



TEXAS FACILITIES COMMISSION



William B. Travis Building – Tenant Meeting

January 13, 2025



Agenda

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| Introductions | Travis Deer, TFC Senior Property Manager <ul style="list-style-type: none">• TFC Team |
| Overview | Mark Diaz, Director, TFC Facilities Design & Construction <ul style="list-style-type: none">• Maintenance & Renewal Program Overview (MRP)• Project Overview & Timelines |
| Tenant Life | Nicole Palmer, TFC Property Manager for WBT <ul style="list-style-type: none">• Pedestrian Access• Conference Rooms• Security• Feedback Process• Q & A |



Introductions – TFC Team

Facilities Maintenance & Operations

Joel Speight, Chief Operating Officer

Marty Martinez, Director, Facilities Maintenance & Operations

Travis Deer, Senior Property Manager

Nicole Palmer, Property Manager for WBT

Facilities Design & Construction

Will McKerall, Deputy Executive Director

Mark Diaz, Director of Project Management, Facilities Design & Construction

Jason Nezamabadi, Senior Project Manager, Facilities Design & Construction

Government Relations & External Communications

Rick Glancey, Director, Government Relations & External Communications

Andy Carlson, Government Relations

Francoise Luca, Communications



Project Overview

MRP – Maintenance and Renewal Program

The MRP program aims to extend building lifecycles through proactive and predictive maintenance. To achieve this, TFC monitors building conditions, updates the Master Facilities Plan, and secures funding for maintenance and renewal programs to ensure State-owned buildings remain operational throughout their lifecycles.

For example, a roof with a 20-year lifespan would require replacement four times to meet a 100-year building lifecycle goal. Similarly, common spaces are updated systematically, while tenant space improvements are coordinated with tenant agencies as needed.

William B. Travis Building

\$30 million multi-year project includes these building updates:

- Major renovation of the main lobby
- Remodel of two first-floor conference rooms and the TEA Commissioners' Room
- A consolidation and major refresh of TEA workplace on floors 1, 2, and 3.
- Refresh of workspaces on floors 5 & 6 (Tenant finish-out & TFC transition space)





Conceptual



Main Lobby



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Main Lobby



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Room 1.100



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Room 1.111



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TEA Commissioners Meeting Room

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Corridor – Level 2



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Corridor – Level 3

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TEA Workspace



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Project Timeline

Jan. - May 2025

Construction Preparations
Conference Rooms offline
Demolition / Staging

June 2025 – Feb. 2026

Lobby Closes
Ground Floor entrances updated
Construction Floors 1, 2, & 3
Construction preparations for Floors 5 & 6

January 2026

Lobby opens

Spring 2026

Tenant Space on Floors 2 & 3 open
Conference Rooms Open

Fall 2026

Tenant Space on Floors 5 & 6 open

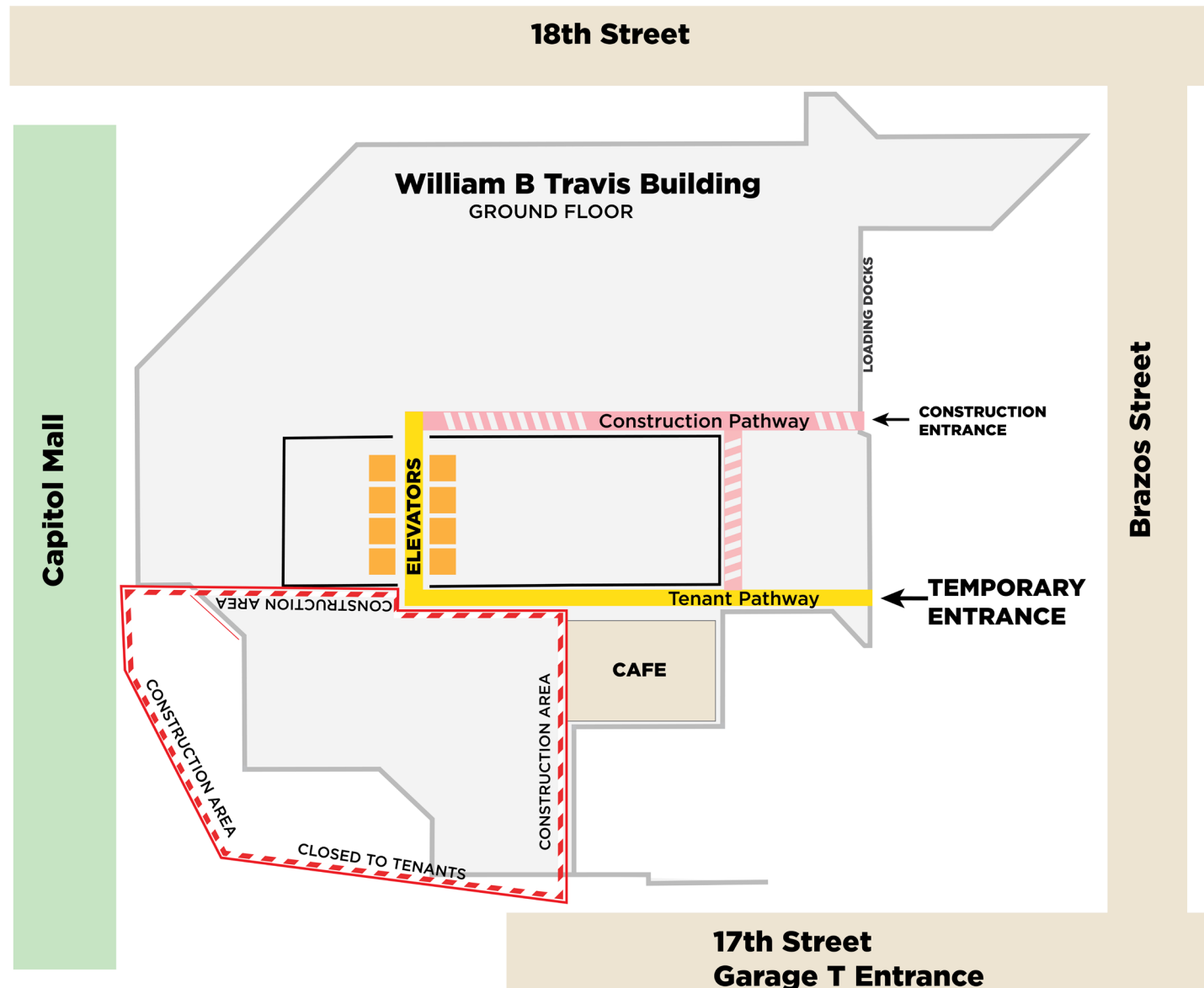


Tenant Life – WBT 2025 -2026

January 27, 2025

- **Construction Begins**
 - Ground floor entrance doors updated
- **Lobby**
 - Building Access on Ground Floor
 - WBT Conference Rooms offline until 2026 / TFC Conference Room Reservation portal remains open





Tenant Life – WBT 2025 -2026

Security

- Building Hours: 7a – 5p Ground-level doors remain open
- Elevators programmed & Stairwells
- Visitor check-in protocols by agency

Tenant Resources

- **TFC Tenant Webpage** - Capitol Complex Tenant Guide <https://www.tfc.texas.gov/tenant/>
 - **Recording of this meeting**
 - **FAQs – pdf**

Feedback

- **Contact: Nicole Palmer 737-226-7224**



Q & A





QUESTION:

Will this presentation be available for tenants?

ANSWER:

Yes. This presentation will be available on the TFC website (tenant guide page).

Contact your property manager for assistance.



QUESTION:

When will the construction begin?

ANSWER:

**Preplanning preparations and staging are underway.
Active construction is planned to begin on
January 27, 2025.**

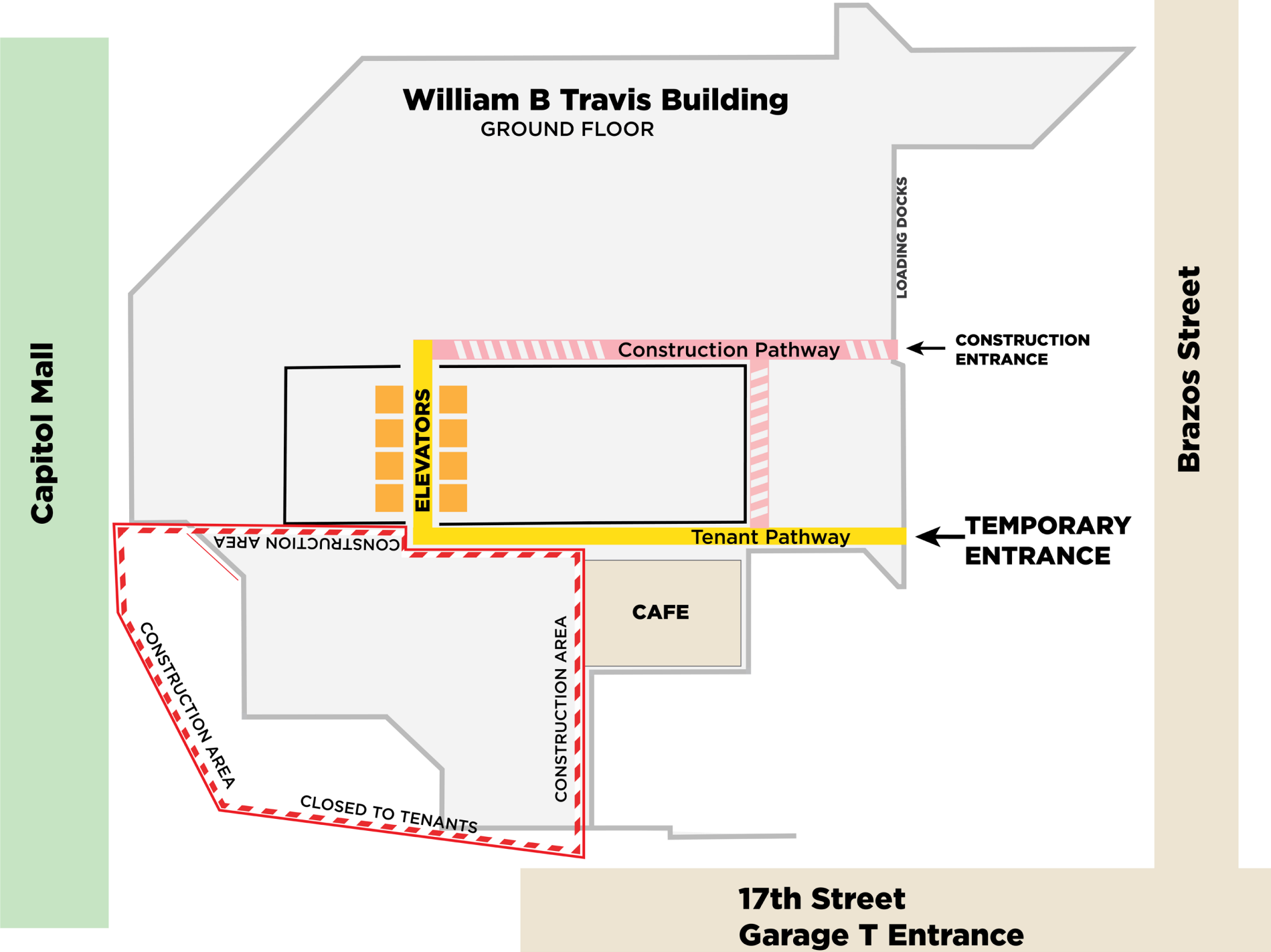


QUESTION:

Will there be access to the building from the Mall?

ANSWER:

No. The building lobby will be closed on or about February 10, 2025. Tenants and visitors must enter the building on the ground floor near the café. See map.





QUESTION:

Will the loading dock remain open for use?

ANSWER:

Yes. The loading dock will be available for tenant use. Please coordinate large deliveries with your property manager to ensure access to open bays.



QUESTION:

When will the elevators be programmed for badge access?

ANSWER:

On January 27, 2025, the elevators will require a scan of your badge to access tenant floors.



QUESTION:

Will there be access to the 7th floor conference room?

ANSWER:

Yes. The Hearing room 7-100 can be reserved by emailing Cindy.Guerrero@puc.texas.gov or Hermelinda.Fuentes@puc.texas.gov



QUESTION:

Will there be access to the lobby for “walkers”?

ANSWER:

**No. The main lobby will be an active construction zone.
*(Tentative closure date: February 10, 2025.)***



QUESTION:

Where can I find more information about this project?

ANSWER:

**Please refer to the TFC Tenant page for more information.
Or contact Nicole Palmer, your property manager with
any questions.**



QUESTION:

Who should we contact with our project questions?

ANSWER:

Please contact Nicole Palmer, your property manager with any questions or feedback during the construction project.



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