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

**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 net gain in dedicated teaching labs that achieve a higher degree of acoustical performance for their 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 much needed roof repairs not included in the original scope.

**Next Milestone:** Approval of the Architectural Space Program.

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**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.

**Status:** The program for **Esperanza Hall** is complete. The program document will 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.

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**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 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.

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February 2020
Spring Lake Hall Exhibition & Patio Renovations

Programmer: (Feasibility Study)  CIP Cost: $10,000,000

The Spring Lake Hall Exhibition & Patio Renovations final feasibility study will provide conceptual images showing 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: Pending funding availability.

Next Milestone: Final Approval of Feasibility Study.

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.

Status: The Architectural Space Program was placed on hold pending funding request for the 87th Texas Legislature.

Next Milestone: Pending funding availability.
DESIGN and CONSTRUCTION DOCUMENT PHASE

Infrastructure Research Laboratory (STAR Park)

Programmer: Facility Programming and Consulting
Architect: TBD
Total Project Cost (TPC): $12,000,000
Total Project Cost (CIP): $12,000,000
Contractor (CSP): TBD
Design Development Approval: November 2020 (Pending)
Construction Start: TBD
Construction Completion: TBD
Occupancy: TBD

Facilities Programming and Consulting completed the Architectural Space Program for the Infrastructure Research Lab. 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.

Hilltop Housing Complex

Programmer: Facility Programming and Consulting
Architect: Barnes Gromatzky Kosarek, Austin, TX.
Total Project Cost (DD): $96,760,000
Total Project Cost (CIP): $132,252,870
Contractor CMR: Vaughn Construction
Design Development Approval: May 2019 (Actual)
GMP Approval: TBD
Construction Start: TBD
Construction Completion: TBD
Occupancy: TBD

Facilities Programming and Consulting completed the Architectural Space Program for the Hilltop Housing Complex. The scope of work included 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 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 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 university has directed the architect and contractor to proceed with the project in order to begin construction in May 2020 with substantial completion in May 2022. In the interim, the utility upgrade portion of the project is underway and is scheduled for completion in spring 2020. Refer to “Construction Phase” in this status report for the utility portion of the project.

**Round Rock Campus Services Building**

<table>
<thead>
<tr>
<th>Role</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Programmer</td>
<td>Facility Programming and Consulting</td>
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<tr>
<td>Architect</td>
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<tr>
<td>Total Project Cost (TPC)</td>
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<tr>
<td>Total Project Cost (CIP)</td>
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<tr>
<td>Contractor CMR</td>
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</tr>
<tr>
<td>Design Development Approval</td>
<td>May 2020 (Projected)</td>
</tr>
<tr>
<td>GMP Approval</td>
<td>July 2020 (Projected)</td>
</tr>
<tr>
<td>Construction Start</td>
<td>July 2020 (Projected)</td>
</tr>
<tr>
<td>Construction Completion</td>
<td>May 2021 (Projected)</td>
</tr>
<tr>
<td>Occupancy</td>
<td>June 2021 (Projected)</td>
</tr>
</tbody>
</table>

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, the Office of Distance and Extended Learning, and the IT Department at 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:** Architect and Construction Manager-at-Risk contracts are currently being negotiated.

**Next Milestone:** Start Schematic Design Phase.
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: November 2020 (Projected)
GMP Approval: February 2021 (Projected)
Construction Start: February 2021 (Projected)
Construction Completion: June 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

Albert B. Alkek Library

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

A. Learning Commons
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)

The Albert B. Alkek Library Learning Commons has a TPC of $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: Level 1 construction is nearing completion. Received Temporary Certificate of Occupancy (TCO) for furniture installation. Final fire alarm test pending. 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 99% complete and is scheduled to be finalized in February 2020.

Next Milestone: Final move in.

Level 3 Circulation Desk  Level 1 Collaboration Space  Level 1 New Bldg. Entrance

February 2020
B. 7th Floor Wittliff Collection Expansion

Feasibility Study: Facility Programming and Consulting
Programmer: Facility Programming and Consulting
Architect: McKinney York Architects, Austin, TX.
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 (Actual)
Construction Start: May 2019 (Actual)
Construction Completion: Spring 2020 (Projected)
Occupancy: Spring 2020 (Projected)

The 7th Floor Wittliff Collection Expansion will expand the gallery spaces for the Lonesome Dove Collection, Music Collection, General Collection, and Photography Collection. It also provides dedicated space for exhibit preparation, adds storage and additional space for staff.

Status: The Wittliff Collection Expansion is 96% complete. Emergency lighting work and punch list is ongoing. Final fire alarm testing is scheduled for late January 2020 with occupancy in February 2020.

Next Milestone: Final move in.
**Elliott Hall Repurposing**

<table>
<thead>
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<th>Programmer:</th>
<th>VisSpiro Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect:</td>
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<tr>
<td>Total Project Cost (DD):</td>
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<td>Total Project Cost (CIP):</td>
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<td>Contractor CMR:</td>
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<td>January 2019 (Actual)</td>
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<td>Construction Start:</td>
<td>March 2019 (Actual)</td>
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<td>Construction Completion:</td>
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</tr>
<tr>
<td>Occupancy:</td>
<td>Spring 2020 (Projected)</td>
</tr>
</tbody>
</table>

**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 two buildings (Building A & Building B) for classrooms and faculty offices, at a TPC of $6.65 million.

**Status:** The project is 67% complete. Fire alarm testing is complete in Building A, and substantial completion was reached in early January. In Building B overhead inspection are on-going, and the final fire alarm testing is scheduled for late January 2020 with occupancy scheduled for the end of February 2020.

**Next Milestone:** Final move in.
Hilltop Housing Complex (Utility Upgrades)

Programmer: Facility Programming and Consulting
Architect: Barnes Gromatzky Kosarek, Austin, TX.
Total Project Cost (DD): $96,760,000
Total Project Cost (CIP): $132,252,870
Contractor CMR: Vaughn Construction
Design Development Approval: May 2019 (Actual)
GMP Approval: TBD
Construction Start: TBD
Construction Completion: TBD
Occupancy: TBD

Facilities Programming and Consulting completed the Architectural Space Program for the Hilltop Housing Complex. The scope of work included 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. 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.

Status: Excavation for the new utilities is 95% complete. Electrical duct bank installation is 65% complete, and the new chilled water supply and return lines is 85% complete. Installation of the new domestic water line is 35% complete.

Next Milestone: Substantial completion is March 2020.
The **Jowers Center Renovation Project** involves the renovation of the space vacated by the Department of Athletics following their move to the University Events Center. Academic programs in the Department of Health and Human Performance (HHP), and the Department of Theatre and Dance will use the renovated space for faculty offices, classrooms, and laboratory/research space. The 13,561 GSF project has a TPC of $3,416,000.

**Status:** Area A, which includes office refurbishment is complete. Area B includes the conversion of the baseball locker room to a new classroom, is under construction. Work in Area C, includes converting the existing training room into a new dance studio, and converting the therapy room and locker rooms into HHP lab and office space. Work in all areas is 37% complete.

**Next Milestone:** Substantial completion is July 2020.
Roy F. Mitte Building Space Reconfigurations

Programmer: Facility Programming and Consulting
Architect: Brown Reynolds Watford (BRW), Dallas, TX.
Total Project Cost (DD): $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 relocated to Ingram Hall.

**Status:** Phase I work was initiated with the use of a Job-Order Contactor in December 2019 and is 10% complete. The remaining Phase II work will commence in February 2020 with a Contractor selected via a Competitive Sealed Proposal solicitation.

**Next Milestone:** Complete Phase I work in March 2020.
The **Multi Use Recreation Fields** includes a new lighted multi-use field, a new competition play field with lighting & bleachers, and a support building housing an office, restrooms and meeting room.

**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 irrigation. Construction of the support building, installation of the perimeter fencing, and field lighting is underway. The project is 75% complete. Substantial Completion is anticipated by spring 2020.

**Next Milestone:** Sod playing fields by May 2020.
COMPLETED PROJECTS

Encino Hall

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

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 is underway.
**Family Consumer Sciences Comparative Research Facility**

The Family and Consumer Sciences (FCS) Comparative Research Facility reached substantial completion in August 2019. The Final Report is underway.

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**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.

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**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.

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February 2020
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 is underway.