



# **CAPITAL PROJECTS QUARTERLY STATUS REPORT**

November 2021

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 and Construction Document Phase – The process of developing detailed drawings, specifications, and cost estimates.
3. Construction Phase – The entire process of building the 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

**CIP 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 football-position-specific classrooms for offense and defense, relocating the performance center (weight room) into the existing south endzone, connecting the west and east concourse level balcony, and creating an alumni/support pavilion and deck within the existing building. New locker rooms and meeting areas will also be provided in the existing 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

**CIP Cost:** \$88,000,000

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 require revisions due to the current renovations underway in Avery Hall for Radiation Therapy and Health Information Management. The current program document guided Texas State in preparing the Tuition Revenue Bond (TRB) funding request for the 87<sup>th</sup> Texas Legislature. This project is on the CIP and may be initiated in 2022 pending TRB funding.

**Next Milestone:** Pending funding availability.

### Music Building

**Programmer:** Facility Programming and Consulting

**CIP Cost:** \$90,000,000

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 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 gross square feet (GSF). The new building will include classrooms, offices, and rehearsal spaces. The program and concept renderings will be used for fundraising purposes as the project is largely to be funded through philanthropic contributions. This project is on the CIP.

**Next Milestone:** Pending funding availability.

## **Spring Lake Hall Exhibition & Patio Renovations**

**Programmer:** (Feasibility Study)

**CIP Cost:** \$13,310,000

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 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

**CIP Cost:** \$157,000,000

The **Science, Technology, Engineering, and Math Building** will be initiated pending TRB 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.

**Status:** The program document guided Texas State in preparing the TRB funding request for the 87<sup>th</sup> Texas Legislature. This project is on the CIP and may be initiated in 2022, pending TRB funding.

**Next Milestone:** Pending funding availability.

## DESIGN and CONSTRUCTION DOCUMENT PHASE

### ALERRT Center Office & Parking - Delegated Project

<b>Architect:</b>	Kimley-Horn (Civil)
<b>Contractor:</b>	Sullivan General Contractors
<b>Design Stage:</b>	Construction Documents
<b>Est. Cost:</b>	\$2,303,449
<b>Est. Completion:</b>	TBD

The base scope of the project includes parking for approximately 40 cars, an access road to the site from the main entryway of the site, 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.

### Campus Potable Water System Upgrades - Delegated Project

<b>Engineer:</b>	Kimley-Horn (Civil)
<b>Contractor:</b>	JT Vaughn Construction (Water Line Extension) The Fence Lady (Jackson Hall Pump Site) TBD (Elevated Tower Rehabilitation)
<b>Design Stage:</b>	Construction Documents
<b>Est. Cost:</b>	\$6,000,000
<b>Est. Completion:</b>	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. Revised construction documents are being finalized, along with permitting required by the City of San Marcos.

**Status:** Construction documents are under review, and comments are being addressed with the City of San Marcos.

**Next Milestone:** Bidding Phase.

## **Evans Auditorium Renovation – Delegated Project**

<b>Architect:</b>	Chesney Morales Architects
<b>Contractor (CSP):</b>	TBD
<b>Design Stage:</b>	Design Development
<b>Est. Cost:</b>	\$3,000,000
<b>Est. Completion:</b>	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:** Design Development.

**Next Milestone:** Design Development approval. Start Construction Documents.

## **Nueces Building Renovation (previously Testing Center Relocation) – Delegated Project**

<b>Architect:</b>	PBK Architects
<b>Contractor (CSP):</b>	TBD
<b>Design Stage:</b>	Schematic Design
<b>Est. Cost:</b>	\$3,900,000
<b>Est. Completion:</b>	March 2023 (Projected)

The University's Testing, Evaluation, and Measurement Center (TEMC) is moving to the soon-to-be-vacated spaces in 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:** Preliminary planning work was conducted in-house. Schematic Design documents are being developed by the Architect.

**Next Milestone:** Design Development approval.

## Hilltop Housing Complex

<b>Programmer:</b>	Facility Programming and Consulting
<b>Architect:</b>	Barnes Gromatzky Kosarek
<b>Total Project Cost (TPC):</b>	\$96,760,000
<b>Contractor (CMR):</b>	JT Vaughn Construction
<b>Design Development Approval:</b>	May 2019 (Actual)
<b>GMP Approval:</b>	TBD
<b>Construction Start:</b>	TBD
<b>Construction Completion:</b>	TBD
<b>Occupancy:</b>	TBD

The scope of work for the **Hilltop Housing Complex** includes the demolition of Hornsby and Burleson Halls, utility upgrades, and 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 is complete. Design development was 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.

**Next Milestone:** The construction phase is delayed until student enrollment rebounds following the COVID-19 pandemic.



Hilltop Housing Complex

## CONSTRUCTION PHASE

### Anthropology Lab Offices Building - Delegated Project

<b>Architect:</b>	Fisher Heck
<b>Contractor:</b>	Noble Construction
<b>Percent Complete:</b>	95%
<b>Est. Cost:</b>	\$1,900,000
<b>Est. Completion:</b>	October 2021 (Projected)

This project provides a new slab-on-grade metal building to house lab and office space for the Department of Anthropology behind the Grady Early Building on Ranch Road 12 in San Marcos. Construction started in March 2021.

**Status:** Project nearing completion, pending communication gear installation and fire alarm testing.

**Next Milestone:** Substantial completion in October 2021.

### Bobcat Stadium Seating Anchor Replacement - Delegated Project

<b>Engineer:</b>	Datum Engineering
<b>Contractor:</b>	JT Vaughn Construction
<b>Percent Complete:</b>	10%
<b>Est. Cost:</b>	\$2,200,000
<b>Est. Completion:</b>	March 2022(Projected)

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

**Status:** Sample stadium seating has been ordered.

**Next Milestone:** Begin construction after football season.



## **Infrastructure Research Laboratory (STAR Park)**

<b>Architect:</b>	Alamo Architects
<b>Contractor (CSP):</b>	Bartlett Cocke General Contractors
<b>Percent Complete:</b>	1%
<b>Est Cost:</b>	\$14,026,687
<b>Est. Completion:</b>	July 2022

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:** Construction has started. Site utility and basement foundation work has commenced.

**Next Milestone:** Pour basement slab.



Basement foundation piers being poured

## Live Oak Hall (previously Film and Television Studios)

<b>Architect:</b>	Lawrence Group Architects
<b>Contractor (CMR):</b>	JT Vaughn Construction
<b>Percent Complete:</b>	18%
<b>Est. Cost:</b>	\$10,000,000
<b>Est. Completion:</b>	August 2022 (Projected)

The new **Live Oak Hall** 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:** Building slab has been poured. Steel erection has started.

**Next Milestone:** Complete steel erection and building dry-in.



Foundation slab being poured

## Pecan Building (previously University Police Department Building)

<b>Architect:</b>	Atkins
<b>Contractor CMR:</b>	JT Vaughn Construction
<b>Percent Complete:</b>	75%
<b>Est. Cost:</b>	\$9,000,000
<b>Est. Completion:</b>	November 2021

The new **Pecan Building** will provide a stand-alone facility for the University Police Department (UPD). This building, of approximately 13,840 GSF, will re-locate UPD from its current home in Nueces to make room for the Testing Evaluation and Measurement Center.

**Status:** Final finish installation is on-going in the interior, and fire alarm/communication systems are being tested. Curb and gutter are installed around the parking areas, and site walls are being placed at the front entrance.

**Next Milestone:** Complete site work.



Exterior Entry



Interior Lobby

## COMPLETED PROJECTS

### JC Kellam HVAC & Controls Replacement

The **JC Kellam HVAC & 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 activities, including a new ballroom to serve the university. Substantial completion was reached in December 2019. 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 is underway.



## University Events Center Expansion

The **University Events Center** project, with a TPC of \$62.5 million, added 81,282 GSF and 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, and a construction audit has been completed.

