CAPITAL PROJECTS
QUARTERLY STATUS REPORT

August 2018
This report is organized by the phase that each project is at in the development cycle. The stages include:

1. Planning and Programming Phase – This is the very first activity designed to help us understand what we need and to establish an order of magnitude of cost.

2. Design Phase – The process of developing detailed blueprints and cost estimates.

3. Construction Phase – The entire process of building the project.

4. Project Completion – The construction is complete, the bills are all paid, the building has been turned over for our use, and the TSUS Planning and Construction Office has officially approved project close out.

When multiple projects are underway in one building, all the projects in that building are presented together for ease of understanding, regardless of their stage in the development process.
Albert B. Alkek Library

There are multiple projects active in the Albert B. Alkek Library as follows:

A. Learning Commons
In the Design Phase
Feasibility Study: Perry Dean Rogers
Programmer: Facility Programming and Consulting
Architect: Brown Reynolds Watford, Dallas, TX
Total Project Cost (CIP): $12,612,894
Total Project Cost (DD): $8,300,000
Contractor CM@R: JE Dunn Construction, Austin, TX
Design Development Approval: August 2018
GMP Approval: November 2018 (Projected)
Construction Start: November 2018 (Projected)
Construction Completion: February 2020 (Projected)
Occupancy: Spring 2020 (Projected)

The Albert B. Alkek Library Learning Commons has a total project cost of approximately $8.3 million for Phase One to re-purpose space for creation of a Learning Commons on the second floor, and portions of the first, third, and fourth floors of the Library.

**Status**: The Albert B. Alkek Library Learning Commons has a TPC of approximately $8.3 million for Phase One and is on the current CIP at $12,612,894. The scope of work includes the repurposing of space to create a Learning Commons on the second floor and portions of the first, third, and fourth floors. Brown-Reynolds-Watford of Dallas, Texas, is the design team, and JE Dunn Construction of Austin, Texas, is the CMR. The Design Development phase is underway with the project progressing to the Board of Regents for approval in August 2018.

Next Milestone: The next milestone is to facilitate the Guaranteed Maximum Price.
**B. 7th Floor Wittliff Collection Expansion**

In the Planning and Programming Phase

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

**Architect:** McKinney York Architects  
**Total Project Cost (DD):** $5,600,000 (Projected)  
**Contractor CM@R:** TBD  
**Design Development Approval:** November 2018

Texas State University, in working with Facilities Programming and Consulting, has completed the Architectural Space Program for the **Albert B. Alkek Library 7th Floor Wittliff Collections Expansion**.

**Status:** In the Design Phase - The TPC estimate is $7.4 million. McKinney York Architects of Austin is the design team. The posted RFQ for the CMR is due July 2018. Schematic Design is underway for phases one and two at an estimated TPC of $4.5 million.

**Next Milestone:** The next milestone to begin Design Development.

**C. Library Renovations**

In the Close-Out Phase

**Feasibility Study:**  
**Architect:** Perry Dean Rogers  
**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:** June 2017 (Actual)  
**Occupancy:** Spring 2017 (Actual)

The Albert B. Alkek Library Renovations project includes the phased repairs and upgrades of electrical and information technology systems, and limited mechanical infrastructure components. Additional work was completed to remove and replace the lower level roofs that extended the completion date to June 2017.

**Status:** In the Project Completion Phase - The **Albert B. Alkek Library Renovations** project includes phased repairs and upgrades of electrical, information technology systems, some mechanical infrastructure components, and removal and replacement of the lower level roofs. The project is substantially complete. The final report was submitted to TSUS in November 2017, and the project will be brought to the Board of Regents for closeout in November 2018.

**Next Milestone:** Final Report to the Board of Regents will be in November 2018.
Infrastructure Research Laboratory (STAR Park)

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $12,000,000

This project will support the new Civil Engineering program, which will begin in fall 2019. The laboratory design may allow the testing of full-size highway bridge girders and/or may include both strong wall and strong floor areas. The TPC was last being targeted at $14 million prior to the project being placed on hold.

**Status:** The Infrastructure Research Laboratory is on the CIP. This project is expected to support the new B.S. in Civil Engineering program. The TPC is $12 million; however, the project is currently on hold pending a re-evaluation of the goals in the Architectural Space Program. The TPC is $12 million.

**Next Milestone:** The Architectural Space Program is on hold.

**Music Building**

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

A new Music Building to address the pressing need of the School of Music, classrooms, and rehearsal space will be located in close proximity to the new Performing Arts Center. 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. The project is on hold pending funding.

**Next Milestone:** Pending Funding Availability

**Round Rock Health Professions – 2 (Esperanza Hall)**

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $70,000,000

The fourth academic building on the Round Rock campus will include classrooms and offices to support four departments in the College of Health Professions, the Advising Center, and the Dean’s Office. The building was reprogrammed and a revised cost estimate was completed for possible funding by the Legislature. This program document served to guide Texas State in the preparation of a Tuition Revenue Bond funding request in July 2012 and again in July 2014.

**Status:** The project is on hold pending funding.

**Next Milestone:** Pending Funding Availability

August 2018
The Feasibility Study for the development of the new multi-use Campus Recreation Sports Fields resolved basic inquiries regarding options for developing natural grass recreation playfields on a site previously used as 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 was stable for repurposing. That structure is now completed and in use.

**Status:** Sink Combs Dethlefs Architects of Denver, Colorado, completed the Design Approval Binders. The design approval was formalized at the February 2018 Board of Regents meeting with a TPC of $7.4 million. Coordination efforts with the Center for Archeology Studies are complete. TSUS is negotiating a revised contract with the A/E to proceed into the construction documents phase. Construction to start in October 2018.

**Next Milestone:** The next milestone will be the production of the Construction Documents.
Elliott Hall Repurposing

Programmer: VisSpiro Strategies
Architect: LPA Architects, San Antonio, TX
Total Project Cost (DD): $6,650,000
Total Project Cost (CIP): $6,650,000
Contractor CMR: TBD
Design Development Approval: November 2018 (Projected)
GMP Approval: December 2018 (Projected)
Construction Start: December 2018 (Projected)
Construction Completion: July 2020 (Projected)
Occupancy: August 2020 (Projected)

Elliott Hall A and B are three-story residence hall buildings with 15,510 gross square feet (GSF) and 14,603 GSF respectively. Elliott Hall Administration is a two-story building with 7,180 GSF. Texas State intends to repurpose the buildings to achieve classroom and office space. The 37,293 gross square foot building repurposing project has an estimated total project cost of $6.5 million.

**Status:** The September 2017 Architectural Space Program, prepared by VisSpiro Consultants, is complete. LPA Architects of San Antonio, is the selected A/E and TBD General Contractors, is the CMR. Schematic Design is underway.

**Next Milestone:** The next milestone will be the blended Schematic Design/Design Development completed in September 2018.
Facilities Programming and Consulting completed the Architectural Space Program for the Health Professions Building (Encino Hall) Space Reconfigurations. The vacated spaces in the building will be repurposed and remodeled. Construction is expected to begin summer 2018, after departments relocate to the Round Rock Campus with completion in fall 2019.

**Status:** The project is on the Capital Improvements Program (CIP) at $4.4 million. The current estimate, however, is only $2.1 million for which the University has received delegated authority. The A/E selection interviews are complete. Atkins Architects will serve as A/E and the JOC is to be determined in July 2018. Schematic Design is underway.

**Next Milestone:** The next milestone will be the Design Development Phase in August 2018.
## Family and Consumer Sciences Vivarium

<table>
<thead>
<tr>
<th>Feasibility Study:</th>
<th>Perkins Will</th>
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<tbody>
<tr>
<td>Architect:</td>
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<td>Construction Completion:</td>
<td>August 2019 (Projected)</td>
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<tr>
<td>Occupancy:</td>
<td>October 2019 (Projected)</td>
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The Family and Consumer Sciences (FCS) Vivarium Research Facility will house live rodents and conduct research in the areas of Cancer, Psychology, and Neuroscience. The proposed layout and mechanical, electrical, and plumbing (MEP) enhancements will take into consideration that this project is an existing laboratory conversion. The new FCS Vivarium Research Facility will meet certification requirements and will comply with all of the standards of the “Guide for the Care and Use of Laboratory Animals”, eighth edition.

**Status:** The Architectural Space Program for the Family and Consumer Sciences Vivarium Research Facility is complete. Perkins & Will Architects of Austin, Texas, was selected as the A/E and Vaughn Construction will serve as the CMR. Schematic Design is underway.

**Next Milestone:** The next milestone will be the beginning of design in May 2018.
Facilities Programming and Consulting completed the revised Architectural Space Program for the **Hilltop Housing Complex**. The demolition of Hornsby and Burleson Halls and construction of a new housing complex on the Hilltop area of the San Marcos Campus is slated to begin in summer 2019. This project is on the CIP, and the current TPC is approximately $108 million based on approximately 1,000 beds. This project is on the CIP and the current project cost of $108.2 million.

**Status:** The actual project will result in 800 to 1,000 beds, and the price will be adjusted accordingly. In May 2018, Barnes Gromatzky Kosarek (BGK) was selected as the architect (A/E) and Vaughn Construction is the Construction Manager-at-Risk (CMR).

**Next Milestone:** The next milestone will be the beginning of design in July 2018.
Hines Academic Center Structural Improvements

Programmer: NA
Architect: Wiss Janey Elstner, Austin, TX
Total Project Cost (DD): $6,000,000
Total Project Cost (CIP): $6,000,000
Contractor JOC: TBD
Design Development Approval: May 2019 (Projected)
GMP Approval: June 2019 (Projected)
Construction Start: June 2019 (Projected)
Construction Completion: May 2020 (Projected)
Occupancy: June 2020 (Projected)

Urgent repairs in an estimated amount of $6 million are needed as part of the Hines Academic Center Structural Improvements project. The project will include rebuilding the exterior facade of one side of the building and making associated structural repairs.

**Status:** With the assistance of Jaster Quintanilla Structural Engineers, it was determined that the issues with the building’s cracking brick veneer was not a structural issue. WJE Engineers determined that the movement was attributable to water intrusion. The final scope of work, with a more accurate construction cost estimate, will be determined in August 2018. The project is on the current CIP.

**Next Milestone:** The next milestone will be the production of the Construction Documents.
**Jowers Renovation**

**Programmer:** VisSpiro Strategies  
**Architect:** Lym Miller Architects, Austin, TX  
**Total Project Cost (DD):** $3,416,000  
**Total Project Cost (CIP):** $3,500,000  
**Contractor CMR:** TBD  
**Design Development Approval:** NA - Delegated Authority  
**GMP Approval:** September 2019 (Projected)  
**Construction Start:** September 2019 (Projected)  
**Construction Completion:** July 2020 (Projected)  
**Occupancy:** August 2020 (Projected)

**Jowers Center Renovation.** The Department of Athletics will relocate its offices and other functions from Jowers Center to the newly expanded University Events Center in summer 2018. The vacated space in Jowers Center is needed for the degree programs in the Department of Health and Human Performance and for the Dance program in the Department of Theatre and Dance. Renovated space will be used for faculty offices, classrooms, and laboratory/research space.

**Status:** Programming by VisSpiro Consultants is complete; and the TPC of this 13,561 GSF renovation project is $3,416 million. The university has received delegated authority for this renovation. The contract for the A/E is under negotiations. The RFQ CMR is posted.

**Next Milestone:** The next milestone will be the design beginning in August 2018.
Roy F. Mitte Building Space Reconfigurations

Programmer: Facility Programming and Consulting
Architect: Brown Reynolds Watford (BRW), Dallas, TX
Total Project Cost (DD): $6,000,000
Total Project Cost (CIP): $6,000,000
Contractor CMR: TBD
Design Development Approval: February 2019 (Projected)
GMP Approval: May 2019 (Projected)
Construction Start: May 2019 (Projected)
Construction Completion: July 2020 (Projected)
Occupancy: August 2020 (Projected)

This project will focus on the repurposing of vacated spaces after selected departments/schools relocate to Ingram Hall in fall 2018. Roy F. Mitte Building Space Reconfigurations has a TPC of $6.0 million. This project will focus on the repurposing of vacated spaces after selected programs relocate to Ingram Hall in fall 2018. Design will begin in summer 2018 and construction will begin in spring 2019 with completion in summer 2020.

Status: The University selected Brown Reynolds Watford (BRW) Architects of Dallas as the design team and the CMR’s Request for Proposal is under evaluation. TSUS is negotiating with the CMR for a contract in July 2018.

Next Milestone: The next milestone will be the beginning of design in August 2018.
CONSTRUCTION PHASE

Blanco Residence Hall Renovations

Programmer: Facility Programming and Consulting
Architect: Pfluger Architects
Total Project Cost (DD): $29,600,000
Total Project Cost (CIP): $28,000,000
Contractor CM@R: SpawGlass Construction
Design Development Approval: November 2017 (Actual)
GMP Approval: December 2017 (Actual)
Construction Start: December 2017 (Actual)
Construction Completion: July 2019 (Projected)
Occupancy: August 2019 (Projected)

The Scope of Work for Blanco Hall Renovations includes new air handling units along with a few selected refurbished units; new pumps; new fan coil units; and cleaning the existing air ducts in the lobby. It includes the replacement of plumbing in the vertical chases, domestic water piping, sewer piping, and water closets. Additionally, the project includes relocation of electrical distribution panels and installation of new light fixtures in the corridors, bedrooms, bathrooms, and portions of the lobby. Pfluger Associates of Austin, Texas, is the architect and SpawGlass is the CMR. The TPC for this phased project is $29.6 million.

Status: The project is 40 percent complete and will be finalized by summer 2019.

Next Milestone: The next milestone is Substantial Completion is summer 2019.
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)

Bruce and Gloria Ingram Hall (The Engineering and Science Building) TPC is $120 million at a total size of 166,851 gross square feet.

**Status:** Construction is approximately 93 percent complete and is on schedule. Recent design deficiencies were identified on the project and are now being remediated. Partial occupancy is targeted for July 2018 to accommodate classes by August 2018.

**Next Milestone:** The CMR will continue with underground site utilities construction.
LBJ Student Center

There are multiple projects active in the Student Center as follows:

A. **LBJ Student Center Expansion - In the Construction Phase**

<table>
<thead>
<tr>
<th><strong>Programmer:</strong></th>
<th>Facility Programming and Consulting</th>
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<tr>
<td><strong>Architect:</strong></td>
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<td><strong>GMP Approval:</strong></td>
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<td><strong>Construction Completion:</strong></td>
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<tr>
<td><strong>Occupancy:</strong></td>
<td>August 2020 (Projected)</td>
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The existing LBJ Student Center will expand by approximately 30,000 to 40,000 gross square feet and will include the renovation of some additional square feet. The new mechanical, electrical, and plumbing building infrastructure systems will integrate with the recently upgraded building infrastructure that was part of the recent LBJ Student Center Renovations. The expansion will include a refurbished main entry lobby, a second ballroom, conference rooms, meeting spaces, shared spaces for informal student gatherings and study spaces, a new multicultural area, and improved circulation within the expansion and renovated areas. It will also expand and renovate the Welcome Center suite and create an Alumni Center for Alumni Relations. Atkins and Moody Nolan were the selected architects and Vaughn Construction was selected as the Construction Manager at Risk.

**Status:** The project is under construction with Substantial Completion slated for January 2020.

**Next Milestone:** Construction is underway.
B. LBJ Student Center Renovations - In the Construction Phase

<table>
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<th>Programmer:</th>
<th>Facility Programming and Consulting</th>
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<td>Construction Start:</td>
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<tr>
<td>Construction Completion:</td>
<td>May 2018 (Actual)</td>
</tr>
<tr>
<td>Occupancy:</td>
<td>Summer 2018 (Actual)</td>
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The scope of work on the LBJ Student Center Renovation includes repairs and upgrades of the infrastructure components and incidental interior/exterior renovations and repairs.

**Status:** Construction is continues and is approximately 99 percent complete. The anticipated final report date to the Board of Regents is November 2018.

**Next Milestone:** Submission of the Final Report to the BOR is August 2018.
University Events Center Expansion

Feasibility Study: Moody Nolan
Programmer: Facility Programming and Consulting
Architect: Sink Combs Dethlefs (Perkins Will)
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: November 2018 (Projected)
Occupancy: December 2018 (Projected)

The University Events Center project with a scope of work that 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, has a TPC of $62.5 million and the total size of the expansion is 81,282 GSF. The expansion includes space for commencement ceremonies and athletic programs.

Status: Construction is underway and is approximately 78 percent complete with occupancy anticipated by fall 2018. The start-up of the new Chiller Plant was April 2018.

Next Milestone: Substantial Completion by September 2018 is the next major milestone.
Willow Hall
(Health Professions Building 1)

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: March 2018 (Actual)
Occupancy: May 2018 (Actual)

Willow Hall (The Health Professions Building 1) has a total project cost of $67.5 million at a total size of 107,708 gross square feet. Occupancy is targeted for May 2018 to accommodate use by the first cohort of students by June 1, 2018.

Status. Classes scheduled to start in May 2018 are in progress. Physical Therapy and Respiratory Care moved from the San Marcos Campus into the new space in early May 2018. Communication Disorders will move in August 2018.

Next Milestone: Close-Out Phase is the next milestone.
COMPLETED PROJECTS

Archives and Research Center (STAR Park)

The Archives and Research Center, located at the Science, Technology, and Advanced Research Park, houses and preserves valuable library collections, including items from The Wittliff Collections and the University Archives. The TPC was $15.4 million. The final report to TSUS will be issued in November 2018.

Retama Residence Hall Renovations

As planned, the renovated Retama Hall opened its doors for occupancy for the fall 2017 semester. The TPC was $9 million. The final report is at TSUS for BOR approval in August 2018.