CAPITAL PROJECTS
QUARTERLY STATUS REPORT

May 2017
PLANNING and PROGRAMMING PHASE

Albert B. Alkek Library Learning Commons

Feasibility Study: Perry Dean Rogers  
Programmer: Facility Programming and Consulting  
CIP Cost: $10,862,895

The Albert B. Alkek Library Learning Commons has a total project cost (TPC) of approximately $10.9 million for Phase One and is on the current CIP. The re-purposing of space for creation of a Learning Commons on the second floor, and portions of the first, third, and fourth floors of the Library is under review.

Status: Facility Programming and Consulting completed an updated Architectural Space Program in March 2017 which includes a cost estimate. The program has been forwarded to the System office with a letter of approval from President Trauth.

Next Milestone: A Request for Qualifications (RFQ) for Architectural/Engineering (AE) design services and for Construction Manager at Risk (CMR) is targeted for May 2017.

Albert B. Alkek Library 7th Floor Wittliff Collection Expansion

Feasibility Study: Facility Programming and Consulting  
Programmer: Facility Programming and Consulting  
CIP Cost: $5,600,000

Texas State University, working with Facility Programming and Consulting, finalized the Feasibility Study for expanding the special collections area, which includes the Wittliff Gallery, to accommodate growth and related needs in the Albert B. Alkek Library 7th Floor Wittliff Collections Expansion project.

Status: Texas State University is working with Facility Programming and Consulting in converting the Albert B. Alkek Library 7th Floor Wittliff Collections Expansion Project Feasibility Study into a final Architectural Space Program. The program is anticipated to be complete in April 2017. The TPC is anticipated to be $7.4 million.

Next Milestone: The next milestone will be issuing the Request for Qualifications for AE and CMR services in early May 2017.
**Elliott Hall Repurposing**

**Programmer:** VisSpiro Strategies

**CIP Cost:** $6,500,000

**Status:** Elliott Hall opened in 1963 and is named for Claude Elliott, who was the Registrar in 1942. Elliott Hall, located next to McCoy Hall, has three freestanding buildings, two for student housing rooms and one for community functions. Elliott Hall A and B are 3-story buildings with 15,510 GSF and 14,603 GSF respectively. Elliott Hall Administration is a 2-story building with 7,180 GSF. Texas State wants to repurpose the buildings to achieve classroom, office, and laboratory space. Programming will determine the amount of space for each category of use. The 37,293 GSF building repurposing project has an estimated TPC of $6.5 million.

**Next Milestone:** Complete the Architectural Space Program for review and approval.

**Health Professions Building Space Reconfigurations (Encino Hall)**

**Programmer:** Facility Programming and Consulting

**CIP Cost:** $5,400,000

Facility Programming and Consulting is preparing the Architectural Space Program for the Encino Hall Space Reconfigurations project which was added to the CIP in May 2015. The scope of this project focuses on the repurposing and remodeling of the vacated spaces in the existing building. The anticipated TPC for the reconfigurations is $5.4M.

**Status:** User interviews were held in March/April 2017. A selection of the architect and contractor is targeted for May 2017. The design begins in summer 2017 and construction will commence in summer 2018, with an anticipated completion in summer 2019. The anticipated TPC is $5.4 million.

**Next Milestone:** The University will issue RFQs in 2017 for the AE and CMR.

**Infrastructure Research Laboratory (STAR Park)**

**Programmer:** Facility Programming and Consulting

**CIP Cost:** $12,000,000

The Engineering Structures Testing Lab (Infrastructure Research Laboratory) is on the CIP. This project is targeted to be operational in time for the new Civil and Environmental Engineering programs which begin in the fall of 2019. The laboratory design will allow the testing of full size highway bridge girders and will include both strong wall and strong floor areas.

**Status:** The Architectural Space Program is underway by Facility Programming and Consulting and is targeted for completion and approval in May 2017. The TPC budget is targeted at $12 million.

**Next Milestone:** The next milestone will be issuing the RFQs for AE services and CMR services.
New Residence Hall Complex

Programmer: Facility Programming and Consulting  
CIP Cost: $150,000,000

The DHRL Hilltop Complex project will be revised to include the demolition of two existing residence halls, Burleson and Hornsby with 66 beds each.

**Status:** The New Residence Hall Complex project, which includes the demolition of Hornsby and Burleson Halls and construction of a new complex with approximately 1,025 beds on the Hilltop area of campus, is ready for revised programming. Facility Programming and Consulting completed the initial program in November 2015, but needs to be revised to fit the new footprint. This project is on the current CIP and the TPC is estimated to be approximately $150 million.

**Next Milestone:** Completion of the revised Architectural Space Program for review and approval.

Music Building

Programmer: Facility Programming and Consulting  
CIP Cost: $61,365,000

A new Music Building to address the pressing need for a music facility, classrooms, and rehearsal space will be located in close proximity to the new University performance facility. The re-programmed building cost estimate and project budget for the 109,582 GSF building were completed and forwarded to the System office. A request was submitted with a TPC of $56.7M.

**Status:** The TPC estimate was adjusted by System to $61.3M during the update of the CIP in May 2015.

**Next Milestone:** Funding

Roy F. Mitte Building Space Reconfigurations

Programmer: Facility Programming and Consulting  
CIP Cost: $5,400,000

The Roy F. Mitte Building Space Reconfigurations project was added to the CIP in May 2015. The scope of this project focuses on the repurposing and remodeling of the vacated spaces in the existing building after selected departments relocate to the new Engineering and Science Building.

**Status:** Facility Programming and Consulting is preparing the Architectural Space Program for the Roy F. Mitte Building Space Reconfigurations project which is on the current CIP. User interviews will continue to take place in April 2017. The anticipated TPC is $5.4 million. Design will begin by summer 2017 and construction will commence in summer 2018 with an anticipated completion in summer 2019.

**Next Milestone:** The University will issue RFQs in May 2017 for the AE and CMR.
Round Rock Health Professions – 2 (Esperanza Hall)

Programmer: Facility Programming and Consulting  CIP Cost: $45,000,000

The fourth academic building on the Round Rock campus will include classrooms and offices to support four academic departments in the College of Health Professions, the College of Health Professions Advising Center and the Dean of the College of Health Professions. The Program document served to guide Texas State in the preparation of a Tuition Revenue Bond funding request for the Legislative Appropriations Request in July 2012.

Status: The TPC estimate was adjusted by System to $45M during the update of the CIP in May 2015.

Next Milestone: Funding
DESIGN and CONSTRUCTION DOCUMENT PHASE

Campus Recreation Sports Fields

Programmer: NA
Architect: Sink Combs Dethlefs; Denver Colorado
Total Project Cost (DD): $3,000,000
Total Project Cost (CIP): $3,000,000
Contractor CSP: TBD
Design Development Approval: NA
GMP Approval: NA
Construction Start: June 2017 (Projected)
Construction Completion: TBD (Projected)
Occupancy: TBD (Projected)

The Feasibility Study for the development of new multi-use Campus Recreation Sports Fields resolved basic inquiries regarding options for developing natural grass recreation playfields on a site currently occupied by three holes on the University’s golf course. The Golf Pro-Shop wood structures were removed and a structural analysis was completed which determined that the historic stone shell of the building is stable for repurposing.

Status: A contract has been issued to Sink Combs Dethlefs Architects of Denver, Colorado, and a second version of design concepts are to be reviewed in April 2017. Construction Documents to start in April 2017.

Next Milestone: Selection of the contractor via a Competitive Sealed Proposal is the next milestone.
Department of Housing and Residential Life:  
Blanco Residence Hall Renovations

Programmer: Facility Programming and Consulting  
Architect: Pfluger Architects  
Total Project Cost (DD): TBD  
Total Project Cost (CIP): $28,000,000  
Contractor CM@R: SpawGlass Construction  
Design Development Approval: August 2017 (Projected)  
GMP Approval: October 2017 (Projected)  
Construction Start: October 2017 (Projected)  
Construction Completion: July 2019 (Projected)  
Occupancy: August 2019 (Projected)

Blanco Residence Hall Renovations and improvements include: upgrades of the building utilities infrastructure; minor modifications to the main entry area, living rooms, bedrooms, and restrooms; as well as repairing/enhancing the exterior. The project will be undertaken in phases over a period of several years.

Status: The University has selected Pfluger Architects for the design services. The construction manager at risk responses were received in March; reviewed by the committee; and, selection of the contractor is anticipated to be completed in April 2017. The TPC is currently $24.2 million.

Next Milestone: The next milestone will be the start of design development activities, with the Architect and CMR.

LBJ Student Center Expansion

Programmer: Facility Programming and Consulting  
Architect: Atkins Architects  
Total Project Cost (DD): TBD  
Total Project Cost (CIP): $41,425,366  
Contractor CM@R: TBD  
Design Development Approval: November 2017 (Projected)  
GMP Approval: May 2018 (Projected)  
Construction Start: May 2018 (Projected)  
Construction Completion: January 2020 (Projected)  
Occupancy: April 2020 (Projected)

The LBJ Student Center Expansion Architectural Space Program is complete with the current TPC at $47.6 million. This includes the construction of an approximate 63,500 GSF addition that will expand the Student Center footprint into the existing amphitheater area. The renovations of about 35,500 existing GSF are also included in the program.

Status: Request for Qualifications (RFQ) for the Architect selection have been received and interviews were conducted in April 2017 with the design beginning in May 2017. Atkins Architects of Austin was selected for design services and SpawGlass Construction was selected to provide CMR construction services.

Next Milestone: Early design concepts and phasing for the construction while the building is fully occupied is the next progressive milestone.
CONSTRUCTION PHASE

Albert B. Alkek Library Renovations

Feasibility Study: Perry Dean Rogers
Architect: PBK Architects
Total Project Cost (DD): $14,024,925
Contractor CM@R: Vaughn Construction
Design Development Approval: May 2015
GMP Approval: August 2015 (Actual)
Construction Start: September 2015 (Actual)
Construction Completion: January 2017 (Actual)
Occupancy: Spring 2017 (Actual)

The Albert B. Alkek Library Renovations project includes the phased repairs and upgrades of electrical, information technology systems, and limited mechanical infrastructure components. The renovations work is complete.

Status: Additional work is underway to remove and replace the lower level roofs which will extend the contract to June 2017.

Next Milestone: Final Close-Out with final report to be issued to System August 2017.
The Archives and Research Center, located at STAR Park, has a TPC of $15.4 million, which includes $14.7 million for the construction of the building, and approximately $700,000 site development and utilities’ infrastructure improvements. This project was previously referred to as the “Library Repository.”

**Status:** The project is approximately 90 percent complete. The project completion and occupancy is targeted for late summer 2017.

**Next Milestone:** Commissioning the Air Conditioning system and acclimating the new space to controlled temperatures and humidity as required for a repository.
Bruce and Gloria Ingram Hall

Programmer: Facility Programming and Consulting
Architect: Treanor Architects
Total Project Cost (DD): $120,000,000
Total Project Cost (CIP): $120,000,000
Contractor CM@R: SpawGlass Construction
Design Development Approval: May 2016 (Actual)
GMP Approval: July 2016 (Actual)
Construction Start: August 2016 (Actual)
Construction Completion: Summer 2018 (Projected)
Occupancy: Fall 2018 (Projected)

The Bruce and Gloria Ingram Hall TPC of $120M is funded through a combination of Tuition Revenue Bonds, Higher Education Funds, gifts, TRIP Match, and Revenue Financing System Bonds. The project includes 166,851 GSF. The firms of Treanor Architects and Alamo Architects were selected to provide AE services, and SpawGlass was selected as the CMR. Occupancy is targeted for July 2018 to accommodate the students by August 2018.

Status: Construction is approximately 21 percent complete and is on schedule. Occupancy is targeted for July 2018 to accommodate the students by August 2018.

Next Milestone: The CMR will continue with underground site utilities construction in May/June 2017. The clickable link for the live-camera is located at: http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html
Health Professions Building – 1
(Willow Hall)

Programmer: Facility Programming and Consulting
Architect: Barnes, Gromatzky, Kosarek
Total Project Cost (DD): $67,500,000
Total Project Cost (CIP): $67,500,000
Contractor CM@R: HCBeck, Ltd
Design Development Approval: May 2016 (Actual)
GMP Approval: August 2016 (Actual)
Construction Start: September 2016 (Actual)
Construction Completion: Spring 2018 (Projected)
Occupancy: Spring 2018 (Projected)

Willow Hall’s TPC of $67.5M is fully funded at a total size of 107,708 GSF. BGK Architects was selected to provide AE services and HCBeck, Ltd was selected as the CMR.

Status: Construction is underway and is approximately 25 percent complete. Occupancy is targeted for May 2018 to accommodate use by the first cohort of students by June 1, 2018.

Web Cam/Public Link: http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html

Next Milestone: The CMR will top-out the structural system of the building in April/May 2017.
### LBJ Student Center Renovations

<table>
<thead>
<tr>
<th>Programmer:</th>
<th>Facility Programming and Consulting</th>
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<tbody>
<tr>
<td>Architect:</td>
<td>Atkins Architects/Engineers, Austin</td>
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<tr>
<td>Total Project Cost (DD):</td>
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<td>Total Project Cost (CIP):</td>
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<td>Contractor CM@R:</td>
<td>Vaughn Construction, San Antonio</td>
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<td>Design Development Approval:</td>
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<td>GMP Approval:</td>
<td>November 2016 (Actual)</td>
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<tr>
<td>Construction Start:</td>
<td>December 2016 (Actual)</td>
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<tr>
<td>Construction Completion:</td>
<td>May 2018 (Projected)</td>
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<tr>
<td>Occupancy:</td>
<td>Summer 2018 (Projected)</td>
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The firm of Atkins Architects/Engineers was selected to provide design services on the **LBJ Student Center Renovation** which is different from the expansion project described above. Vaughn Construction was selected to provide CMR services. The scope of the renovation work includes repairs and upgrades of the mechanical, electrical, fire protection systems, incidental interior/exterior renovations, and other repairs. This project is estimated to cost $20M.

**Status:** Construction is underway and is approximately 14 percent complete. The anticipated completion date is May 2018.

**Next Milestone:** Mechanical equipment installation continuing through May 2017 is the next construction milestone.
Department of Housing and Residential Life:
Retama Residence Hall Renovations

Programmer: Facility Programming and Consulting
Architect: KSQ Architects
Total Project Cost (DD): $10,937,378
Total Project Cost (CIP): $9,026,199
Contractor CM@R: Flynn Construction
Design Development Approval: February 2016 (Actual)
GMP Approval: April 2016 (Actual)
Construction Start: May 2016 (Actual)
Construction Completion: July 2017 (Projected)
Occupancy: August 2017 (Projected)

Facility Programming and Consulting completed the program for the Retama Hall Renovations, estimated at $9M, in April 2015. KSQ Architects was selected to provide AE services and Flynn Construction was selected as the CMR. The building will be gutted, leaving in place only the structural framing and the exterior skin. Construction commenced in May 2016 when the hall was empty and substantial completion is anticipated by summer 2017.

Status: Construction is underway with substantial completion anticipated by summer 2017. The project is approximately 80 percent complete.

Next Milestone: Substantial Completion is targeted for July with occupancy in August 2017.
University Events Center Expansion

Feasibility Study: Moody Nolan, Dallas
Programmer: Facility Programming and Consulting
Architect: Sink Combs Dethlefs
Total Project Cost (DD): $62,500,000
Total Project Cost (CIP): $54,090,000
Contractor CM@R: Turner Construction
Design Development Approval: August 2016 (Actual)
GMP Approval: September 2016 (Actual)
Construction Start: September 2016 (Actual)
Construction Completion: September 2018 (Projected)
Occupancy: October 2018 (Projected)

The University Events Center (UEC) was designed by the firm of Sink, Combs, and Dethlefs Architects. Turner Construction was selected as the CMR. The 81,300 GSF expansion includes space for commencement ceremonies, athletic programs being relocated from Jowers Center, as well as support space. An additional 1,748 seats will be added to the arena seating capacity. The project also includes a new chilled water plant, a new loading dock with access to the lower court level, a multi-purpose suite, locker rooms, and offices. This project will allow Jowers Center to be turned over for 100 percent academic use as all the current Department of Athletics offices and functions will move into the UEC.

Status: Construction is underway and is approximately 13 percent complete with occupancy anticipated by fall 2018.

Next Milestone: Upper levels framed, floors to be poured, and some limited mechanical equipment to be installed as the building reaches topping out.

The webcam for the University Events Center has been added to the FPDC website at the following link: http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html
COMPLETED PROJECTS

Bobcat Trail Mall Redevelopment

The Bobcat Trail Mall Redevelopment/Enhancement project, designed by TBG Partners and constructed by Flynn Construction, reached Substantial Completion in September 2016. The project has been submitted to the TSUS System staff for Final Close Out.

Joann Cole Mitte and Sabinal Renovations

The Joann Cole Mitte and Sabinal Renovations project, designed by Lym Miller Architecture and constructed by Vaughn Construction, reached Substantial Completion in August 2016. The project is to be submitted to the TSUS System staff for Final Close Out in May 2017 -- pending receipt and approval of the final pay app and several close-out documents from the CMR.

Jones Dining Center Renovation

The Jones Dining Hall Renovation, designed by Pfluger Architects and constructed by Vaughn Construction, reached Substantial Completion in April 2016. The project has been submitted to the TSUS System staff for Final Close Out in May 2017.

Department of Housing and Residential Life: Moore Street Housing

The Moore Street Housing (Angelina Hall and San Gabriel Hall) project is a 598-bed facility, and reached Substantial Completion in May 2016. The project is to be submitted to the TSUS for Final Close Out in August 2017 -- pending installation of the public art selection.
Campus Master Plan

SmithGroupJJR and sub-consultants specializing in academic space needs planning, auxiliary space planning, transportation and traffic planning, research planning, civil engineering, utilities engineering, information technology, and cost estimation have been working with Texas State University since January 2016 to develop the 2017-2027 Campus Master Plan. The planning process began with a series of meetings in January and March 2016, to gather information from the university community. A master plan web page was launched in January 2016 to solicit feedback from the university community and alumni. It can be found at http://www.txstatemasterplan.com/.

Meetings have been held with the Texas State University Campus Master Plan Committee, a committee that included Local Committee Chair Regent Donna Williams, University representatives, City of San Marcos representatives, and The Texas State University System staff. Meetings have also been held with the City Manager of the City of San Marcos and his staff. Meetings on the San Marcos Campus have been focusing on the adequacy of existing academic, research, athletic, recreational, student health, dining, and student residence facilities and the impact of future programs in their related strategic plans. Meetings have also been held concerning the Spring Lake area, the Round Rock Campus, and STAR Park. Additionally, parking, shuttle service, and infrastructure systems are being assessed.

Preliminary recommendations, shared with the university in May 2016, were based on current space deficits and projected enrollment increases. These recommendations included the following: adding 2.1 million gross square feet (GSF) of academic and support space; 2,400 residence hall beds; 25,000 square feet of dining space; several outdoor recreation fields; 2,000 parking spaces; and an expanded Student Health Center. In August 2016, after making adjustments based on feedback received during the May 2016 meetings, the consultants reviewed the final drivers for the plan: 1.5 percent projected undergraduate growth annually; 3.0 percent projected graduate growth annually; achieving 68 assignable square feet per full-time equivalent student by 2027; achieving $52 million total restricted research expenditures by 2017; and adding approximately 2,400 student beds on campus by 2027. This equates to approximately 2.2 million gross square feet of new space. SmithGroupJJR then presented two scenarios to the campus and to the Texas State University Campus Master Plan Committee, each addressing different approaches to density, integration of academic and student life, and location. The President’s Cabinet reviewed the “scenarios” and identified the priorities for the team.

The consultants returned to the campus in early October 2016 to present the Preliminary Master Plan to the University Community. They returned again in mid-October 2016 to present the Preliminary Master Plan to the Texas State University Campus Master Plan Committee, including Regent Donna Williams. On December 14, 2016, discussions were held with the consultants regarding the STAR Park Master Plan, including placement of the Infrastructure Research Lab and proposed Multi-Tenant Research and Development Building. The proposed final Campus Master Plan and the recommended STAR Park master plan were shared with the campus community February 28 and March 1, 2017. Members from the City of San Marcos City Council and staff reporting to the City Manager were also invited. Feedback from attendees was positive.

Currently, SmithGroupJJR is working with Texas State to prepare the written report. Additionally, a presentation is scheduled to be made to The Texas State University System Planning and Construction Committee in May 2017. Members of the Committee will also be provided a draft copy of the master plan report. The final document will include a look at “The Campus Today”; review of the findings for the San Marcos Campus, the Round Rock Campus, and STAR Park; address design guidelines; and include an implementation plan that will identify potential new and renovation capital projects, recommended sizes, locations, and basic cost estimates. The implementation plan will cover three phases: Short-Term Priorities for 2017-2022, Mid-Term Priorities for 2023-2027 and Long-Term Priorities Beyond 2027. The final report will be presented to the Board of Regents at the August 2017 meeting for approval.