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 drawings, specifications, 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

Infrastructure Research Laboratory (STAR Park)

Programmer: Facility Programming and Consulting  
CIP Cost: $12,600,000

This project will support the new Civil Engineering program, which will start 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.

Status: The Infrastructure Research Laboratory is on the CIP. This project will support the new Bachelor of Science in Civil Engineering degree program in the College of Science and Engineering. The TPC is $12 million; however, the project is currently on hold pending a re-evaluation of the program by Ingram School of Engineering and Facilities.

Next Milestone: The Architectural Space Program is on hold.

Music Building

Programmer: Facility Programming and Consulting  
CIP Cost: $70,453,350

A new Music Building to address the pressing needs of the School of Music, including classrooms and rehearsal spaces will be located next to the Performing Arts Center.

Status: Plans are in the works for a new Music Building to be constructed near the Performing Arts Center and the Theater Center in order to address the pressing needs of the School of Music and continue to develop a Performing Arts District. The new building will include classrooms, offices, and rehearsal spaces. A revised program in June 2019, of the 2010 program by the School of Music and FPDC, has resulted in a 110,128 gross square foot building estimated to cost $70 million. The revised program and concept rendering will be used for fund raising purposes as the project is largely to be funded through philanthropic means as well as Texas State University System Revenue Bonds.

Next Milestone: Pending funding availability.
Esperanza Hall

Programmer: Facility Programming and Consulting

CIP Cost: $76,910,506

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. This project is on the Capital Improvements Program and will be initiated pending Tuition Revenue Bond funding.

Status: The revised program document for Esperanza Hall, a proposed Health Professions building, is complete and will serve to guide Texas State in preparing the Tuition Revenue Bond (TRB) funding request for the 87th Texas Legislature. The current estimated Total Project Cost (TPC) is $76 million.

Next Milestone: Texas State submitted this project to the Texas Legislature for TRB funding consideration. TRB funding was not approved. The program has been updated and finalized. The project is on hold pending funding.

STEM Classroom Building

Programmer: Facility Programming and Consulting

CIP Cost: $136,964,080

The Science, Technology, Engineering, and Math Building, with a TPC of $125 million, is on the Capital Improvements Program and will be initiated pending Tuition Revenue Bond funding. The College of Science and Engineering is the largest college in the university in terms of enrollment. The proposed 200,000 GSF building will be located on the San Marcos Campus, could potentially house the Departments of Mathematics, Computer Science, and Criminal Justice; and provide teaching space for several other academic disciplines.

Status: Texas State submitted this project to the Texas Legislature for TRB funding consideration. TRB funding was not approved. The program has been updated and finalized. The project is on hold pending funding.

University Police Department Building

Programmer: Facility Programming and Consulting

CIP Cost: $7,000,000

The Architectural Space Program to relocate the University Police Department out of Nueces, to make room for the Academic Testing Center, is underway. The proposed location of the building is on West Holland Street, on the northwest edge of campus.

Status: The Program is being finalized to issue to the TSUS Office. An RFQ for the Architect and the Construction Manager at Risk will be sent to the System Office for review and posting on ESBD.

August 2019
Facilities Programming and Consulting completed the revised Architectural Space Program for the Hilltop Housing Complex. The scope of work included the demolition of Hornsby and Burleson Halls and construction of a new housing complex on the Hilltop area of the San Marcos Campus.

**Status:** The demolition of Hornsby and Burleson Halls on the Hilltop area of the San Marcos Campus is complete. Design development was approved for the Hilltop Housing Complex during the May 2019 Board of Regents meeting. The project includes upgrades to the utilities to support the Hilltop Housing Complex project, future Hilltop academic and research buildings, and other campus-wide needs. The current TPC is $96.7 million based on 836 beds. Barnes Gromatzky Kosarek Architects is the A/E, and Vaughn Construction is the CMR. The Utility Infrastructure portion of this project is underway at 2% complete.

**Next Milestone:** Construction of the utilities portion is underway with substantial completion in spring 2020. Construction of the housing complex could begin spring 2020 with substantial completion in May 2022 pending the outcome of a public-private partnership (P3) student housing project solicitation currently underway.
Roy F. Mitte Building Space Reconfigurations

Programmer: Facility Programming and Consulting
Architect: Brown Reynolds Watford (BRW), Dallas, TX
Total Project Cost (DD): $7,500,000
Total Project Cost (CIP): $6,000,000
Contractor CMR: Hill & Wilkinson General Contractors
Design Development Approval: May 2019 (Actual)
GMP Approval: July 2019 (Projected)
Construction Start: August 2019 (Projected)
Construction Completion: July 2020 (Projected)
Occupancy: August 2020 (Projected)

The Roy F. Mitte Building Space Reconfigurations project, with a TPC of $7.5 million, will repurpose vacated spaces relocated to Ingram Hall in December 2018/January 2019.

Status: Design development was approved for the Roy F. Mitte Building Space Reconfigurations during the May 2019 Board of Regents meeting. Construction will begin in late summer 2019 and Substantial Completion is targeted for fall 2020. The design team is Brown Reynolds Watford Architects, and the CMR is Hill-Wilkinson Contractors.

Next Milestone: The next milestone will be the start of construction in August 2019.
CONSTRUCTION PHASE

Albert B. Alkek Library

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

A. Learning Commons
In the Construction 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: September 2018 (Actual)
Construction Start: October 2018 (Actual)
Construction Completion: February 2020 (Projected)
Occupancy: Spring 2020 (Projected)

In the Construction Phase - The Albert B. Alkek Library Learning Commons has a TPC of approximately $8.3 million for phase one and was on the CIP at $12,612,894. The scope of work includes the repurposing of space to create a Learning Commons on the second floor and portions of the first, third, and fourth floors of the Albert B. Alkek Library.

Status: Construction is underway. The design also includes a relocation of the Service Desk and a Starbucks coffee shop. A 6-foot x 80-foot, 3-panel mural by legendary Texas artist Buck Winn is being framed by a preservationist for installation on the main level. The Learning Commons project is 48 percent complete and is scheduled to be finalized in January 2020.

Next Milestone: The next milestone will be review of potential Buy-Out savings packages.
B. 7th Floor Wittliff Collection Expansion

In the Construction Phase

Feasibility Study: Facility Programming and Consulting
Programmer: Facility Programming and Consulting
Architect: McKinney York Architects
CIP Cost: $5,600,000
Total Project Cost (DD): $4,700,000 (Projected)
Contractor CM@R: JE Dunn General Construction
Design Development Approval: November 2018 (Actual)
GMP Approval: February 2019 (Projected)
Construction Start: May 2019 (Actual)
Construction Completion: Spring 2020 (Projected)
Occupancy: Spring 2020 (Projected)

In the Construction Phase - Facilities Programming and Consulting completed the Architectural Space Program for the Albert B. Alkek Library Seventh Floor Wittliff Collections Expansion project. McKinney York Architects is the design team and JE Dunn is the CMR. The design of the $4.7 million project was approved in November 2018.

Status: Construction is underway at 16 percent complete with the installation of temporary walls and demolition of the areas to be renovated.

Next Milestone: Complete demolition.

Existing Space  Demolition of Expansion Area  Proposed Renovation Rendering
### Blanco Residence Hall Renovations

<table>
<thead>
<tr>
<th>Programmer:</th>
<th>Facility Programming and Consulting</th>
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<tbody>
<tr>
<td>Architect:</td>
<td>Pfluger Architects</td>
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<td>Total Project Cost (DD):</td>
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<td>Total Project Cost (CIP):</td>
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<td>Construction Start:</td>
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<tr>
<td>Construction Completion:</td>
<td>July 2019 (Projected)</td>
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<tr>
<td>Occupancy:</td>
<td>August 2019 (Projected)</td>
</tr>
</tbody>
</table>

The TPC for this phased project is $29.6 million. The scope of work for this comprehensive renovation includes new air handling units, new pumps, and new fan coil units. Additional work includes cleaning the existing air ducts in the lobby; refurbishing select air handling units; replacing plumbing in the vertical chases, domestic water piping, sewer piping, and water closets; and relocating electrical distribution panels. There are significant cosmetic improvements throughout the building such as installing new light fixtures in the corridors, bedrooms, bathrooms, and portions of the lobby.

**Status:** Pfluger Associates is the A/E, and SpawGlass is the CMR. The project is 98 percent complete and substantial completion is expected in summer 2019.

**Next Milestone:** The next milestone is Substantial Completion of the project.

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**Level 1 Lobby Renovation**

**Corridor Renovation**

**Level 3 Main Lobby Renovation**
### Elliott Hall Repurposing

**Programmer:** VisSpiro Strategies  
**Architect:** LPA Architects, San Antonio, TX  
**Total Project Cost (DD):** $6,650,000  
**Total Project Cost (CIP):** $6,650,000  
**Contractor CMR:** Hill Wilkinson  
**Design Development Approval:** November 2018 (Actual)  
**GMP Approval:** January 2019 (Actual)  
**Construction Start:** March 2019 (Actual)  
**Construction Completion:** Spring 2020 (Projected)  
**Occupancy:** Spring 2020 (Projected)

Elliott Hall, which opened in 1963, is located next to McCoy Hall and has three freestanding buildings that were used for student housing and community and administrative functions. The project will repurpose all three buildings for classrooms and faculty offices, totaling 37,293 GSF at a TPC of $6.65 million.

**Status:** LPA Architects of San Antonio, is the selected design team and Hill & Wilkinson General Contractors of Austin, is the Construction Manager-at-Risk. Notice to Proceed was issued, and the Construction Phase began in March 2019. The project is 21 percent complete. Substantial Completion is targeted for December 2019.

**Next Milestone:** The in-wall inspections will be the next milestone for Buildings A & B.

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Existing Dorm at the end of the Hallway  
Proposed Classroom at the end of the Hallway
## Family and Consumer Sciences
### Comparative Research Facility

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td><strong>Feasibility Study:</strong></td>
<td>Perkins+Will</td>
</tr>
<tr>
<td><strong>Architect:</strong></td>
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<td><strong>Construction Start:</strong></td>
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<tr>
<td><strong>Occupancy:</strong></td>
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</table>

The **Family and Consumer Sciences (FCS) Vivarium Research Facility** will house support research in the areas of cancer, psychology, and neuroscience. The proposed layout and mechanical, electrical, and plumbing enhancements will take into consideration that this project is an existing laboratory conversion.

**Status:** Perkins+Will is the A/E and Vaughn Construction is the CMR. The substantial completion date is August 2019 and the lab will be operational in spring 2020. The Construction Phase is underway with 84 percent compete. The Total Project Cost is $3.86M.

**Next Milestone:** Construction completed August 2019.

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**Interior Renovation Progression**

**New Rooftop Ventilation Fans**

August 2019
**LBJ Student Center**

**Programmer:** Facility Programming and Consulting  
**Architect:** Atkins Architects  
**Total Project Cost (DD):** $31,200,000  
**Total Project Cost (CIP):** $41,425,366  
**Contractor CM@R:** Vaughn Construction  
**Design Development Approval:** February 2018 (Actual)  
**GMP Approval:** April 2018 (Actual)  
**Construction Start:** May 2018 (Actual)  
**Construction Completion:** January 2020 (Projected)  
**Occupancy:** Spring 2020 (Projected)

With a TPC of $31.2 million, construction of the **LBJ Student Center Expansion** project began in June 2018. 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 lounge area, an expanded and renovated Welcome Center, an Alumni Center, and improved circulation within the expansion and renovated areas. The new mechanical, electrical, and plumbing building infrastructure systems will integrate with the building infrastructure upgrades made during the recent LBJ Student Center renovations.

**Status:** The Welcome Center and Alumni Center work is complete and has been occupied, however construction continues on the interior renovations and building expansion. The project is 73 percent complete.

**Next Milestone:** Installation of new exterior windows in the building expansion.
### Multi Use Recreation Fields

<table>
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<tr>
<th>Programmer:</th>
<th>NA</th>
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<tbody>
<tr>
<td>Architect:</td>
<td>Perkins Will (Sink Combs Dethlefs); Denver</td>
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<tr>
<td>Total Project Cost (DD):</td>
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<tr>
<td>Occupancy:</td>
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A feasibility study for a new **Multi-Use Recreation Sports Fields** complex resolved basic inquiries regarding options for developing natural grass recreation playfields on a site previously used as the university’s golf course.

**Status:** Perkins+Will is the A/E and Vaughn Construction is the General Contractor. The Construction Phase is underway with completion of the site grading and installation of micro-piles for the support building. The project is 15 percent complete. Substantial Completion is anticipated by spring 2020.

**Next Milestone:** Sod playing fields by October 2019.

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Rough Grading of Site

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August 2019
COMPLETED PROJECTS

**Encino Hall**
The **Encino Hall Space Reconfigurations** project, which began construction in summer 2018, reached substantial completion May 2019. Construction is complete and the Final Report is underway.

**Bruce and Gloria Ingram Hall**
The **Bruce and Gloria Ingram Hall**, is 166,851 GSF with a TPC of $120 million. Partial occupancy began in July 2018 to accommodate classes for fall 2018. Substantial completion was reached in December 2018 followed by occupancy of the rest of the building. Construction is complete and the Final Report is underway.

**University Events Center Expansion**
The **University Events Center project**, with a TPC of $62.5 million and an expansion of 81,282 GSF, transformed Strahan Coliseum into the University Events Center, including additional seating in Strahan Arena. This has resulted in more space for commencement ceremonies and athletic events. The project also included a new chilled water plant, a new loading dock with access to the lower court level, a new multi-purpose suite, and more locker rooms offices for athletic teams. Substantial completion was reached in October 2018. The Final Report is underway.
**Willow Hall**

Willow Hall on the Round Rock Campus, with a TPC of $67.5 million and a total size of 107,708 GSF, is complete. The final report will be submitted for approval at the November 2019 Board of Regents meeting.