CAPITAL PROJECTS
QUARTERLY STATUS REPORT

February 2022
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 cost magnitude.


3. Construction Phase – The process of building the entire project.

4. Completed Projects – 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

Bobcat Stadium South End Zone Addition

Feasibility Study: Pfluger

Est. Cost: $16,491,884

The Bobcat Stadium South End Zone Addition project will remodel a large portion of the existing south end zone complex by providing more breakout team rooms in the existing building, relocating the athletic performance center to open up into the end zone, connecting the west and east concourse level balcony, and creating an alumni pavilion and deck on the roof of the building.

Status: A preliminary budget and phasing plan is being developed. This project is on the Capital Improvement Program (CIP) and will be initiated pending funding availability.

Next Milestone: Pending funding availability.

Esperanza Hall

Programmer: Facility Programming and Consulting

Est. Cost: $52,409,972

Esperanza Hall will be the fourth academic building on the Round Rock Campus. It will include classrooms and offices to support several departments in the College of Health Professions, the Health Professions Advising Center, and support areas.

Status: The draft program for Esperanza Hall proposed a project size of 81,651 Gross Square Feet (GSF) and an estimated Total Project Cost (TPC) of $88 million. The program is currently being modified to accommodate a reduction to the $52.4 million approved by the 87th Texas Legislature. This project is on the CIP.

Next Milestone: Complete revised programming.

Music Building

Programmer: Facility Programming and Consulting

Est. Cost: $90,000,000

A new Music Building will address the pressing needs of the School of Music. The building will be located next to the Performing Arts Center on the San Marcos Campus.

Status: A draft program was prepared for the new Music Building in 2010 and updated in 2019, resulting in a project size of 110,128 GSF. The new building will include classrooms, offices, and rehearsal spaces. This project is on the CIP and is to be funded largely through philanthropic contributions. The program and concept renderings will be used for fundraising purposes.

Next Milestone: Pending funding availability.
Spring Lake Hall Exhibition and Patio Renovations

**Programmer:** (Feasibility Study)  
**Est. Cost:** $13,310,000

The Spring Lake Hall Exhibition and Patio Renovations final feasibility study will provide conceptual images showing a dramatic transformation of the first floor of Spring Lake Hall. The project will result in an interpretive research center using state-of-the-art, integrated, and immersive exhibits. These new exhibits may include the integration of virtual reality, green screen, and avatar technology systems. This project is on the CIP and is to be funded through philanthropic contributions.

**Status:** Conceptual designs are complete.

**Next Milestone:** Pending funding availability.

STEM Classroom Building

**Programmer:** Facility Programming and Consulting  
**Est. Cost:** $137,409,972

The Science, Technology, Engineering, and Math (STEM) Building, located on the San Marcos Campus, will house the Departments of Mathematics and Computer Science and will provide teaching space for several other academic disciplines. The proposed 154,000 GSF building has an estimated TPC of $137.4 million.

**Status:** The program document is currently being modified to accommodate funding approved by the 87th Texas Legislature. This project is on the CIP.

**Next Milestone:** Complete revised programming.
DESIGN AND CONSTRUCTION DOCUMENT PHASE

Campus Potable Water System Upgrades - Delegated Project

Engineer: Kimley-Horn (Civil)
Contractor: JT Vaughn Construction
           (Water Line Extension)
           The Fence Lady
           (Jackson Hall Pump Site)
           TBD
           (Elevated Tower Rehabilitation)

Design Stage: Construction Documents
Est. Cost: $6,000,000
Est. Completion: 2023, based on 3 phases

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. However, based on the results of a water modeling report and the need to install larger pumps, a new water line from Holland Street is required to meet the water demands during construction. The project will be completed in three phases: a water line extension, the Jackson Hall pump site, and the elevated tower rehabilitation.

Status: Construction documents are being finalized and comments are being addressed with the City of San Marcos.

Next Milestone: Bidding phase.

Evans Auditorium Renovation – Delegated Project

Architect: Chesney Morales Architects
Contractor (CSP): TBD
Design Stage: Design Development
Est. Cost: $3,000,000
Est. Completion: August 2022 (Projected)

The Evans Auditorium Renovation project will improve the seating, sightlines, acoustics, and accessibility in the existing auditorium, which will enhance performances, concerts, and lectures in the space.

Status: The architect has completed construction documents, and the project is currently being bid.

Next Milestone: Award construction contract.
Hilltop Housing Complex

Architect: Barnes Gromatzky Kosarek
Contractor (CMR): JT Vaughn Construction
Design Stage: Construction Documents
Est. Cost: $125,000,000
Est. Completion: TBD

The scope of work for the Hilltop Housing Complex includes the demolition of Hornsby and Burleson Halls, utility upgrades, and the construction of a new housing complex on the Hilltop area of the San Marcos Campus.

Status: The utility upgrades and demolition of Hornsby and Burleson Halls are complete. Design development documents were approved for the Hilltop Housing Complex during the May 2019 Board of Regents meeting. The project will include 1,006 beds and 241,000 GSF. Construction documents are complete. Cost impacts to the project are being reviewed following the delay from the COVID-19 pandemic.

Next Milestone: Complete bid phase.
The reconfiguration of the JCK Administration Building will provide a new entrance to create an enhanced experience and impression for visitors and current and potential students visiting the building for events or administrative services. The eleventh-floor space will be converted into a hosting space for community events. The new Employee Care Center on the first floor is envisioned for all Texas State faculty and staff to use and allow for a more welcoming and pleasant Human Resources experience.

**Status:** The architect is working with the building stakeholders on the feasibility study.

**Next Milestone:** Complete feasibility study.
The university’s Testing, Evaluation, and Measurement Center (TEMC) is moving to the Nueces Building, formerly occupied by the University Police Department (UPD). The vacated UPD offices will be reconfigured to meet the growing needs of the TEMC.

**Status:** The architect has recently completed construction documents and is preparing the project for bids.

**Next Milestone:** Award construction contract.
CONSTRUCTION PHASE

ALERRT Center Office and Parking - Delegated Project

Architect: Kimley-Horn (Civil)
Contractor: Sullivan General Contractors
Percent Complete: 1%
Est. Cost: $2,303,449
Est. Completion: TBD

The base scope of the project includes parking for approximately 40 cars, an access road to the site from the main entry of the site, and infrastructure to support modular office space, meetings rooms, a break room, and bathrooms for approximately 32 staff. The project also includes bringing a new fiber-optic data line to the ALERRT Center from the San Marcos Campus and setting up suitable streaming video for the offices and meeting rooms.

Status: The project is on hold pending land use and ownership issues involving the property.

Next Milestone: Resolution of land ownership issues with the U. S. Department of Labor (DOL). A meeting with all stakeholders took place on January 14th in which DOL assured all they are working on this and expect it to take 6 - 12 months for us to be in a position to build anything.

Bobcat Stadium Seating Anchor Replacement - Delegated Project

Engineer: Datum Engineering
Contractor: JT Vaughn Construction
Percent Complete: 4%
Est. Cost: $2,200,000
Est. Completion: May 2022 (Projected)

This project involves the replacement of bench seat anchors in the football stadium due to galvanic corrosion and wear.

Status: Demolition has started on the existing bench seating, and forming is underway on the concrete deck.

Next Milestone: Complete construction.
The scope of work for the **Infrastructure Research Laboratory** 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:** Work on the strong floor structure is complete. Pre-engineered metal building (PEMB) components are scheduled to be delivered and erected in January 2022. Site utilities are nearing completion.

**Next Milestone:** Erect PEMB structure.
Live Oak Hall (previously Film and Television Studios)

Architect: Lawrence Group Architects  
Contractor (CMR): JT Vaughn Construction  
Percent Complete: 45%  
Est. Cost: $10,000,000  
Est. Completion: August 2022 (Projected)

The new Live Oak Hall will provide space for students pursuing a minor in filmography and media studies and will also provide a significant gain in dedicated teaching labs that achieve a high degree of acoustical performance for specialized course work.

**Status:** The building is erected, and interior rough-in and exterior finish work is being performed. Site utility work is underway.

**Next Milestone:** Building dry-in.

Building Exterior
COMPLETED PROJECTS

Anthropology Lab Office Building – Delegated Project

The Anthropology Lab Office Building project reached substantial completion in October 2021 with a TPC of $1.9 million. The final report is being prepared.

JC Kellam HVAC and Controls Replacement

The JC Kellam HVAC and Controls Replacement project, with a TPC of $4.2 million, reached substantial completion in May 2021. The final report is being prepared.

LBJ Student Center Expansion

The LBJ Student Center Expansion, with a TPC of $31.2 million, provided much-needed space for student and university activities, including a new ballroom. Substantial completion was reached in December 2019. The final report will be presented at the February 2022 Board of Regents meeting.

Pecan Building (previously University Police Department Building)

The Pecan Building project, with a TPC of $9 million, reached substantial completion in October 2021. The final report is underway.
Round Rock Campus Services Building

The Round Rock Campus Services Building project, with a TPC of $6.2 million, reached substantial completion in May 2021. The final report is underway.

Roy F. Mitte Building Space Reconfigurations

The Roy F. Mitte Building Space Reconfigurations project, with a TPC of $6.5 million, achieved substantial completion in July 2020. The final report will be presented at the February 2022 Board of Regents meeting.
The University Events Center Expansion project, with a TPC of $62.5 million, added 81,282 GSF and transformed Strahan Coliseum into the University Events Center. Substantial completion was reached in October 2018. The final report will be presented at the February 2022 Board of Regents meeting.