by the Commission on April 17, 2025

By: 
Brian Bailey, Chair