CAPITAL PROJECTS
QUARTERLY STATUS REPORT

November 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 area 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 design phase begins in October 2017.

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

B. 7th Floor Wittliff Collection Expansion
In the Planning and Programming Phase
Feasibility Study: Facility Programming and Consulting
Programmer: Facility Programming and Consulting
CIP Cost: $5,600,000

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.


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

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 next milestone will be the selection of the architect and construction manager at risk via the posting of Requests for Qualifications (RFQs) in October 2017.

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:** Requests for Qualifications for the selection of the architect and contractor is targeted for November 2017. The currently anticipated TPC is $4.4 million.

**Next Milestone:** The design begins in February 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:** A selection of the architect and contractor is targeted for November 2017. The reconfigurations begin in fall 2018. The currently anticipated TPC is $4.4 million.

**Next Milestone:** The University will issue RFQs in November 2017 for the Architect/Engineer (AE) and Construction Manager-at-Risk (CM@R).

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**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 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.

**Next Milestone:** The resumption of Architectural Space Programming by Facility Programming and Consulting.
**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:** The Architectural Space Program, by VisSpiro Strategies, is targeted for completion in October 2017.

**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 (Burleson and Hornsby) and construction of a new complex with a total of between 650 and 1,025 beds on the Hilltop area of campus. The final number of beds will based on site capacity and financial modeling.

**Status:** Facility Programming and Consulting is preparing the new program. It is targeted for completion in November 2017. The current total project cost will be based on an approximately $75,000 per bed construction cost plus soft costs resulting in a range of $65 million to $110 million.

**Next Milestone:** Specification of the number of beds and 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 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

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 fall 2017 and construction will commence in summer 2018 with an anticipated completion in summer 2019. The TPC is set at $5.4 million. The Architectural Space Program, by Facilities Programming and Consulting, was completed in October 2017.

Next Milestone: Issuing an RFQ for the architect and contractor are the next milestones.
## DESIGN and CONSTRUCTION DOCUMENT PHASE

**Campus Recreation Sports Fields**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Programmer:</td>
<td>NA</td>
</tr>
<tr>
<td>Architect:</td>
<td>Sink Combs Dethlefs; Denver, Colorado</td>
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<tr>
<td>Total Project Cost (DD):</td>
<td>$3,000,000</td>
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<tr>
<td>Total Project Cost (CIP):</td>
<td>$3,000,000</td>
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<tr>
<td>Contractor CSP:</td>
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<td>Design Development Approval:</td>
<td>NA</td>
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<td>GMP Approval:</td>
<td>NA</td>
</tr>
<tr>
<td>Construction Start:</td>
<td>September 2017 - January 2018 (Projected)</td>
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<tr>
<td>Construction Completion:</td>
<td>TBD - July 2018 (Projected)</td>
</tr>
<tr>
<td>Occupancy:</td>
<td>TBD - August 2018 (Projected)</td>
</tr>
</tbody>
</table>

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 modified in preparation of the construction documents. We are carefully reviewing the issue of building near the flood plain in this area.

**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): $29,600,000
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 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. Additionally, electrical distribution panels will be relocated; and new light fixtures installed in the corridors, bedrooms, bathrooms, and portions of the lobby as needed. The current scope of work consists almost entirely of mechanical, electrical, and plumbing (MEP) infrastructure improvements.

Status: Seeking design approval for the project at the November 2017 Board of Regents meeting.

Next Milestone: The next milestone will be the start of construction documents.

Hines Academic Center Structural Improvements

Programmer: NA
Engineer: Jaster Quintanilla Structural Engineers
Total Project Cost (CIP): $6,000,000
Total Project Cost (DD): TBD
Contractor CSP: TBD
Design Development Approval: May 2018 (Projected)
GMP Approval: NA
Construction Start: October 2018 (Projected)
Construction Completion: September 2019 (Projected)
Occupancy: 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

<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>
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<tr>
<td><strong>Total Project Cost (DD):</strong></td>
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<td><strong>Total Project Cost (CIP):</strong></td>
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<tr>
<td><strong>Contractor CM@R:</strong></td>
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<tr>
<td><strong>Design Development Approval:</strong></td>
<td>February 2018 (Projected)</td>
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<tr>
<td><strong>GMP Approval:</strong></td>
<td>May 2018 (Project)</td>
</tr>
<tr>
<td><strong>Construction Start:</strong></td>
<td>May 2018 (Projected)</td>
</tr>
<tr>
<td><strong>Construction Completion:</strong></td>
<td>May 2020 (Projected)</td>
</tr>
<tr>
<td><strong>Occupancy:</strong></td>
<td>August 2020 (Projected)</td>
</tr>
</tbody>
</table>

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 an enhanced atrium, 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 office suite for Alumni Relations, and may include a ballroom if the budget allows.

**Status:** Atkins and Moody Nolan were the selected architects and Vaughn Construction was selected as the Construction Manager at Risk. The design approval for the project will be at the February 2018 Board of Regents meeting. The target TPC is currently $31.2 million.

**Next Milestone:** The Board of Regents approval is the next milestone.
B. LBJ Student Center Renovations - In the Construction Phase

Programmer: Facility Programming and Consulting
Architect: Atkins Architects/Engineers
Total Project Cost (DD): $20,070,000
Total Project Cost (CIP): $20,113,150
Contractor CM@R: Vaughn Construction
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 45 percent complete. The anticipated completion date is May 2018. This project is anticipated to finish $4 million or more dollars under the initial TPC as the scope was reduced in order to roll funds forward to the LBJSC Expansion project/

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

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 30 percent complete and the schedule is being tested by a significant delay in steel availability as a result of Hurricane Harvey. Occupancy remains targeted for July 2018 to accommodate students by August 2018. However, it is increasingly likely that site work and some redundant infrastructure work may push into late 2018.

Next Milestone: The CMR will continue with underground site utilities construction in October/November 2017. The clickable link for the live-camera is located at: http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html
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: September-November 2018 (Projected)
Occupancy: October-December 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 and the schedule is being tested by a significant delay in steel availability as a result of Hurricane Harvey.

**Next Milestone:** Structural frame topping out in November 2017 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](http://www.facilities.txstate.edu/pdc/Project-Live-Feed.html)
### Willow Hall

**Health Professions Building 1**

<table>
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<tr>
<th><strong>Programmer:</strong></th>
<th>Facility Programming and Consulting</th>
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</thead>
<tbody>
<tr>
<td><strong>Architect:</strong></td>
<td>Barnes, Gromatzky, Kosarek</td>
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<td><strong>Total Project Cost (DD):</strong></td>
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<td><strong>Contractor CM®R:</strong></td>
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<td><strong>Design Development Approval:</strong></td>
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<td><strong>GMP Approval:</strong></td>
<td>August 2016 (Actual)</td>
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<tr>
<td><strong>Construction Start:</strong></td>
<td>September 2016 (Actual)</td>
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<tr>
<td><strong>Construction Completion:</strong></td>
<td>Spring 2018 (Projected)</td>
</tr>
<tr>
<td><strong>Occupancy:</strong></td>
<td>Spring 2018 (Projected)</td>
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</tbody>
</table>

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 40 percent complete and is on schedule.

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

**Next Milestone:** The interior finish materials comprise the next completion 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.
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 now complete.