

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. 154: Minutes of the April 17, 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, April 17, 2025, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioners Betancourt, Clay, Isbell, Signorelli, and Wetmore are present. Commissioner Wagner was absent.

I. Call to Order.

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

II. Approval of the minutes from February 20, 2025, Open Meeting.

The Commissioners voted unanimously to approve February 20, 2025, minutes with a motion made by Commissioner Betancourt, seconded by Commissioner Clay. All in favor.

III. Public Comment.

There was no public comment.

Consent Agenda:

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

Renewal(s):

1. **Lease #1709 Health and Human Services Commission (HHSC) – 19,955 SF for 5 Years; Edinburg, TX.**
2. **Lease #303-0-20652 Department of Public Safety (DPS) – 3,644 SF for 5 Years; Beaumont, TX.**
3. **Lease #303-5-20427 Texas Department of Criminal Justice (TDCJ) – 7,122 SF for 5 Years; Rosenberg, TX.**
4. **Lease #10094 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 17,720 SF for 5 Years; El Paso, TX.**

5. Lease #303-5-20429 Department of Family and Protective Services (DFPS) – 16,439 SF for 5 Years; San Antonio, TX.
6. Lease #303-6-20484 Department of Family and Protective Services (DFPS) – 13,334 SF for 10 Years; Laredo, TX.
7. Lease #20523 Texas Department of Insurance – Division of Workers' Compensation (TDI-DWC) – 3,514 SF for 10 Years; Laredo, TX.
8. Lease #303-0-10756-A Health and Human Services Commission (HHSC) – 20,248 SF for 5 Years; San Antonio, TX.

Amanda Brainard, TFC Acting Leasing Director, was present for any 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 approve the purchase of real property consisting of approximately 45.00 acres in El Paso County, as shown or more fully described in Exhibit "A", for the Texas Department of Public Safety (DPS) West Texas Regional Facility for a sales price of \$5,980,000.00.**

Jon Conant, Director of Real Estate Acquisitions and Development/P3, 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 additional funds to JE Dunn for Construction Documents, Site Makeready and Early Procurement not to exceed Eighty-Five Million Dollars (\$85,000,000) 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. Commissioner Clay moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

- VII. **Consideration and possible action to award three Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Mechanical Electrical and Plumbing Engineering Services (MEP) in an amount not to exceed \$750,000.00 (biennial cap) to HMG & Associates, KCI Technologies, and O'Connell Robertson and Associates.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Signorelli 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. Chairman Bailey made a motion to table the item, and Commissioner Clay seconded the motion.

- IX. Consideration and possible action to exercise final renewal of contract 22-167-000 job order contracting and licensing services agreement, increasing the amount by \$2,000,000.00 for the period 9/1/205 through 8/31/2027. With this increase, the total contract value becomes \$3,600,000.00 to administer the job order contracting (JOC) program.**

Rico Gamino, Director of Procurement, was present to answer any questions. Commissioner Wetmore moved to approve, and Commissioner Clay seconded the motion. All in favor.

X. Discussion of Major Projects:

- 1. Capitol Complex Phase II.**
- 2. DPS West Texas Regional Office, El Paso.**
- 3. Texas State Library and Archives Commission (TSLAC) in Pflugerville, Texas.**
- 4. Border Infrastructure and Wall.**

Kevin Parks of Square One provided a status update on Phase II of the Capitol Complex. Jon Conant, Director of Real Estate Acquisitions and Development/P3 provided a status update on the DPS West Texas Regional Office, El Paso. Roben Tagliente, TFC project manager and Andy Siefker, Broadbus and Associates provided an update on the Texas State Library and Archives Commission (TSLAC) in Pflugerville, Texas. Mike Novak, TFC Executive Director, provided an update on the Texas Border Infrastructure and Wall.

XI. Reports from the Commission Committees:

- 1. Construction and P3 Committee.**
- 2. Audit Committee.**
- 3. Innovations Committee.**
- 4. Space Planning Committee.**
- 5. Border Committee.**

Chairman Bailey acknowledged Commissioner Wetmore who provided an update on the Construction and P3 Committee. Chairman Bailey provided an update on both the Audit and Innovations Committees. Chairman Bailey acknowledged Commissioner Signorelli

who provided an update on the Space Planning Committee. Chairman Bailey deferred his remarks regarding the Border Committee to Executive Director Novak, who had already provided comments.

XII. 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 update, highlighting the maintenance and renewal program (MRP) and the LBJ building rededication event. He played a short video of the event. He went on to recognize two upcoming retirements: Tommy Oates, Chief Safety Officer and Director of Risk Management and Rick Glancey, Director, Government Relations & External Communications. Mr. Novak introduced Andy Carlson of Government Relations, who provided an update on the 89th legislative session.

Chairman Bailey invited Stephen M. Foster and James Kelly to join him and the Commissioners in the Executive Session.

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

Recessed at 10:16 a.m.

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

Reconvened at 10:59 a.m.

XV. Adjournment

Chairman Bailey adjourned the open meeting at 11:00 a.m.

Reviewed and Submitted:

By: 
Stephen M. Foster, General Counsel

Approved by the Commission on June 18, 2025

By: 
Brian Bailey, Chair