

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. 156: Minutes of the August 21, 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, Thursday, August 21, 2025, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioners Betancourt, Clay, Wetmore and Chairman Bailey were present. Commissioners Isbell and Wagner participated via video conferencing. Commissioner Signorelli was absent.

I. Call to Order.

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

II. Approval of the minutes from June 18, 2025, Open Meeting.

The Commissioners voted unanimously to approve June 18, 2025, minutes with a motion made by Commissioner Clay, seconded by Commissioner Betancourt. 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 # 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.

Amanda Brainard, TFC Leasing Director, was present for any questions. Commissioner Clay moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

Non-Consent Agenda:

- V. **Consideration and possible action to award 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.**

Amanda Brainard, TFC Leasing Director, was present for any questions. Commissioner Betancourt moved to approve, and Commissioner Clay seconded the motion. All in favor.

Facilities Design and Construction:

- VI. **Consideration and possible action to award 15 Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Architectural Services, each in an amount Not-to-Exceed (NTE) \$750,000.00 (biennial cap), to the following firms:**

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

Will McKerall, Deputy Executive 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.

VII. Consideration and possible action to award 10 Indefinite Delivery Indefinite Quantity (IDIQ) Contracts for Professional Mechanical, Electrical & Plumbing (MEP) services each in an amount not to exceed \$750,000.00 (biennial cap) to the following firms:

**EEA Consulting Engineers
Encotech Engineering
Consultants, Inc.
Freese and Nichols, Inc.
Halff Associates, Inc.
HMG & Associates, Inc.**

**KCI Technologies, Inc.
Lockwood, Andrews & Newnam, Inc.
MEP Engineering, Inc.
O'Connell Robertson & Associates, Inc.
Tom Green & Company Engineers, Inc.**

Will McKerall, Deputy Executive 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.

VIII. Consideration and possible action to award a Not-to-Exceed (NTE) professional civil engineering services to Parkhill in the amount of \$4,000,000.00, for the Permian Basin Beacon Infrastructure Project, Project No. 26-002-8111, in Midland, Texas.

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

IX. Consideration and possible action to award a Not-to-Exceed (NTE) project management firm (PMF) professional services assignment to Broadus & Associates in the amount of \$1,422,000.00, for the Permian Basin Beacon Infrastructure Project, Project No. 26-002-8111 in Midland, Texas.

Will McKerall, Deputy Executive 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.

X. Consideration and possible action to award a Construction Manager-at-Risk (CMR) construction contract to Vaughn Construction in the amount of \$204,693,205.00 for the Texas Juvenile Justice Department (TJJD) New Facilities, Project No. 24-043-2558, in Ellis and Brazoria counties.

Will McKerall, Deputy Executive 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.

XI. Consideration and possible action to award an architectural/engineering (A/E) professional services contract to EEA Consulting Engineers in the amount of \$2,190,000.00, for commissioning services for the Texas Department of Public Safety (DPS) Training Academy Project No. 24-020-2552, in Florence, Texas.

Will McKerall, Deputy Executive 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.

- XII. Consideration and possible action to award a Construction Manager-at-Risk (CMR) contract amendment in the amount of \$259,475,000.00 for the Texas Department of Public Safety (DPS) Training Academy Project, No. 24-020-2552, in Florence, Texas.**

Will McKerall, Deputy Executive 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.

- XIII. Consideration and possible action to award a construction services contract for Trimbuilt Construction, Inc., in the amount of \$5,099,919.19, for the Texas Department of Public Safety (DPS) Headquarters Crime Lab Training Facilities, Project No. 22- 013-2513, in Austin, Texas.**

Will McKerall, Deputy Executive 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.

- XIV. Consideration and possible action to approve a Job Order Contract (JOC) assignment to Jamail & Smith Construction, LP in an amount of \$2,738,662.03 to repair substructure and construct a new roof for the Elias Ramirez Building located at 5425 Polk Street, Houston, Texas 77023.**

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

- XV. Consideration and possible action to approve the revisions of the State of Texas Uniform General Conditions for state construction contracts, as revised in accordance with Texas Administrative Code chapter 2166 Subchapter G.**

Will McKerall, Deputy Executive 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.

Administrative Agenda Items:

- XVI. Consideration and possible action to approve an amendment for a two-year renewal 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, TFC Contract No. 22-171-000 for two years, from September 1, 2025, through August 31, 2027.**

Lia Edwards, Assistant General Counsel, was present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Clay seconded the motion. All in favor.

- XVII. Consideration and possible action to approve the amendment and renewal for the uniformed security guard service contract to Vets Securing America (VSA) in the amount Not-to-Exceed (NTE) \$24,850,000.00, for security guard services for use in the Capitol Complex, North Austin Complex, Park 35 Complex, and outbuildings.**

Matt Groce, Director of Risk Management, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

XVIII. Consideration and possible to approve the Requested Fiscal Year 2026 Operating Budget.

Harrison Gregg, Budget Director, was present to answer any questions.

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.**

Stephen Bell of Square One provided a status update on Phase II of the Capitol Complex. Mark Leemaster of Broadus & Associates provided a status update on Permian Basin Behavioral Health Clinic. Russell Myers, Chief Executive Office of the Permian Basin Medical Center. He also serves as President of the Permian Basin Behavioral Health Center provided an update on Beacon project in the Permian Basin. Brennan Wallace of Freese and Nichols provided a presentation on the Texas Department of Motor Vehicles. Mike Novak, TFC Executive Director, provided an update on the Texas Border Infrastructure and Wall.

XX. Reports from the Commission Committees:

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

Chairman Bailey acknowledged Commissioner Wetmore who provided an update on the Construction and P3 and the Audit Committees. Chairman Bailey provided an update on the Audit Committee. Chairman Bailey deferred his remarks regarding the Border Committee to Executive Director Novak, who had already provided comments.

XIV. 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 recognized HUB Director, Yolanda Strey and her upcoming retirement. Chairman Bailey recognized Will McKerall, Deputy Executive Director of Facilities, Design and Construction. Mr. McKerall recognized Derek Prestridge, Chief at Texas Department of Public Safety Training Academy, and Neil Craig of Broadus Associates. Mr. Craig recognized Edgar Ferrara with Marmon Mok Architecture who provided an update and video of the DPS Training Center Project.

Chairman Bailey invited the Commissioners, General Counsel, Stephen M. Foster and Attorney James Kelly into the Executive Session.

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

Recessed at 10:20 a.m.

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

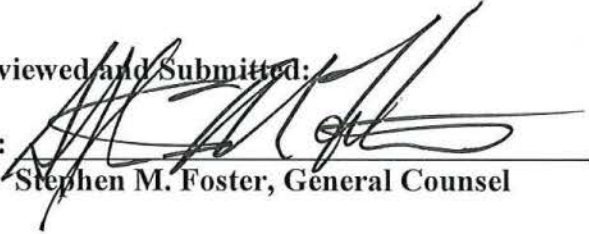
Reconvened at 11:18 a.m.

- XVII. Adjournment

Chairman Bailey adjourned the open meeting at 11:19 a.m.

Reviewed and Submitted:

By:


Stephen M. Foster, General Counsel

Approved by the Commission on October 16, 2025

By:


C. Price Wagner, Vice Chairman