CAPITAL PROJECTS
QUARTERLY STATUS REPORT

May 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.
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

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 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 Schematic Design phase is underway.

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

B. 7th Floor Wittliff Collection Expansion

In the Planning and Programming Phase

Feasibility Study: Facility Programming and Consulting
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. The TPC is $7.4 million.

May 2018
**Status:** In the Design Phase. As of April 2018, a contract with McKinney York Architects of Austin, Texas is in place and Schematic Design is underway.

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

### C. Library Renovations

**In the Close-Out Phase**

<table>
<thead>
<tr>
<th>Feasibility Study:</th>
<th>Perry Dean Rogers</th>
</tr>
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<tbody>
<tr>
<td>Architect:</td>
<td>PBK Architects</td>
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<td>Contractor CM@R:</td>
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<tr>
<td>Construction Completion:</td>
<td>June 2017 (Actual)</td>
</tr>
<tr>
<td>Occupancy:</td>
<td>Spring 2017 (Actual)</td>
</tr>
</tbody>
</table>

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 August 2018.

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

### Elliot Hall Repurposing

**Programmer:** VisSpiro Strategies

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

Elliot Hall A and B are three-story residence hall buildings with 15,510 gross square feet (GSF) and 14,603 GSF respectively. Elliot 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. A/E and CMR RFQ review is complete and contract negotiations are underway.

**Next Milestone:** The next milestone will be the design beginning in May 2018.

May 2018
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. Contracting with the architect and contractor is in process. The current TPC is $4.4 million.

**Next Milestone:** The next milestone will be the beginning of design in May 2018.

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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. The A/E selection interviews are complete and the interview team has made a recommendation. Project delivery method to be determined in May 2018.

**Next Milestone:** The next milestone will be the beginning of design in May 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 $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.

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. The RFQs for the A/E and CMR are posted.

Next Milestone: The next milestone will be the design beginning in June 2018.

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

May 2018
New Residence Hall Complex

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $132,252,870

The New Residence Hall Complex project includes the demolition of two existing residence halls (Burleson 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 Burleson 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 project cost of $108.2 million. The actual project will be somewhere between 800 and 1,000 beds and the cost will adjust accordingly.

**Next Milestone:** The next milestone will be the selection of the architect and construction manager-at-risk in May 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 construction manager-at-risk in May 2018.

May 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. The next phase will include the coordination efforts by the Center for Archeology Studies, as the construction documents are prepared. The selection of the contractor via a Competitive Sealed Proposal is pending.

Next Milestone: The next milestone will be the production of the Construction Documents.
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 and WJE Engineers, we will determine the final scope of work and a more accurate estimate of the construction cost. The project is on the current CIP.

**Next Milestone**: The next milestone will be the production of the Construction Documents.
There are multiple projects active in the Student Center as follows:

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
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<td><strong>Programmer:</strong></td>
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<td><strong>Architect:</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 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 project design was approved at the February 2018 Board of Regents meeting and the GMP was approved by TSUS in April 2018.

**Next Milestone:** Construction will begin in May 2018.
B. LBJ Student Center Renovations - In the Construction Phase

<table>
<thead>
<tr>
<th>Role</th>
<th>Details</th>
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<tbody>
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<td>Programmer:</td>
<td>Facility Programming and Consulting</td>
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<tr>
<td>Occupancy:</td>
<td>Summer 2018 (Projected)</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 95 percent complete. The anticipated completion date is August 2018.

**Next Milestone:** Submission of the Final Report to the BOR is 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 10 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

<table>
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<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>Occupancy:</strong></td>
<td>Fall 2018 (Projected)</td>
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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 78 percent complete and is on schedule. Recent design deficiencies were identified on the project and are now being remediated. Occupancy is targeted for July 2018 to accommodate students by August 2018.

**Next Milestone:** The CMR will continue with underground site utilities construction.
University Events Center Expansion

Feasibility Study: Moody Nolan
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: 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 65 percent complete with occupancy anticipated by fall 2018. The start-up of the new Chiller Plant was April 2018.

Next Milestone: A Partial Substantial Completion by May 2018 is the next major milestone.
Willow Hall (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 complete. Two existing academic departments from San Marcos will be moving in the new space. The third will move in August 2018. Occupancy is May 2018 to accommodate use by the first cohort of students by June 1, 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 (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 August 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 August 2018 as part of a Final Report.