

Chair
Brian A. Bailey

Commissioners
Robert H. Clay
J.J. Isbell
Daniel K. Signorelli
C. Price Wagner
Robert S. Wetmore



Interim Executive Director
Will McKerall, P.E.

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Minutes No. 159: Minutes of January 22, 2026, 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 via ZOOM on Thursday January 22, 2026, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioner Wagner, Wetmore, Signorelli, Clay and Isbell all participated via video conferencing.

I. Call to Order.

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

Chairman Bailey paused to acknowledge the passing of our colleague and friend Commissioner Eddy Betancourt. The Chairman then asked for a moment of silence to honor Commissioner Betancourt's life and service.

II. Approval of the minutes from the October 16, 2025, and December 3, 2025.

The Commissioners voted unanimously to approve October 16, 2025, and December 3, 2025, minutes with a motion made by Commissioner Isbell, seconded by Commissioner Wagner. All in favor.

III. Public Comment.

No public comment

Consent Agenda:

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

New Lease(s):

- Lease # 20827 Texas Department of Public Safety (DPS) – 15,796 SF for 10 Years; San Antonio, TX.**
- Lease # 20815 Texas Department of Public Safety (DPS) – 15,000 SF for 10 Years; Georgetown, TX.**

Replacement Lease(s):

- Lease # 20816 Department of Banking – (DOB) – 7,679 SF for 5 Years; Dallas, TX.**
- Lease # 20825 Texas Animal Health Commission (TAHC) – 5,472 SF for 10 Years; Jourdanton, TX.**

Renewal(s):

5. Lease # 7320 Department of Family and Protective Services (DFPS) – 26,323 SF for 5 Years; Edinburg, TX.
6. Lease # 6884 Health and Human Services Commission (HHSC) – 19,728 SF for 5 Years; Mission, TX.
7. Lease # 303-6-20478 Texas Department of Criminal Justice (TDCJ) – 13,142 SF for 5 Years; Lubbock, TX.
8. Lease # 20495 Office of State Federal Relations (OSFR) – 3,713 SF for 5 Years; Washington, D.C.
9. Lease # 303-6-20493 Soil and Water Conservation Board (SWCB) – 7,969 SF for 5 Years; Temple, TX.
10. Lease # 303-0-20252 Health and Human Services Commission (HHSC) – 14,430 SF for 5 Years; San Benito, TX.
11. Lease # 1759 Department of State Health Services (DSHS) – 29,238 SF for 8 Years & 6 Months; Arlington, TX.
12. Lease # 9192 Office of the Attorney General (OAG) – 110,400 SF for 10 Years; Austin, TX.
13. Lease # 10216 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) – 9,200 SF for 5 Years; Jasper, TX.
14. Lease # 303-7-20543 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS) & Department of State Health Services (DSHS) – 20,632 SF for 5 Years; Texarkana, TX.
15. Lease # 303-8-20569 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) – 5,625 SF for 5 Years; Anson, TX.

Add Space(s):

16. Lease # 20795 Office of the Attorney General (OAG) – 3,205 SF for 9 Years & 4 Months; Houston, 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:

Facilities Design and Construction:

- V. Consideration and possible action to approve an amendment to an architectural and engineering professional services contract with Marmon Mok Architecture in the amount of \$2,861,256.50 for the Department of Public Safety (DPS) Training Academy in Florence, Texas.

Cameron Geertsema, Deputy Director Facilities Design and Construction, was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Clay seconded the motion. All in favor.

VI. Consideration and possible action to approve an amendment to a construction contract with The Koehler Company, Inc. in the amount of \$767,049.56 for the Guadalupe Regional Medical Center Medical Office Building in Seguin, Texas.

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

VII. Consideration and possible action to approve an amendment to an architectural and engineering professional services contract with Tom Green & Company Engineers in the amount of \$1,000,000.00 for the 22-23 Statewide Deferred Maintenance Project, Project No. 22-009-3506 statewide in Texas.

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

VIII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract with Flintco, LLC in the amount of \$20,000,000.00 for the 22-23 Statewide Deferred Maintenance Project, Project No. 22-009-3506 statewide in Texas.

Cameron Geertsema, Deputy Director Facilities Design and Construction, was present to answer any questions. Commissioner Clay moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

IX. Discussion of Major Projects:

The construction manager-at-risk contract with Satterfield & Ponitkes, Inc., for the James E. Rudder Building Secretary of State Modernization Project in Austin, Texas.

Stephen Foster, General Counsel was present to update the Chairman and Commissioners there was an emergency action taken on January 14, 2026, with the approval of Chairman Bailey, and Commissioners Clay and Wetmore that allowed the Executive Director approval of a construction manager at risk CMR contract with Satterfield and Ponitkes Construction Inc, in the amount of \$36,081,845 for the James E Rutter State Office Building Secretary of State modernization project in Austin, Texas Project Number 25-026-313.

This action was taken on a case-by-case basis and prevented the delay of agency action which could have a detrimental effect on the agency or client agency, and such delegation shall be and is now being reported to the full commission at the required next scheduled Open Meeting, January 22, 2026.

X. Adjournment

Chairman Bailey adjourned the open meeting at adjourned at 9:21 a.m.

Reviewed and Submitted:

By:



Stephen M. Foster, General Counsel

Approved by the Commission on February 19, 2026

By:



Brian A. Bailey, Chairman