



# **CAPITAL PROJECTS QUARTERLY STATUS REPORT**

February 2018

---

**TEXAS STATE UNIVERSITY**  
A member of The Texas State University System

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.

## PLANNING and PROGRAMMING PHASE

### Albert B. Alkek Library

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

#### A. Learning Commons

##### **In the Design Phase**

<b>Feasibility Study:</b>	Perry Dean Rogers
<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Brown Reynolds Watford, Dallas, TX
<b>Total Project Cost (CIP):</b>	\$12,612,894
<b>Total Project Cost (DD):</b>	\$8,300,000
<b>Contractor CM@R:</b>	JE Dunn Construction, Austin, TX
<b>Design Development Approval:</b>	August 2018
<b>GMP Approval:</b>	November 2018 (Projected)
<b>Construction Start:</b>	November 2018 (Projected)
<b>Construction Completion:</b>	February 2020 (Projected)
<b>Occupancy:</b>	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 total project cost (TPC) of approximately \$8.3 million for Phase One and is on the current Capital Improvements Program (CIP) at \$12,612,894. The scope of work includes the repurposing of space for creation of a Learning Commons on the second floor, and portions of the first, third, and fourth floors of the Library. Brown Reynolds Watford, Dallas, TX, is the design architect and JE Dunn Construction, Austin, TX, is the Construction Manager at Risk. The design phase is underway.

**Next Milestone:** The next milestone is to begin reviewing the Schematic Design solutions.

#### B. 7<sup>th</sup> Floor Wittliff Collection Expansion

##### **In the Planning and Programming Phase**

<b>Feasibility Study:</b> Facility Programming and Consulting	<b>CIP Cost:</b> \$5,600,000
<b>Programmer:</b> Facility Programming and Consulting	

Texas State University, in working with Facilities Programming and Consulting, has completed the Architectural Space Program for the **Albert B. Alkek Library 7<sup>th</sup> Floor Wittliff Collections Expansion**. The TPC is \$7.4 million.

**Status:** In the Planning and Programming Phase, Texas State University, working with Facilities Programming and Consulting of Austin, Texas, has completed the Architectural Space Program for the **Albert B. Alkek Library 7<sup>th</sup> Floor Wittliff Collections Expansion**. The Total Project Cost (TPC) is \$7.4 million. A Request for Qualifications (RFQ) for architects issued in September 2017 led to the selection of McKinney York Architects, Austin as the design team.

February 2018

**Next Milestone:** The next milestone is to begin Schematic Design.

### **C. Library Renovations**

#### **In the Construction Phase**

<b>Feasibility Study:</b>	Perry Dean Rogers
<b>Architect:</b>	PBK Architects
<b>Total Project Cost (DD):</b>	\$14,024,925
<b>Contractor CM@R:</b>	Vaughn Construction
<b>Design Development Approval:</b>	May 2015
<b>GMP Approval:</b>	August 2015 (Actual)
<b>Construction Start:</b>	September 2015 (Actual)
<b>Construction Completion:</b>	June 2017 (Actual)
<b>Occupancy:</b>	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:** The project reached Substantial Completion in June 2017. The Final Report to The Texas State University System was issued in November 2017 and the project will be brought to the Board of Regents for close out in February 2018.

**Next Milestone:** Final Report to the Board of Regents will be in February 2018.

### **Elliott Hall Repurposing**

**Programmer:** VisSpiro Strategies

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

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 wants 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. The Requests for Qualifications (RFQs) for the architect and CMR were issued in November 2017. The architects' and CMR' responses are currently under review.

**Next Milestone:** Selection of the architect and contractor is the next milestone.

### **Family and Consumer Sciences Vivarium**

**Programmer:** Perkins and Will Architects

**CIP Cost:** \$4,000,000

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. Requests for Qualifications for the selection of the architect and contractor were issued in November 2017. The currently anticipated TPC is \$4.4 million.

**Next Milestone:** Selection of the architect and contractor is the next milestone.

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

**Programmer:** Facility Programming and Consulting

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

Facility Programming and Consulting prepared the Architectural Space Program for the Health Professions Building Space Reconfigurations (Encino Hall) project, which was added to the CIP in May 2015. The scope of this project focuses on the repurposing and remodeling of spaces to be vacated spring 2018 in the existing building.

**Status:** The Architectural Space Program for the **Health Professions Building (Encino Hall) Space Reconfigurations** prepared by Facilities Programming and Consulting is complete. Construction will commence in summer 2018 when departments relocate to the Round Rock Campus, with an anticipated completion in summer 2019. The project is on the CIP at \$4.4 million. The current estimate, however, is only \$2.2 million for which the university has received delegated authority.

**Next Milestone:** The next milestone will be the selection of the architect and CMR via the posting of RFQs in February 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:** This project is targeted to be operational in time for the new M.S. in Civil Engineering program, which will begin in fall 2019. The project is currently on hold as the College of Science and Engineering conducts more due diligence in order to determine what we need in the first phase of the program. The TPC is targeted at \$12 million.

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

## **Jowers Renovation**

**Programmer:** VisSpiro Strategies

**CIP Cost:** \$3,500,000

The Department of Athletics will relocate its offices and other functions from Jowers Center to the newly expanded University Events Center in 2018. The vacated space in Jowers Center is much 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. The 13,561 GSF Jowers Center renovation project has a TPC set at \$3.5 million.

**Status:** The Architectural Space Program, by VisSpiro Consultants, is complete. The 13,561 GSF Jowers Center renovation project has a TPC set at \$3.5 million for which the university has received delegated authority.

**Next Milestone:** The next milestone is to forward the program to the System Office to be followed by issuing the RFQs for AE services and CM@R services.

## **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

## New Residence Hall Complex

**Programmer:** Facility Programming and Consulting

**CIP Cost:** \$132,252,870

The New Residence Hall Complex project, which was planned to include the demolition of two existing residence halls (Burlson and Hornsby) and construction of a new complex with a total of between 787 and 1,025 beds on the Hilltop area of campus. The final number of beds will be based on site capacity and financial modeling.

**Status:** The **Hilltop Housing Complex** project revised Architectural Space Program was prepared by Facilities Programming and Consulting, which includes the demolition of Hornsby and Burlson Halls and construction of a new housing complex on the Hilltop area of the San Marcos Campus, is complete. This project is on the CIP and the current TPC is approximately \$108 million based on approximately 1,000 beds. The actual project will be somewhere between 800 and 1,000 beds and the price will adjust accordingly.

**Next Milestone:** The next milestone will be the approval of the Architectural Space Program and forwarding it to the System office in February 2018.

## 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 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

## Roy F. Mitte Building Space Reconfigurations

**Programmer:** Facility Programming and Consulting

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

This project will focus on the repurposing of vacated spaces after selected departments/schools relocate to Ingram Hall in 2018.

**Status:** Facilities Programming and Consulting has completed the Architectural Space Program for the **Roy F. Mitte Building Space Reconfigurations**. The anticipated TPC is \$5.4 million. Design will begin Spring 2018 and construction will commence in summer 2018 with an anticipated completion in summer 2019.

**Next Milestone:** The next milestone will be the selection of the architect and CMR via the posting of RFQs in February 2018.

## DESIGN and CONSTRUCTION DOCUMENT PHASE

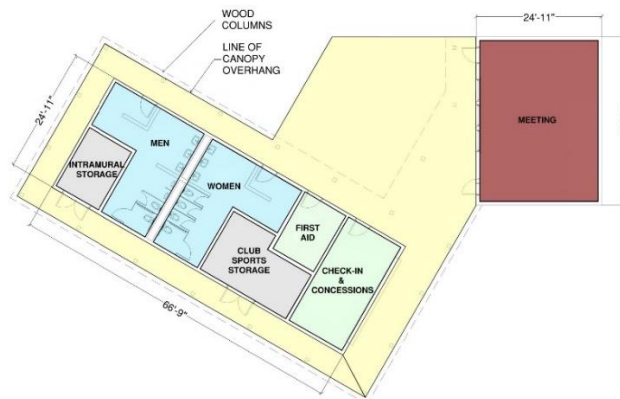
### Campus Recreation Sports Fields

<b>Programmer:</b>	NA
<b>Architect:</b>	Sink Combs Dethlefs; Denver, Colorado
<b>Total Project Cost (DD):</b>	\$7,400,000
<b>Total Project Cost (CIP):</b>	\$3,000,000
<b>Contractor CSP:</b>	TBD
<b>Design Development Approval:</b>	NA
<b>GMP Approval:</b>	NA
<b>Construction Start:</b>	April 2018 (Projected)
<b>Construction Completion:</b>	Fall 2018 (Projected)
<b>Occupancy:</b>	Fall 2018 (Projected)

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 for the project will be requested at the February 2018 Board of Regents meeting with a TPC of \$7.4 million. The selection of the contractor via a Competitive Sealed Proposal is pending.

**Next Milestone:** The Board of Regents approval in February 2018 is the next milestone.



February 2018



## Hines Academic Center Structural Improvements

<b>Programmer:</b>	NA
<b>Engineer:</b>	Jaster Quintanilla Structural Engineers
<b>Total Project Cost (CIP):</b>	\$6,000,000
<b>Total Project Cost (DD):</b>	TBD
<b>Contractor CSP:</b>	TBD
<b>Design Development Approval:</b>	May 2018 (Projected)
<b>GMP Approval:</b>	NA
<b>Construction Start:</b>	October 2018 (Projected)
<b>Construction Completion:</b>	September 2019 (Projected)
<b>Occupancy:</b>	April 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, the University will establish the final scope of work and estimated construction cost. The project is on the current CIP.

## LBJ Student Center

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

### A. LBJ Student Center Expansion - In the Planning and Design Phase

<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Atkins Architects
<b>Total Project Cost (DD):</b>	TBD
<b>Total Project Cost (CIP):</b>	\$41,425,366
<b>Contractor CM@R:</b>	TBD
<b>Design Development Approval:</b>	February 2018 (Projected)
<b>GMP Approval:</b>	May 2018 (Projected)
<b>Construction Start:</b>	May 2018 (Projected)
<b>Construction Completion:</b>	May 2020 (Projected)
<b>Occupancy:</b>	August 2020 (Projected)

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 multi-cultural 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 design approval for the project will be requested at the February 2018 Board of Regents meeting with a TPC of \$31.2 million.

**Next Milestone:** The Board of Regents approval in February 2018 is the next milestone.



February 2018

## **B. LBJ Student Center Renovations - In the Construction Phase**

<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Atkins Architects/Engineers
<b>Total Project Cost (DD):</b>	\$20,070,000
<b>Total Project Cost (CIP):</b>	\$20,113,150
<b>Contractor CM@R:</b>	Vaughn Construction
<b>Design Development Approval:</b>	August 2016 (Actual)
<b>GMP Approval:</b>	November 2016 (Actual)
<b>Construction Start:</b>	December 2016 (Actual)
<b>Construction Completion:</b>	May 2018 (Projected)
<b>Occupancy:</b>	Summer 2018 (Projected)

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 underway and is approximately 60 percent complete. The anticipated completion date is May 2018.

**Next Milestone:** Removing and replacing the Ballroom air handlers is the next construction milestone.

## CONSTRUCTION PHASE

### Blanco Residence Hall Renovations

<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Pfluger Architects
<b>Total Project Cost (DD):</b>	\$29,600,000
<b>Total Project Cost (CIP):</b>	\$28,000,000
<b>Contractor CM@R:</b>	SpawGlass Construction
<b>Design Development Approval:</b>	November 2017 (Projected)
<b>GMP Approval:</b>	December 2017 (Projected)
<b>Construction Start:</b>	December 2017 (Projected)
<b>Construction Completion:</b>	July 2019 (Projected)
<b>Occupancy:</b>	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:** Design approval for the project occurred at the November 2017 Board of Regents meeting.

**Next Milestone:** The next milestone is the approval of the Guaranteed Maximum Price (GMP).

## Bruce and Gloria Ingram Hall

<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Treanor Architects
<b>Total Project Cost (DD):</b>	\$120,000,000
<b>Total Project Cost (CIP):</b>	\$120,000,000
<b>Contractor CM@R:</b>	SpawGlass Construction
<b>Design Development Approval:</b>	May 2016 (Actual)
<b>GMP Approval:</b>	July 2016 (Actual)
<b>Construction Start:</b>	August 2016 (Actual)
<b>Construction Completion:</b>	Summer 2018 (Projected)
<b>Occupancy:</b>	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 65 percent complete and is on schedule. Occupancy remains targeted for July 2018 to accommodate students by August 2018.

**Next Milestone:** The CMR will continue with underground site utilities construction. The clickable link for the live-camera is located at <http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html>



South Entry from Woods Street



North Entry from Vista Street



## University Events Center Expansion

<b>Feasibility Study:</b>	Moody Nolan
<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Sink Combs Dethlefs
<b>Total Project Cost (DD):</b>	\$62,500,000
<b>Total Project Cost (CIP):</b>	\$54,090,000
<b>Contractor CM@R:</b>	Turner Construction
<b>Design Development Approval:</b>	August 2016 (Actual)
<b>GMP Approval:</b>	September 2016 (Actual)
<b>Construction Start:</b>	September 2016 (Actual)
<b>Construction Completion:</b>	November 2018 (Projected)
<b>Occupancy:</b>	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 approximately 55 percent complete. Occupancy is targeted for fall 2018. The start-up of the new Chiller Plant is scheduled for January 2018.

**Next Milestone:** Drying-in the building by February 2018 is the next major milestone.

The webcam for the University Events Center has been added to the Facility Planning, Design, and Construction website at the following link: <http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html>



February 2018

**Willow Hall**  
**(Health Professions Building 1)**

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

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.** Construction is approximately 77 percent complete and is on schedule.

**Next Milestone:** Substantial Completion in March 2018 the next major milestone.

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



Mall Entry



Rear Entry with Nursing in the background

## **COMPLETED PROJECTS**

### **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 complete and will be submitted to the System Office in February 2018 as part of a Final Report.

### **Archives and Research Center (STAR Park)**

The Archives and Research Center, located at the Science, Technology, and Advanced Research (STAR) Park, has a total project cost of \$15.4 million, which includes \$14.7 million for the construction of the building, and approximately \$700,000 for site development and utilities' infrastructure improvements. The project is complete and will be submitted to the System Office in May 2018 as part of a Final Report.

### **Retama Residence Hall Renovations**

The Retama Hall Renovations project has a total project cost of \$9 million. Retama reached Substantial Completion in August 2017. The renovated residence hall opened its doors for occupancy for the fall 2017 semester as targeted. The project is complete and will be submitted to the System Office in May 2018 as part of a Final Report.