

Licensing News



**TEXAS Board of
Architectural Examiners**
Architects • Landscape Architects • Registered Interior Designers

INSIGHT FROM THE EXECUTIVE DIRECTOR

Lance Brenton, Executive Director



ARCHITECTURE

INTERIOR DESIGN

LANDSCAPE
ARCHITECTURE

AUTUMN 2025

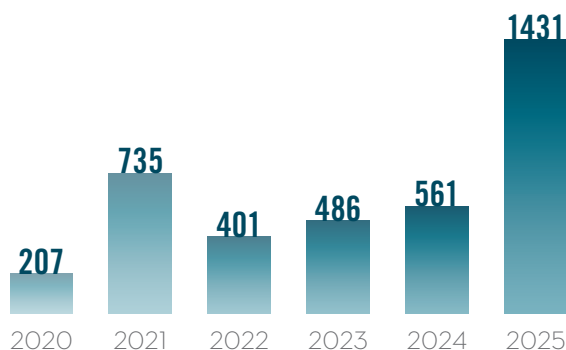
Like most occupational licensing agencies in Texas and elsewhere, our purpose at the Texas Board of Architectural Examiners (TBAE) is to protect the health, safety, and welfare of the public. Fortunately, we have many tools to achieve that goal. They include core responsibilities such as ensuring an applicant meets all eligibility requirements for licensure, investigating and prosecuting violations of our statutes and rules, and requiring registrants to maintain their knowledge and skills through continuing education. However, those are not our only tools.

For example, someone who is unaware of our statutes, rules, or even TBAE's role may be more likely—intentionally or not—to violate the law. One simple and effective tool to reduce that risk is communication with stakeholders.

That communication can take many forms. It might be a quick chat between you and a TBAE staff member at an annual convention hosted by your statewide professional association, a phone call to clarify a rule, or a conversation with one of our staff members at any of the many conventions we attend each year. And when you call our office, you'll always speak with a live person.

Our outreach extends well beyond that. Over the past year, we've expanded our outreach significantly, engaging directly with more registrants and students than ever before. In a new emphasis, we have begun meeting with local building officials when we are in town for conferences or presentations—sharing information about our rules and requirements and seeking their insights on enforcement of the law. This is a key relationship in the protection of the health, safety, and welfare of the public and it has become stronger through these efforts.

We're not stopping here, because experience tells us that the more our constituents know about the laws and rules, the better they can avoid violations. To that end, if you are interested in hosting a TBAE presentation—at your



OUTREACH NUMBERS BY YEAR

Continued on page 2...

IN THIS ISSUE:

- **PSPA Refresher**
- **RID Test-Passing Deadline Extended**
- **Changes to ARE and LARE Eligibility**

and more...

Executive Director

...continued from page 1

permitting office, firm, local professional association, or classroom—please contact us. Popular topics include how investigations work, how to avoid common violations of statutes and rules, the pathway from college or even high school to professional licensure, continuing education requirements, and more.

And as a reminder, if you're a registrant, our presentation counts toward your TBAE continuing education requirements.

If this sounds like something you'd be interested in, call us at 512-305-9000 or email communications@tbae.texas.gov. We'll make every effort to visit the next time we're in your area.

Grandfathered RID exam-passing deadline extended to 2037

Texas Registered Interior Designers (RIDs) may be aware of a law passed by the Texas Legislature years ago, requiring grandfathered RIDs who have not passed the NCIDQ exam to do so by a certain deadline. Under that law, and as subsequently amended, a Texas RID who had not passed the exam by the due date would be unable to renew his or her registration.

After this year's Texas legislative regular session concluded, we can report that this deadline has been extended by ten years, to 2037. House Bill 2286 passed both chambers of the Legislature and was signed by Governor Abbott in June. The new test-passing deadline is now September 1, 2037 for grandfathered RIDs who have not yet done so.

Also of interest to ARE-takers: \$500 toward exam costs

The Architect Registration Examination Financial Assistance Fund (AREFAF), also known as the ARE Grant, was created by the 76th Legislature of the state of Texas. The award is a one-time reimbursement of \$500 for taking the Architect Registration Examination. ARE Grants are awarded three times each year: January 31, May 31, and September 30.

Applicants must meet the following criteria:

- Have resided in Texas for at least 18 months immediately preceding the date of application;
- Have passed sections of the exam for which the combined fees total at least \$500;
- Have been approved for examination by TBAE and paid all required fees;
- Have not been disciplined or been the subject of a pending enforcement proceeding by an architectural registration board;
- Must earn an annual salary less than \$73,000, and;
- Must not have been fully reimbursed by his or her employer for all portions of the ARE.

Interested in applying for an ARE Grant? Simply download and print a [scholarship application](#) and follow the instructions provided.

Please contact our Registration Coordinators at exams@tbae.texas.gov if you have any questions.

www.tbae.texas.gov/scholarship



A refresher on the Professional Services Procurement Act (PSPA)

Subcontracting and Compliance with the PSPA

As you probably know, the Professional Services Procurement Act (PSPA), or Texas Government Code Chapter 2254, prohibits governmental entities, including cities, counties, school districts, state agencies and other public bodies, from selecting providers of certain professional services on the basis of competitive bidding. This includes the three professions regulated by TBAE. Under the law prohibiting competitive bidding, Tex. Govt. Code § 2254.003, a governmental entity is required to consider two factors when selecting a provider of services: 1) demonstrated competence and qualifications to perform the services, and 2) a fair and reasonable price.

Furthermore, with respect to the selection of an architect, engineer, or land surveyor, the PSPA requires a governmental entity to engage in a two-step process which requires the governmental entity to first select the most highly qualified provider of services, and only then negotiate or inquire about the cost of services from that provider. This process is also known as Qualifications-Based Selection (QBS). The purpose of today's article is to provide a refresher on the QBS process and address the applicability of the PSPA to subcontracts for professional services on governmental projects.

Qualifications-Based Selection of an Architect, Engineer, or Land Surveyor

The first step in the QBS process is the selection of the most highly qualified provider of services. Typically, this begins when the governmental entity issues a Request for Qualifications (RFQ), which describes the project and selection criteria and invites interested professionals to submit their qualifications. At this point in the QBS process, the governmental entity is prohibited from requesting or considering information regarding the cost of services. Furthermore, under rules adopted by the state regulatory agencies for architects, engineers, and land surveyors, the provider of services is prohibited from disclosing the cost of services or providing any information from which the cost of services can be derived. Following the end of the submission period, the governmental entity reviews all responses and selects the most highly qualified provider of services, based on demonstrated competence and qualifications.

The second step in the QBS process is to negotiate a fair and reasonable price with the most highly qualified provider of services. This is the earliest time at which the governmental entity may properly request or consider information regarding the cost of services. If a satisfactory contract cannot be negotiated with the most highly qualified provider of services, the entity shall formally end negotiations with that provider, select the next most highly qualified provider, and attempt to negotiate a contract with that provider at a fair and reasonable price. This process is continued until the governmental entity has contracted with the selected professional.

Continued on page 4...

Applicability of the PSPA in Subcontracting

The Office of the Attorney General has determined that the Professional Services Procurement Act applies whenever a governmental entity awards a contract that includes professional services as a component part. See Tex. Att’y Gen. Op. No. JC-0374 (2001). This includes when a private contractor subcontracts for professional services under a governmental project. For example, if an architectural firm must procure engineering services in order to deliver under its contract with a governmental entity, the architecture firm is required to engage in the QBS process as outlined above. In such a situation, the architect

cannot ask for the cost of services or negotiate price until after the most highly qualified engineer has been selected on the basis of demonstrated competence.

It is very important for governmental entities (and contractors and subcontractors) to comply with the PSPA. Under Texas Government Code § 2254.005, a contract entered into or an arrangement made in violation of the PSPA is void as against public policy. Additionally, the state regulatory agencies for architects, engineers, and land surveyors have adopted rules to prohibit registrants from providing fee information to governmental entities prior to being selected on the basis of demonstrated competence and qualifications. Registrants who violate these rules could be subject to disciplinary action by their regulatory board.

Changes to ARE and LARE eligibility: What candidates need to know

In January of this year, TBAE amended its rules regarding eligibility to sit for the Architects Registration Exam (ARE) and the Landscape Architects Registration Exam (LARE). Here’s what candidates need to know about those changes, which are intended to streamline the path to eligibility without compromising the overall licensure and registration standards.

For architecture and landscape architecture candidates, candidates are now eligible to sit for the exam upon graduation from a NAAB- or LAAB-accredited program. Candidates are no longer required to obtain six months of full-time experience under a registered architect or landscape architect prior to sitting for the exam. See Rule 1.41 for architecture and 3.41 for landscape architecture.

The Board amended these rules to allow candidates more flexibility in deciding when they are ready to begin testing. By removing the six months of experience requirement, a barrier is eliminated and the process is expedited for those eager to begin testing. According to national findings, some applicants may have the experience and knowledge necessary to pass sections

of the examination early in their careers. The amended rules also provide for greater flexibility for applicants who may have some difficulty securing qualified supervised experience during school or immediately after. The rules allow for focusing on educational and test-taking requirements before gaining practical experience, for those who prefer it that way.

While the possible order of operations has changed, the overall standards to become an architect or landscape architect have not. The main points of the unchanged eligibility rules include:

- Educational requirements (e.g., a degree from a NAAB- or LAAB-accredited program);
- Establishment of a council record with NCARB and completion of the Architectural Experience Program (AXP) for architect candidates, and completion of at least 3,640 hours of experience in accordance with Rule 3.191; and
- Completion of the ARE or LARE.

In addition to allowing greater flexibility in the testing timeline, the new rules also bring Texas more in line with national standards, leveling the playing field for candidates in the Lone Star State.

DISCIPLINARY ACTIONS

The following cases were decided during TBAE Board meetings in November 2024 and February 2025. Each case is based on the applicable rule(s) in effect at the time of the violation, and was considered by Enforcement staff and the Board in light of its unique facts.

In order to ensure compliance with continuing education (CE) responsibilities, TBAE staff selects a sample of its registrants to be audited. All continuing education enforcement cases stem from the random audit program. The most common violations include: (1) failing to complete adequate continuing education hours during a program year, (2) failing to maintain continuing education records and verification of participation in CE activities for a period of five years, (3) falsely certifying, at the time of renewal, compliance with continuing education responsibilities, and/or (4) failing to respond to a request for information within 30 days.

Registrant/Non-Registrant Cases

Delgado, Daniel \$4,000
Non-Registrant Richmond, TX

- Respondent and/or Respondent's firm, Dynamic Design + Build, offered to engage in the unregistered practice of architecture in the form of a proposal for a residential project, in violation of Tex. Occ. Code § 1051.701(a).
- Respondent engaged in the unregistered practice of architecture by preparing and issuing architectural plans, in violation of Tex. Occ. Code § 1051.701(a).

Malik, Javaid \$4,000
Non-Registrant Katy, TX

- Respondent and/or Respondent's firm, Javaid International LLC, engaged in the unregistered practice of architecture by preparing and issuing architectural plans for *J I Homes*, while improperly using the title "architect" on the plans, in violation of Tex. Occ. Code § 1051.701(a).
- Respondent and/or Respondent's firm improperly used the terms "architect," "architecture," and "architectural" to describe themselves and/or the services they offer, in violation of 22 Tex. Admin. Code § 1.123(c).

Terzyan, Stepan \$25,000
Non-Registrant Allen, TX

- Respondent and/or Respondent's firm, Terzyan Design LLC a/k/a Terzyan Architecture, engaged in the unregistered practice of architecture by preparing and issuing architectural plans for five

projects: *Bubbles Café*, *Saint Mary Orthodox Church*, *D' Caramel Patisserie Cake Shop*, *Natalie Bakery*, and *Pharmacy & Offices*, while improperly using the terms "architect," "architecture," and "architectural" on the plans and in some cases in the proposals for the project, in violation of Tex. Occ. Code § 1051.701(a).

- Respondent applied for an architectural registration by reciprocal transfer, which was approved and placed on probated suspension for five years and is subject to timely payment of administrative penalty payments.

Whitwell, Allen H. \$5,000
Architect McKinney, TX

- Respondent issued drawings for the project *Cascade Park Village Apartments* and failed to seal the drawings or indicate the drawings were not for regulatory approval, permitting or construction, in violation of 22 Tex. Admin. Code § 1.103.
- Respondent failed to answer an inquiry from agency staff within 30 days, in violation of 22 Tex. Admin. Code § 1.171.
- Respondent's violations of 22 Tex. Admin. Code § 1.103 and § 1.171, failure to complete the TDLR Texas Accessibility Academy by June 22, 2022, and failure to notify the Board of projects for which Respondent engaged in the practice of architecture, violated the Conditions of Probation in a 2021 Agreed Order for Case No. 256-19A and 22 Tex. Admin. Code § 1.234(d).
- Respondent's architectural registration was suspended for two years, with the suspension probated after the first 15 days, and is subject to monitoring of practice pursuant to 22 Tex. Admin. Code § 1.234(c)(i).

Continuing Education Cases

Beardslee, Scott Andrew

\$400

Architect

Austin, TX

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Bergren (Byrd), Chelsea L.

\$400

RID

Hickory Creek, TX

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of § 5.79.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Carrasco, Carmen Beatriz

\$1,000

Architect

Studio City, CA

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.
- This is Respondent's second disciplinary action for failing to comply with continuing education requirements.

Cary, Mark Alexander

\$400

RID

Dallas, TX

- Respondent failed to timely complete continuing education credit hours during the audit period, in violation of 22 Tex. Admin. Code § 5.79.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Davis, Leah Catherine

\$900

Architect

Seattle, WA

- Respondent failed to timely complete continuing education credit hours and falsely certified compliance for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Fernandez, Albert B., Jr.

\$1,700

Landscape Architect

San Antonio, TX

- Respondent failed to timely complete continuing education obligations for the audit period, in violation of 22 Tex. Admin. Code § 3.69.
- Respondent failed to answer two inquiries from the Board within 30 days of receipt, in violation of 22 Tex. Admin. Code § 3.171.

Foux, Lori Lynn

\$400

RID

Lumberton, TX

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of 22 Tex. Admin. Code § 5.79.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Jones, Traci L.

\$900

Landscape Architect

Honey Grove, TX

- Respondent failed to timely complete continuing education obligations and falsely certified compliance for the audit period, in violation of 22 Tex. Admin. Code § 3.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Lao, Benito Sia \$400
Architect Southlake, TX

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Lawrence, Emile Christopher \$400
Architect Bryan, TX

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Lewis, Lacey Hickman \$900
RID Round Rock, TX

- Respondent failed to timely complete continuing education obligations and falsely certified compliance for the audit period, in violation of 22 Tex. Admin. Code § 5.79.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

McCaskill, David K. \$300
Landscape Architect Richardson, TX

- Respondent failed to maintain a detailed record of continuing education activities for the audit period, in violation of 22 Tex. Admin. Code § 3.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Nguyen, Maria T. \$850
RID Austin, TX

- Respondent failed to timely complete continuing education obligations and falsely certified compliance for the audit period, in violation of 22 Tex. Admin. Code § 5.79.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Remore, James Richard, Sr. \$900
Architect Lakeway, TX

- Respondent failed to timely complete continuing education credit hours and falsely certified compliance for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Rose, Jason Robert \$900
Architect Argyle, TX

- Respondent failed to timely complete continuing education credit hours and falsely certified compliance for the audit period, in violation of 22 Tex. Admin. Code § 1.69.
- Respondent completed supplemental continuing education, which was considered as a mitigating factor in support of a reduced administrative penalty.

Stouffer, Jeffrey Clark \$600
Architect Dallas, TX

- Respondent failed to timely complete continuing education credit hours for the audit period, in violation of 22 Tex. Admin. Code § 1.69.

Change of Address

Please make sure that we have your current mailing and email address so we may send your renewal notice to you in a timely fashion. You may update your own record by logging in to your online account on our website, www.tbae.texas.gov. You can also mail the address change along with your signature to **P.O. Box 12337, Austin, TX 78711**. We will send renewal reminders to registrants at the e-mail address on file with TBAE, so be sure to keep your valid and unique email address updated.

Upcoming Board Meetings

- Thursday, November 20, 2025
- Thursday, February 19, 2026
- Thursday, May 21, 2026
- Thursday, August 20, 2026
- Thursday, November 19, 2026

Executive Director

Lance Brenton

Board Members

Darren L. James, FAIA

Chair, Architect Member; Term ends 1/31/2025

Jennifer Walker, AIA & LEED® AP

Vice-Chair, Architect Member; Term ends 1/31/2027

Justin S. Hiles, AIA

Secretary-Treasurer, Architect Member; Term ends 1/31/2029

Joyce J. Smith, CPA, CGMA

Public Member; Term ends 1/31/2029

Rosa G. Salazar, RID

Registered Interior Designer Member; Term ends 1/31/2029

Tim A. Bargainer, PLA, ASLA, CLARB

Landscape Architect Member; Term ends 1/31/2025

Michael A. Ebbeler, Jr. – Public Member; Term ends 1/31/2027

Eva M. Read-Warden, AIA

Architect Member; Term ends 1/31/2027

The mission of the Texas Board of Architectural Examiners (TBAE) is to serve the State of Texas by protecting and preserving the health, safety, and welfare of the Texans who live, work, and play in the built environment through the regulation of the practice of architecture, landscape architecture, and interior design.

www.tbae.texas.gov



ATTESTATION OF SELF-DIRECTED CREDIT HOUR EARNED

TBAE newsletter, *Licensing News*

I certify that I read the _____ [Month/Season, Year as found on page one] issue of TBAE's *Licensing News* for one (1) hour CEPH credit on _____ [date].

This continuing education hour will count for self-directed Health/Safety/Welfare study for the calendar year in which it was earned. I understand that up to four continuing education hours of the required 12 per calendar year may be earned via self-study.

Your name

Date

Please keep this Certificate for your records, and submit it if you receive an audit letter from TBAE, along with all additional certificates for the specified calendar year.

An organization other than the Texas Board of Architectural Examiners may or may not accept this coupon for that particular organization's continuing education requirements.