

**Chair**  
Brian A. Bailey

**Commissioners**  
Eddy Betancourt  
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.state.tx.us](http://www.tfc.state.tx.us)

**Minutes No. 147: Minutes of the February 15, 2024, 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, Conference Room 402, Austin, Texas, on Thursday, February 15, 2024, commencing at 9:00 a.m. Chairman Bailey called the meeting to order. Commissioners Wagner, Betancourt, and Wetmore were present and participated in person for the entirety of the meeting. Commissioner Signorelli was present and participated via Zoom for the entirety of the meeting.

**I. Call to Order.**

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

**II. Approval of the minutes from January 18, 2024, Open Meeting.**

The Commissioners voted unanimously to approve the January 18, 2024, minutes with a motion made by Commissioner Wagner, seconded by Commissioner Betancourt.

**III. Public Comment.**

There was no public comment.

**Consent Agenda:**

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

**Renewal(s):**

- 1. Lease #7707 Texas Department of Agriculture (TDA) – 8,322 SF for 7 Years; San Antonio, TX.**
- 2. Lease #8852 Health and Human Services Commission (HHSC) – 15,993 SF for 5 Years; Austin, TX.**
- 3. Lease #20382 Office of the Attorney General – Child Support Division (OAG-CSD) – 21,870 SF for 5 Years; San Antonio, TX.**
- 4. Lease #9094 Health and Human Services Commission (HHSC) & Department of Family Protective Services (DFPS) – 19,935 SF for 5 Years; San Marcos, TX.**

Texas Facilities Commission

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

★ Planning and administering facilities in service to the State of Texas ★

Gayla Davis, TFC Leasing Director was present to answer questions. Commissioner Wetmore 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 award an architectural and engineering professional services contract to Chesney Morales in an amount not to exceed \$600,000.00 for the Guadalupe Regional Medical Center Medical Office Building, Project No. 24-005-4720 in Seguin, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, along with Joel Stokes, Project Manager, were present to answer any questions. Commissioner Betancourt moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

- VI. **Consideration and possible action to award an architectural and engineering professional services contract to McKinney York Architects in an amount not to exceed \$5,975,850.00 for the Student Housing Building, Classroom Expansion, and Security Entrance Improvements at Texas School for the Deaf, Project No. 24-001-8808 in Austin, Texas.**

Will McKerall, TFC Deputy Director of Facilities, Design and Construction, along with Angela Pisani, Project Manager, were present to answer any questions. Angela referred to Michelle Rossomando with McKinney York Architects to give a brief description of the facility. Commissioner Betancourt moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

- VII. **Consideration and possible action to award a construction manager-at-risk contract to Flintco, LLC in an amount not to exceed \$43,500,000.00 for the Student Housing Building, Classroom Expansion, and Security Entrance Improvements at Texas School for the Deaf, Project No. 24-001-8808 in Austin, Texas.**

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

- VIII. **Consideration and possible action to approve an amendment to an MEP Indefinite Delivery Indefinite Quantity (IDIQ) contract for Parkhill Smith & Cooper, Inc., dba Parkhill to raise the cap from \$400,000.00 to \$600,000.00 for the fiscal year 2024-25 term.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

**IX. Consideration and possible action to approve an amendment to a Civil Engineering and Surveying Indefinite Delivery Indefinite Quantity (IDIQ) contract for Cobb, Fendley & Associates, Inc. to raise the cap from \$250,000.00 to \$500,000.00 for the fiscal year 2024-25 term.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

**X. Consideration and possible action to award an energy savings performance contract to E3 Entegral Solutions in an amount not to exceed \$3,011,119.00 for utility cost reduction measures, the Energy Savings Performance Contract Phase VI, Project No. 23-003-1222 in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Farshad Shahsavary, TFC Energy and Engineering Manager, spoke further on cost reduction to TFC. Commissioner Wagner moved to approve, and Commissioner Signorelli seconded the motion. All in favor.

**XI. Consideration and possible action to approve an interagency contract with the State Energy Conservation Office, a LoanSTAR loan, in an amount not to exceed \$3,011,119.00 for the Energy Savings Performance Contract Phase VI, Project No. 23-003-1222 in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Betancourt seconded the motion. All in favor.

**XII. Consideration and possible action to approve an amendment to a construction manager-at-risk contract for J. E. Dunn Construction Company in an amount not to exceed \$45,000,000.00 for the Capitol Complex Phase Two development, Project No. 20-028-8011 in Austin, Texas.**

John Raff, TFC Director of Facilities, Design and Construction was present to answer any questions. Commissioner Wagner moved to approve, and Commissioner Wetmore seconded the motion. All in favor.

**XIII. Discussion of Major Projects.**

- 1. Capitol Complex Phase II**
- 2. Permian Basin Behavioral Health Center**
- 3. Flex Office Space**

#### **4. Border Infrastructure and Wall**

Stephen Bell of Square One was present to discuss Capitol Complex Phase II. Mark Leemaster of Broaddus & Associates was present to discuss the Permian Basin Behavioral Health Center. Jon Conant, TFC Director, Real Estate Acquisition and Development gave an update on the DPS Training Academy land purchase and was present to discuss Flex Office Space. Mike Novak, TFC Executive Director, discussed the Border Infrastructure and Wall.

#### **XIV. Reports from the Commission Committees**

- 1. Facilities Design & Construction (FDC) & Center for Alternative Procurement (CAP) Committee**
- 2. Border Committee**
- 3. Audit Committee**
- 4. Surplus Property Committee**

Commissioner Wagner discussed being on time and on schedule with the Facilities Design & Construction (FDC) & Center for Alternative Procurement (CAP) Committee. Chairman Bailey discussed the Border Committee and referred to Executive Director Mike Novak's discussion adding that we are making good progress. Commissioner Wagner discussed the Audit Committee referring to the tracking report and reporting good progress. Chairman Bailey spoke on the Surplus Property Committee (although it was not on the original agenda) saying progress should be completed in Haltom City (Fort Worth Surplus Warehouse) very soon.

#### **XV. 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.**

Mike Novak, TFC Executive Director, talked about TFC's utility control center and the ability to respond quickly to weather conditions. He relinquished his time to take the Commissioners on a tour of the third floor of the Central Services Building after the meeting was adjourned.

**Chairman Bailey made a Motion to invite the Director of Internal Audit, Sonya Etheridge, to join the Executive Session. Commissioner Betancourt seconded the motion. All in favor.**

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

Recessed at 9:59 a.m.

**XVII. Reconvene in open meeting and consider action on matters discussed in Executive Session.**

Reconvened at 10:26 a.m.

**Stephen M. Foster, TFC General Counsel, requested that we adjourn the meeting in memory of TFC Deputy General Counsel Steven Halpin's mother who was 100 years old when she passed away earlier today. Chairman Bailey agreed.**

**XVIII. Adjournment**

Chairman Bailey adjourned the open meeting at 10:28 a.m.

**Reviewed and Submitted:**

**By:**

  
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**Stephen M. Foster, General Counsel**

**Approved by the Commission on April 18, 2024**

**By:**

  
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**Brian Bailey, Chair**