CAPITAL PROJECTS
QUARTERLY STATUS REPORT

August 2017

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 Planning and Programming Phase

Feasibility Study: Perry Dean Rogers  CIP Cost: $12,612,894
Programmer: Facility Programming and Consulting

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: 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: Texas State is in the process of selecting an architect and contractor.

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

Texas State University worked with Facilities Programming and Consulting in converting the Albert B. Alkek Library 7th Floor Wittliff Collections Expansion Feasibility Study into a final Architectural Space Program.

Status: The program was completed in April 2017 and was approved by the President. The TPC is anticipated to be $7.4 million.

Next Milestone: The next milestone is to forward the program to the System Office, followed by the selection of an architect once funding is in place.
C. Library Renovations

In the Construction Phase

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: 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 is underway to remove and replace the lower level roofs which extended the completion date to June 2017.

Status: The additional work to remove and replace the lower level roofs is 99 percent complete. Substantial completion is pending formalized submittal for signature.

Next Milestone: Final Close-Out report to be issued to the System office in August 2017.

Elliott Hall Repurposing

Programmer: VisSpiro Strategies CIP Cost: $6,500,000

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 three-story 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.

Status: Texas State wants to repurpose the buildings to achieve classroom and office space. Programming is being done by VisSpiro and 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 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 summer 2018 in the existing building.

Status: User interviews were held in March 2017. A selection of the architect and contractor is targeted for August 2017. The design begins in summer 2017 and construction will commence in summer 2018 with an anticipated completion in summer 2019.

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

Hines Academic Center Structural Improvements

Programmer: NA  
CIP Cost: $6,000,000

Structural repairs, estimated to be $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: The scope of work has been established and the Request for Qualifications (RFQ) has been issued for a structural feasibility study in order to determine the exact work that needs to be undertaken. The project is on the current CIP.

Infrastructure Research Laboratory (STAR Park)

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

The Ingram School of Engineering Structures Testing Laboratory is on the CIP. The name of the building will be the Infrastructure Research Laboratory. This project is targeted to be operational in time for the new Civil Engineering program which will begin in fall 2019. The laboratory design will allow the testing of full-size highway bridge girders and may include both strong wall and strong floor areas.

Status: The Architectural Space Program is being completed by Facility Programming and Consulting.

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 CMR services.
Jowers Renovation

Programmer: VisSpiro Strategies  CIP Cost: $3,500,000

Athletics will relocate their offices and other functions from Jowers to the newly expanded University Events Center in 2018. The vacated space in Jowers is needed for the Department of Health and Human Performance and the Dance program in the Department of Theatre and Dance. The 13,561 gross square foot building renovation project has a TPC set at $3.5 million.

Status: Programming is being done by VisSpiro and will determine the amount of space for each category of use. Renovated space will be used for faculty offices, classrooms, and laboratory/research space.

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 CMR services.

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. The project is on hold pending funding.

Next Milestone: Pending Funding Availability
New Residence Hall Complex

Programmer: Facility Programming and Consulting

CIP Cost: $150,000,000

The New Residence Hall Complex project, which was planned to include the demolition of two existing residence halls (Burleson and Hornsby) and construction of a new complex with a total of approximately 1,025 beds on the Hilltop area of campus is ready for revised programming.

Status: Facility Programming and Consulting completed the initial program in November 2015 but the program needs to be revised to fit the new footprint identified in the University Master Plan.

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

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 Health Professions 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 re-programmed 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

The Roy F. Mitte Building Space Reconfigurations project was added to the CIP in May 2015. This project will focus on the repurposing of vacated spaces after selected departments/schools relocate to Ingram Hall in 2018.

Status: Facility Programming and Consulting is preparing the Architectural Space Program for the Roy F Mitte Space Reconfigurations project, which is on the current CIP. The scope of this project will focus on the repurposing of the vacated spaces after selected departments relocate to the new Engineering and Science Building (Ingram Hall) in 2018. Design began in summer 2017 and construction will commence in summer 2018 with an anticipated completion in summer 2019. The TPC is set at $5.4 million.

Next Milestone: Completion of the Program for review and approval. The University then plans to issue RFQs in August 2017 for the AE and CMR.
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:** A contract was issued to Sink Combs Dethlefs Architects of Denver, Colorado, and design concepts are being reviewed in preparation of the construction documents.

**Next Milestone:** Selection of the contractor via a Competitive Sealed Proposal is the next milestone.
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:** November 2017 (Projected)  
**GMP Approval:** December 2017 (Projected)  
**Construction Start:** December 2017 (Projected)  
**Construction Completion:** July 2019 (Projected)  
**Occupancy:** August 2019 (Projected)

The estimated total project cost of $47.3 million will be expended in phases over a period of several years. The scope of renovations and improvements to Blanco Residence Hall includes upgrades of the building utilities infrastructure; minor modifications to the main entry area, living rooms, bedrooms, and restrooms; and repairing/enhancing the exterior. Interviews for the architect were held in March 2017 and Pfluger Architects of Austin were selected for the design phase. The Construction Manager at Risk (CMR) responses were received in March 2017, reviewed by the committee, and SpawGlass was selected as the contractor.

**Status:** The current scope of work is being reviewed in detail by the stakeholders, architect and contractor with the main focus centered on MEP infrastructure improvements.

**Next Milestone:** The next milestone will be the start of design development activities.
**LBJ Student Center Expansion**

<table>
<thead>
<tr>
<th><strong>Programmer:</strong></th>
<th>Facility Programming and Consulting</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Architect:</strong></td>
<td>Atkins Architects</td>
</tr>
<tr>
<td><strong>Total Project Cost (DD):</strong></td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Total Project Cost (CIP):</strong></td>
<td>$41,425,366</td>
</tr>
<tr>
<td><strong>Contractor CM®R:</strong></td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Design Development Approval:</strong></td>
<td>November 2017 (Projected)</td>
</tr>
<tr>
<td><strong>GMP Approval:</strong></td>
<td>May 2018 (Projected)</td>
</tr>
<tr>
<td><strong>Construction Start:</strong></td>
<td>May 2018 (Projected)</td>
</tr>
<tr>
<td><strong>Construction Completion:</strong></td>
<td>January 2020 (Projected)</td>
</tr>
<tr>
<td><strong>Occupancy:</strong></td>
<td>April 2020 (Projected)</td>
</tr>
</tbody>
</table>

The LBJ Student Center Expansion Architectural Space Program was completed with the current TPC at $47.6 million. This included the construction of an approximate 63,500 gross square foot addition that will expand the Student Center footprint into the existing amphitheater area. The renovations of about 19,000 existing gross square feet are also included in the program.

**Status:** Atkins and Moody Nolan were the selected architects and have begun design of the expansion with the stakeholders. The project will also include an expanded Welcome Center sharing space with the Alumni Center.

**Next Milestone:** The RFQ for the Contractor will be posted in July or August 2017.
CONSTRUCTION PHASE

Archives and Research Center (STAR Park)

Programmer: Harrison Kornberg Architects  
Architect: Harrison Kornberg Architects  
Total Project Cost (DD): $15,415,900  
Contractor CM@R: DPR Construction  
Design Development Approval: November 2015 (Actual)  
GMP Approval: March 2016 (Actual)  
Construction Start: May 2016 (Actual)  
Construction Completion: June 2017 (Actual)  
Occupancy: July 2017 (Actual)

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.

Status: The project is approximately 99 percent complete with furniture installations taking place.

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

Status: Construction is approximately 25 percent complete and is on schedule. Occupancy is targeted for July 2018 to accommodate 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)

The Health Professions Building 1 (Willow Hall) 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 28 percent complete and is on schedule.  
Web Cam/ Public Link: http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html

Next Milestone: Permanent power is the next major milestone for July 2017.
LBJ Student Center Renovations

Programmer: Facility Programming and Consulting
Architect: Atkins Architects/Engineers, Austin
Total Project Cost (DD): $20,070,000
Total Project Cost (CIP): $20,113,150
Contractor CM@R: Vaughn Construction, San Antonio
Design Development Approval: August 2016 (Actual)
GMP Approval: November 2016 (Actual)
Construction Start: December 2016 (Actual)
Construction Completion: May 2018 (Projected)
Occupancy: 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 30 percent complete. The anticipated completion date is May 2018.

**Next Milestone:** Fire Alarm System test and approval in September 2017 is the next construction milestone.
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)

The Retama Hall Renovations project has a TPC of $9 million.

Status: Construction is underway with substantial completion anticipated by summer 2017. The project is approximately 89 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)

This 81,282 gross square foot expansion includes space for commencement ceremonies and athletic programs. The project also includes a new chilled water plant, a new loading dock, access to the lower court level, a multi-purpose suite, locker rooms, and offices.

Status: Construction is underway and is approximately 15 percent complete with occupancy anticipated by fall 2018.

Next Milestone: Structural frame topping out in August 2017 is the next major milestone.

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

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 Texas State University System staff for Final Close Out in August 2017. The delay in final closeout was due, in part, to some delays in the installation of the public art selection, “Vessels” which is also now complete.
Campus Master Plan

SmithGroupJJR Architects has been working with Texas State University since January 2016 to develop the 2017-2027 University Master Plan. Meetings were held with the Texas State University Master Plan Committee, a committee that included Local Regent Committee Chair Donna Williams, University representatives, City of San Marcos representatives, and The Texas State University System staff. Meetings were also held with the City Manager of the City of San Marcos and his staff. Meetings focused 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.

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 2027; and adding approximately 2,400 student beds on campus by 2027. This equated to approximately 2.2 million GSF of new space. SmithGroupJJR then presented two scenarios to the university and to the Texas State University Master Plan Committee.

The consultants returned to San Marcos 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 Master Plan Committee. 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 Master Plan and the recommended STAR Park Master Plan were shared with the university community on February 28, 2017, and on March 1, 2017. Members from the City of San Marcos City Council and staff reporting to the City of San Marcos City Manager were also invited. Feedback from attendees was positive.

Doug Kozma from SmithGroupJJR made a presentation to The Texas State University System Planning and Construction Committee on May 9, 2017. Members of the Committee were provided a draft copy of the Master Plan report in advance. The report includes a look at “The Campus Today”; a review of findings; and includes an implementation plan that will identify potential new and renovation capital projects, recommended sizes, locations, and basic cost estimates. The implementation plan addresses three phases: Short-Term Priorities for 2017-2022, Mid-Term Priorities for 2023-2027 and Long-Term Priorities Beyond 2027 for the San Marcos Campus, the Round Rock Campus, and STAR Park. The final Texas State University Master Plan report is being presented to the Board of Regents at this August 2017 meeting for approval. As such, this will be the last quarterly update on the University Master Plan project.