

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

Mailing address:
P. O. Box 13047
Austin, TX 78711-3047
(512) 463-3446
www.tfc.texas.gov

Minutes No. 156: Minutes of the October 16, 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, October 16, 2025, commencing at 9:00 a.m. Vice Chairman C. Price Wagner called the meeting to order. Commissioners Betancourt, Clay, Isbell, Signorelli, and Wetmore were present. Chairman Bailey was absent.

I. Call to Order.

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

II. Approval of the minutes from August 21, 2025, Open Meeting.

The Commissioners voted unanimously to approve the August 21, 2025, minutes with a motion made by Commissioner Isbell, seconded by Commissioner Clay. All in favor.

III. Public Comment.

There was no public comment.

Consent Agenda:

XV. 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.**

Texas Facilities Commission

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

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

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.

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

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.**

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

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	Freese and Nichols, Inc.
Campos Engineering, Inc.	Loring Consulting Engineers, Inc.
Energy Engineering Associates,	Stanley Consultants, Inc.
Inc. dba EEA Consulting	Tom Green & Company Engineers, Inc.

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

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.

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 professional services contract to EEA Consulting Engineers for Building Commissioning Services for the Texas State Library and Archives Commission (TSLAC) in Pflugerville, Texas.

[General Counsel has made a correction from EEA Consulting Engineers to EEA-Command Commissioning, LLC] Will McKerall, Deputy Executive Director of Facilities, Design and Construction, was present to answer any questions. Commissioner Isbell moved to approve, and Commissioner Clay seconded the motion. All in favor.

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.

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

Administrative Agenda Items:

XIV. Consideration and possible action to approve the proposed FY26 Internal Audit Plan.

Sonya Etheridge, Director of Internal Audit, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

XV. Consideration and possible action to approve the proposed Annual Report to the SAO.

Sonya Etheridge, Director of Internal Audit, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

XVI. Chief Financial Officer Report.

Thomas Brown, Chief Financial Officer, was present to answer any questions.

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.**

Stephen Bell of Square One provided a status update on Phase II of the Capitol Complex. Bill Munoz of TFC and Brennan Wallace of Freese and Nichols, Inc. provided a status update on Texas Department of Motor Vehicles (DMV). Roben Taglienti of TFC and Andy Siefker of Broaddus and Associates, Inc. provided a status update on the Texas State Library and Archives Commission (TSLAC). Mike Novak, TFC Executive Director, provided an update on the Texas Border Infrastructure and Wall.

XVIII. Reports from the Commission Committees:

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

Vice Chairman Wagner provided the Construction and P3 Committee report. He acknowledged Commissioner Signorelli who provided a report on the Audit Committee. Vice Chairman Wagner deferred his remarks regarding the Border Committee to Executive Director Novak, who had already provided comments.

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.

Vice Chairman Wagner recognized Stephen M. Foster, General Counsel, who noted a substitution of "acting" to "interim." The commission voted unanimously to approve the hiring of Will McKerall as the Interim Executive Director of the Texas Facilities Commission at an annual salary of \$208,161.00 with a motion by Commissioner Wetmore and a second to approve the motion made by Commissioner Clay. The unanimous hire approval of Will McKerall as the Interim Executive Director at the salary of \$208,161.00 is effective upon the retirement of Mike Novak.

Vice Chairman Wagner recognized Stephen M. Foster. Mr. Foster introduced John Raff, TFC, former Interim Executive Director, former Deputy Executive Director and former Director of Facilities Design and Construction (FDC) who gave remarks on the retirement of Mike Novak, TFC Executive Director. Vice Chairman Wagner gave remarks, and the Commission presented Mr. Novak with an engraved memento to commemorate his 8-year tenure as the 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.

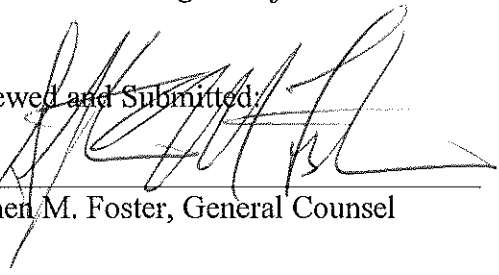
Vice Chairman Wagner recognized Mike Novak, TFC Executive Director. Mr. Novak gave general remarks regarding his tenure with the agency and announced that today was Veronica Perez's birthday.

Vice Chairman Wagner announced that there would be no Executive Session.

XXI. Adjournment

Vice Chairman Wagner adjourned the meeting at 10:24 a.m.

Reviewed and Submitted:

By: 
Stephen M. Foster, General Counsel

Approved by the Commission on January 16, 2026

By: 
Brian Bailey, Chairman