

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. 160: Minutes of the February 19, 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 at the Central Services Building, 1711 San Jacinto Boulevard, Commission Conference Room 402, Austin, Texas, on Thursday, February 19, 2026, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioners Wagner, Wetmore and Clay were present. Commissioner Isbell and Signorelli participated via Zoom.

The Chairman recognized the retirement TFC Internal Auditor, Sonya Etheridge. Ms. Etheridge served the State of Texas for fifteen years with six years as the head of the TFC Audit Division.

I. Call to Order.

Chairman Bailey called the meeting to order at 9:01 a.m.

II. Approval of the minutes from January 22, 2026, Open Meeting.

The Commissioners voted unanimously to approve January 22, 2026, minutes with a motion made by Commissioner Clay, seconded by Commissioner Wetmore. 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):

- 1. Lease# 20829 Department of Public Safety (DPS)- 3,000 SF for 10 Years; Houston, TX**

Replacement Lease(s):

- 2. Lease# 20828 Office of the Attorney General (OAG) - 9,535 SF for 7 Years; Katy, TX.**

Renewal(s):

- 3. Lease # 9164 Health and Human Services Commission (HHSC), Department of Family and Protective Services (DFPS), & Department of State Health Services (DSHS) - 13,210 SF for 5 Years; El Paso, TX.**
- 4. Lease # 6364 Health and Human Services Commission (HHSC) & Department of Family and Protective Services (DFPS)-14,384 SF for 5 Years; Corsicana, TX.**

Texas Facilities Commission

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

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

5. Lease # 7257 Department of Family and Protective Services (DFPS) - 12,363 SF for 5 Years; Lubbock, TX.
6. Lease # 10631 Health and Human Services Commission (HHSC) & Department of State Health Services (DSHS) - 85,791 SF for 5 Years; Abilene, TX.
7. Lease # 303-7-20566 Department of Family and Protective Services (DFPS) & Department of State Health Services (DSHS) - 8,476 SF for 5 Years; Lewisville, TX.

Add Space(s):

8. Lease # 10308 Texas Department of Criminal Justice (TDCJ) - 7,711 SF for 6 Years & 1 Month; Huntsville, TX.

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

Non-Consent Agenda:

Facilities Design and Construction:

- V. **Consideration and possible action to approve an amendment to the design-build contract with JE Dunn Construction Company for construction-phase work for the new State Records and Archives Building, in Pflugerville, 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 the design-build contract with HCBeck, Ltd. for construction-phase work for the Pflugerville State Office Building, in Pflugerville, 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.

- VII. **Consideration and possible action to award an architectural and engineering professional services contract with Kirksey Architects, Inc., dba Kirksey for the Insurance Building Demolition and New Building Construction, in Austin, Texas.**

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

- VIII. **Consideration and possible action to assign a Job Order Contract (JOC) to SpawGlass Contractors, Inc. for the Department of State Health Services FY2020-2021 multiple deferred maintenance projects, in Austin, Texas.**

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

IX. Consideration and possible action to award a construction manager-at-risk contract to Broaddus Construction, LLC, for the Department of Public Safety Joe King Law Enforcement Center Facility, in Angleton, Texas.

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

X. Discussion of Major Projects:

- 1. Capitol Complex Phase II**
- 2. Guadalupe Regional Medical Center**
- 3. Department of Public Safety Training Academy**
- 4. Border Infrastructure and Wall.**

Cheryl Taylor and Kevin Parks of Square One provided a status update on Phase II of the Capitol Complex. Kevin Sandberg of TFC and Carlos Canedo AGCM provided a status update on Guadalupe Regional Medical Center. Roben Taglienti of TFC and Neil Craig of Broaddus Associates, Inc. provided a status update on the Department of Public Safety Training Academy. Will McKerall, TFC Interim Executive Director, provided an update on the Texas Border Infrastructure and Wall.

XI. Reports from the Commission Committees:

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

Vice Chairman Wagner provided the Construction and P3 Committee report. Will McKerall, TFC Interim Executive Director, provided the Border Committee report and Kristy Fierro, TFC Director of State and Federal Surplus Property Program provided the Surplus Committee report.

XII. Recess into closed executive session, if necessary, pursuant to Texas Government Code Chapter 551, for one or more of the following purposes:

- a. Pending and potential litigation, Section 551.071.
- b. The employment, appointment, dismissal, evaluation, discipline, reassignment, or duties of the Executive Director, or the duties, roles, and responsibilities as Commissioners of the Texas Facilities Commission.
- c. The deliberation regarding purchase, exchange, lease, or value of real property, Section 551.072.

- d. All matters identified in this agenda where the commission votes unanimously that deliberation in an open meeting of business and financial issues relating to a contract being negotiated would have a detrimental effect on the position of the State in negotiations with a third person and in which the General Counsel has issued a determination in writing, Section 551.0726.
- e. Any matters identified in this agenda where the Commissioners seek the advice of their attorney, Section 551.071.

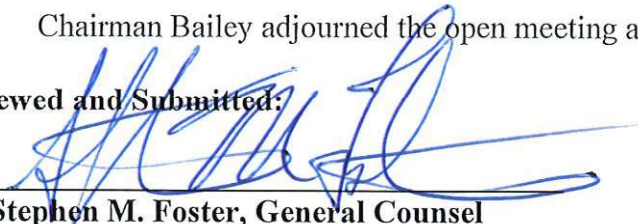
XIII. Reconvene in the open meeting and consider action on matters discussed in Executive Session.

X. Adjournment

Chairman Bailey adjourned the open meeting at adjourned at 10:27 a.m.

Reviewed and Submitted:

By:



Stephen M. Foster, General Counsel

Approved by the Commission on April 16, 2026

By:



Brian A. Bailey, Chairman