CAPITAL PROJECTS
QUARTERLY STATUS REPORT

May 2020
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.

This is the initial report including delegated projects that exceed $1,000,000.
Aqua Sports Repurposing

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $10,000,000

This project will provide much needed space for students pursuing a minor in filmography and media studies and will provide a significant gain in dedicated teaching labs that achieve a high degree of acoustical performance for specialized course work.

**Status:** The *Aqua Sports Repurposing* is on the CIP. The Architectural Space Program is complete. The TPC has been increased to $10.6 million to address roof repairs not included in the original scope.

**Next Milestone:** Solicitation for Architectural and Engineering services.

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 several departments in the College of Health Professions, the Advising Center, and support areas.

**Status:** The program for *Esperanza Hall* is complete but will need revised due to the current renovations underway in Avery Hall. The current program document will, however, guide Texas State in preparing the Tuition Revenue Bond funding request for the 87th Texas Legislature. This project is on the CIP and will be initiated in 2021 pending funding.

**Next Milestone:** Pending funding availability.

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:** Programming has been completed for a new *Music Building*. The new building will include classrooms, offices, and rehearsal spaces. A completed program in June 2019 resulted in a project size of 110,128 gross square feet. The program and concept renderings will be used for fundraising purposes as the project is largely to be funded through philanthropy.

**Next Milestone:** Pending funding availability.
Spring Lake Hall Exhibition & Patio Renovations
Programmer: (Feasibility Study) CIP Cost: $7,216,940

The Spring Lake Hall Exhibition & Patio Renovations final feasibility study will provide conceptual images showing a dramatic transformation of the first floor of Spring Lake Hall. This transformation will result in an interpretive research center using state-of-the art, integrated, and immersive exhibits. These new exhibits may include the integration of visual reality, green wall, and avatar technology systems.

**Status:** Final Approval of Feasibility Study.
**Next Milestone:** Pending funding availability.

STEM Classroom Building
Programmer: Facility Programming and Consulting CIP Cost: $125,000,000

The Science, Technology, Engineering, and Math Building will be initiated pending Tuition Revenue Bond funding. The proposed 200,000 GSF building, located on the San Marcos Campus, will house the Departments of Mathematics, Computer Science, and Criminal Justice; and provide teaching space for several other academic disciplines. This project is on the Capital Improvement Program at $125 million and may include the demolition of the current Math & Computer Science building.

**Status:** The Architectural Space Program was placed on hold pending funding.
**Next Milestone:** Pending funding availability.
DESIGN and CONSTRUCTION DOCUMENT PHASE

**ALERRT Center Office & Parking - Delegated Project**

Architect: Kimley-Horn  
Contractor: TBD  
Design Stage: Schematic Design  
Est. Cost: $1,900,000  
Est. Completion: June 2020 (Projected)

Work on this project has been deferred until a later date due to funding constraints.  
**Status:** TBD  
**Next Milestone:** Selection of A/E Consultant. Start of project design.

**Anthropology Lab Offices Building - Delegated Project**

Architect: Fisher Heck  
Contractor: TBD  
Design Stage: Construction Documents  
Est. Cost: $1,600,000  
Est. Completion: Feb 2021 (Projected)

This project provides a new slab on grade metal building to house lab and office space for Anthropology. Construction documents have been completed, and final permitting issues are being discussed with the City of San Marcos prior to the documents being released for bids.  
**Status:** Bidding  
**Next Milestone:** Start of Construction.

**Campus Potable Water System Upgrades - Delegated Project**

Engineer: Kimley-Horn  
Contractor: TBD  
Design Stage: Construction Documents  
Est. Cost: $3,400,000  
Est. Completion: Nov. 2020 (Projected)

This project involves the cleaning of the interior and exterior of the existing elevated water tower on the San Marcos campus, making repairs as required and re-painting the tower. Construction documents are complete, but water modeling was added to the Engineer’s scope to determine the best tap location for the project.  
**Status:** Bidding  
**Next Milestone:** Start of Construction.
Facilities Programming and Consulting completed the Architectural Space Program for the **Infrastructure Research Laboratory**. The scope of work includes the construction of a state-of-the-art research lab that will provide strength and structural testing for concrete beams, materials and other advanced technologies.

**Status:** Architect/Engineering (A/E) selection is currently underway.
**Next Milestone:** Selection of A/E Consultant. Start of project design.

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Facilities Programming and Consulting completed the Architectural Space Program for the **Hilltop Housing Complex**. The scope of work includes the demolition of Hornsby and Burleson Halls, construction of a new housing complex on the Hilltop area of the San Marcos Campus, and utility upgrades.

**Status:** The utility upgrades, and demolition of Hornsby and Burleson Halls is complete. Design development was approved for the **Hilltop Housing Complex** during the May 2019 Board of Regents meeting. The CCL was reduced to $70,971,092 based on 1006 beds. Barnes Gromatzky Kosarek Architects is the A/E, and Vaughn Construction is the CMR.

**Next Milestone:** The Architect is scheduled to complete construction documents in August 2020, but construction will not start until April 2021.
JC Kellam HVAC & Controls Replacement - Delegated Project
Engineer: Energy Engineering Associates
Contractor: TBD
Design Stage: Construction Documents
Est. Cost: $2,850,000
Est. Completion: Jan. 2022 (Projected)

This project involves removing the existing air handling units and replacing them with new high-efficiency units, DDC controls and fire alarm systems. Construction documents have been completed, but since the first phase of work cannot commence until the winter break in December 2020, the documents will not be released for pricing until August 2020.

**Status:** Construction Documents.
**Next Milestone:** Bidding.

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**Round Rock Campus Services Building**
Programmer: Facility Programming and Consulting
Architect: TBD
Total Project Cost (DD): $6,200,000 (Projected)
Total Project Cost (CIP): $6,125,000
Contractor CMR: TBD
Design Development Approval: May 2020 (Pending)
GMP Approval: July 2020 (Projected)
Construction Start: July 2020 (Projected)
Construction Completion: May 2021 (Projected)
Occupancy: June 2021 (Projected)

This project will fulfill facility needs for Facilities staff, receiving and warehouse services, the Environmental, Health, Safety and Risk Management Department, Parking Services, Mail Services, University Police Department, and the Office of Distance and Extended Learning on the Round Rock campus. These offices currently occupy space in Avery and Nursing. Once relocated to the new facility, the vacated spaces will be used for academic purposes.

**Status:** Design of the project is underway.
**Next Milestone:** Design Development approval by the Board of Regents in May 2020.
University Police Department Building

Programmer: Facility Programming and Consulting
Architect: Atkins, Austin, TX.
Total Project Cost (DD): $9,000,000 (Projected)
Total Project Cost (CIP): $7,000,000
Contractor CMR: JT Vaughn Construction
Design Development Approval: August 2020 (Pending)
GMP Approval: February 2021 (Projected)
Construction Start: February 2021 (Projected)
Construction Completion: July 2022 (Projected)
Occupancy: July 2022 (Projected)

This project will include a new building for the University Police Department (UPD) of approximately 20,987 GSF and will re-locate UPD from its current home in Nueces to make room for the Testing Evaluation and Measurement Center.

**Status:** Design of the project is underway.
**Next Milestone:** Design Development approval by the Board of Regents anticipated August 2020.
### CONSTRUCTION PHASE

**Bobcat Athletics Venue AV Production Cabling - Delegated Project**

<table>
<thead>
<tr>
<th>Architect:</th>
<th>N/A</th>
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<tbody>
<tr>
<td>Contractor:</td>
<td>Ford Audio-Visual</td>
</tr>
<tr>
<td>Percent Complete:</td>
<td>75% (thru Phase III)</td>
</tr>
<tr>
<td>Est. Cost:</td>
<td>$2,100,000</td>
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<tr>
<td>Est. Completion:</td>
<td>June 2020 (Projected)</td>
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Phase I & Phase II are complete. Construction is on-going in Phase III but is expected to be complete in June 2020.

**Status:** Construction of Phase III work.

**Next Milestone:** Complete construction.

### Bobcat Stadium Seating Anchor Replacement - Delegated Project

<table>
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<th>Engineer:</th>
<th>Datum Engineering</th>
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<tbody>
<tr>
<td>Contractor:</td>
<td>TBD</td>
</tr>
<tr>
<td>Percent Complete:</td>
<td>Complete: 0%</td>
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<tr>
<td>Est. Cost:</td>
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<tr>
<td>Est. Completion:</td>
<td>June 2021 (Projected)</td>
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This project involves the replacement of bench seat anchors in the football stadium due to galvanic corrosion and wear. Construction documents have been completed. Athletics has revised the seating type for Sections 101 – 105 to accommodate stadium seating. Project will be released for bids once revised seating type and engineering is complete.

**Status:** Bidding.

**Next Milestone:** Start construction.

### Campus Wide Lighting Modifications - Delegated Project

<table>
<thead>
<tr>
<th>Consultant:</th>
<th>Hubbell</th>
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<tbody>
<tr>
<td>Contractor:</td>
<td>Prism Electric</td>
</tr>
<tr>
<td>Percent Complete:</td>
<td>75%</td>
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<tr>
<td>Est. Cost:</td>
<td>$2,200,000</td>
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<tr>
<td>Est. Completion:</td>
<td>Spring 2020</td>
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This project adds additional lighting on campus to improve student and faculty safety. Standardization of poles and fixtures across campus and new technology LED lights will save money and maintenance time for the University. To date, 180 out of the 225 new light poles have been installed, with lighting replacement at the Child Development Center and Campus Recreation Center preparing to start in the final phase of the work.

**Status:** Construction.

**Next Milestone:** Complete construction by summer 2020.
Centennial 4th Floor Office Renovations - Delegated Project
Engineer: WJE, Inc.
Contractor: LMC
Percent Complete: 85%
Est. Cost: $1,900,000
Est. Completion: June. 2020

Construction includes the build-out of existing space to create a research lab with office space and classrooms.

**Status:** Construction.
**Next Milestone:** Complete construction by summer 2020.

Central Heating Plant Chiller Replacement - Delegated Project
Engineer: EEA Consultants
Contractor: Johnson Controls, Inc.
Percent Complete: 99%
Est. Cost: $3,800,000
Est. Completion: Aug. 2020

This project will add Chiller #4 to the Central Plant and BacNet Controls to all four of the chillers.

**Status:** Construction.
**Next Milestone:** Complete construction in August 2020.

Chemistry Building Breezeway Buildout - Delegated Project
Architect: Chesney Morales Partners, Inc.
Contractor: Vaughn Construction
Percent Complete: 85% (Phase II)
Est. Cost: $1,700,000
Est. Completion: May. 2020

Phase I work is complete. Construction of the classrooms and labs in Phase II is on-going.

**Status:** Construction.
**Next Milestone:** Completion of Phase II work in May 2020.
Multi Use Recreation Fields

Programmer: NA
Architect: Perkins Will (Sink Combs Dethlefs); Denver, CO.
Total Project Cost (TPC): $7,400,000
Total Project Cost (CIP): $3,000,000
Contractor CSP: Vaughn Construction
Design Development Approval: February 2018 (Actual)
CSP Approval: February 2019 (Actual)
Construction Start: May 2019 (Actual)
Construction Completion: August 2020 (Projected)
Occupancy: August 2020 (Projected)

The Multi Use Recreation Fields includes a new lighted multi-use field, a new playing field with lighting & bleachers, and a support building housing an office, restrooms and a meeting room.

Status: Perkins+Will is the A/E and Vaughn Construction is the General Contractor. The Construction Phase is nearing completion. The work on the support building, new parking, bleacher and shade canopy is complete. Sod and hydro-mulch installation are on-going at the competition and multi-purpose play fields. The project is 90% complete. Substantial Completion is anticipated by August 2020.

Next Milestone: Sod playing fields in May 2020.
Round Rock – Avery Building Improvements - Delegated Project

**Architect:** Chesney Morales Partners, Inc.

**Contractor:** Nobel General Contractors

**Percent Complete:** 40%

**Est. Cost:** $3,100,000

**Est. Completion:** Aug. 2020

The project involves the renovation of the existing basement in the Avery Building to include a multi-purpose room, gym, and elevator for campus recreation. Finishes are being finalized in the elevator lobby, and renovations is on-going in the gym and multi-purpose room.

**Status:** Construction.

**Next Milestone:** Complete construction.

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Roy F. Mitte Building Space Reconfigurations

**Programmer:** Facility Programming and Consulting

**Architect:** Brown Reynolds Watford (BRW), Dallas, TX.

**Total Project Cost (TPC):** $6,500,000

**Total Project Cost (CIP):** $9,600,000

**Contractor (JOC/CSP):** Sullivan Contracting/Noble General Contractor

**Design Development Approval:** May 2019 (Actual)

**Construction Start:** December 2019 (Actual)

**Construction Completion:** August 2020 (Projected)

**Occupancy:** August 2020 (Projected)

The **Roy F. Mitte Building Space Reconfigurations** project, with a TPC of $6.5 million, will repurpose vacated spaces for programs that relocated to Ingram Hall.

**Status:** Phase I work was initiated with the use of a Job-Order Contactor in December 2019 and is 90% complete. Phase II commenced work in February 2020 and is 25% complete.

**Next Milestone:** Complete Phase I work in May 2020. Complete Phase II work in August 2020.

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Slab at Storage Rm.  CSM Lab Renovation  Fluids Lab Renovation
**COMPLETED PROJECTS**

**Alkek Emergency Repairs Project - Delegated Project**
The Alkek B. Alkek Library Emergency Repairs project reached substantial completion in August 2019. The final report is being prepared.

**Albert B. Alkek Library – Learning Commons**
The Albert B. Alkek Library Learning Commons project, which began construction in October 2018, reached substantial completion February 2020. The Final Report is underway.

**Albert B. Alkek Library – Wittliff Collection Expansion**
**Blanco Residence Hall Renovations**
The **Blanco Residence Hall Renovations**, with a TPC of $29.6 million, reached substantial completion in July 2019. 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. The Final Report will be presented at the August 2020 meeting of the Board of Regents.

**Elliott Hall Repurposing**
The **Elliott Hall Repurposing** project, which began construction in March 2019, reached substantial completion January 2020. The Final Report is underway.

**Emergency Dam Repairs & Stabilization - Delegated Project**
The **Emergency Dam Repairs & Stabilization** project reached substantial completion reached in October 2019. The final report is being prepared.
**Encino Hall – Delegated Project**
The Encino Hall Space Reconfigurations project, which began construction in summer 2018, reached substantial completion May 2019. The Final Report is underway.

**Family Consumer Sciences Comparative Research Facility**
The Family and Consumer Sciences (FCS) Comparative Research Facility reached partial substantial completion in August 2019, and final completion is scheduled for July 2020.

**Hilltop Housing Complex – Utility Upgrades**
The Hilltop Housing Complex Utility Upgrades provided upgrades to the utilities to support the Hilltop Housing Complex project, future Hilltop academic and research buildings, and other campus-wide needs. This project reached substantial completion in March 2020. The Final Report is underway.
Hines Academic Center Repairs - Delegated Project
The Hines Academic Center Repair project reached substantial completion in May 2020. The final report is being prepared.

Jowers Center Renovations – Delegated Project
The Jowers Center Renovation project enhanced the academic programs in the Department of Health and Human Performance (HHP), and the Department of Theatre and Dance. Construction on this project commenced in August 2019 and reached an early substantial completion in May 2020. The Final Report is underway.

LBJ Student Center Expansion
The LBJ Student Center Expansion, with a TPC of $31.2 million, provided much needed space for student activities, including a new ballroom to serve the university. Substantial completion was reached in December 2019. 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. The project also included a new chilled water plant. 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 presented at the August 2020 meeting of the Board of Regents.