CAPITAL PROJECTS
QUARTERLY STATUS REPORT

August 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 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

Bobcat Stadium South End Zone Addition

Feasibility Study: Pfluger  CIP Cost: $20,000,000

This project will remodel a large portion of the existing South End Zone Complex as well as provide additions for a weight room, sports medicine (training) area, and rehabilitation area. New locker rooms and meeting areas will also be provided in the existing building.

Status: The feasibility study for the Bobcat Stadium South End Zone Addition has been completed. This project is on the 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 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 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 87th Texas Legislature. This project is on the CIP and will 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 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 philanthropy. This project is on the Capital Improvement Program.

Next Milestone: Pending funding availability.
The University’s Testing, Evaluation, and Measuring Center is moving to the soon-to-be-vacated spaces in the Nueces Building, formerly occupied by the University Police Department. The vacated UPD offices will be reconfigured to meet the growing needs of the testing center.

**Status:** Preliminary planning work was conducted in-house. Contract negotiations are in progress with PBK for architectural services. An initial visioning meeting with the A/Es has occurred. Request for additional funding is pending.

**Next Milestone:** Signing of the A/E contract.

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. This project is on the Capital Improvement Program and is to be funded through philanthropy.

**Status:** Conceptual designs are complete.

**Next Milestone:** Pending funding availability.

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.

**Status:** The program document guided 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 2022, pending TRB funding.

**Next Milestone:** Pending funding availability.
ALERRT Center Office & Parking - Delegated Project

**Architect:** Kimley-Horn / DBR  
**Contractor:** Sullivan General Contractors  
**Design Stage:** Construction Documents  
**Est. Cost:** $2,303,449  
**Est. Completion:** November 2021 (Projected)

The base scope of the project is building parking for approximately 40 cars, an access road to the site from the main entryway of the compound, infrastructure to support modular office space, meetings rooms, break room, and bathrooms for approximately 32 staff. The project also includes bringing a new data fiber optic line to the ALERRT Center compound 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

**Engineer:** Kimley-Horn  
**Contractors:** 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 the water modeling report and the need to install larger pumps to meet the water demand, a new water line from Holland Street is required to meet the water demands during construction. Construction documents are being finalized, along with permitting requirements 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
Live Oak Hall (previously Film and Television Studios)

Programmer: Facility Programming and Consulting  
Architect: Lawrence Group Architects  
Total Project Cost (TPC): $10,000,000  
Contractor (CMR): Vaughn Construction  
Design Development Approval: March 2021 (Actual)  
GMP Approval: April 2021 (Actual)  
Construction Start: May 2021 (Projected)  
Construction Completion: August 2022 (Projected)  
Occupancy: September 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 coursework.

**Status:** Construction is underway. Site work is being completed along with utilities.

**Next Milestone:** Substantial completion is projected to be August 2022.

Hilltop Housing Complex

Programmer: Facility Programming and Consulting  
Architect: Barnes Gromatzky Kosarek  
Total Project Cost (TPC): $96,760,000  
Contractor (CMR): Vaughn Construction  
Design Development Approval: May 2019 (Actual)  
GMP Approval: TBD  
Construction Start: TBD  
Construction Completion: TBD  
Occupancy: 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 are 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 comprises 241,000 gross square feet. Construction documents are complete.

**Next Milestone:** The construction phase is delayed until student enrollment rebounds after the COVID-19 pandemic.
### Infrastructure Research Laboratory (STAR Park)

<table>
<thead>
<tr>
<th><strong>Programmer:</strong></th>
<th>Facility Programming and Consulting</th>
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</thead>
<tbody>
<tr>
<td><strong>Architect:</strong></td>
<td>Alamo Architects</td>
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<tr>
<td><strong>Total Project Cost (TPC):</strong></td>
<td>$14,026,687</td>
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<tr>
<td><strong>Contractor (CSP):</strong></td>
<td>Bartlett Cocke General Construction</td>
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<tr>
<td><strong>Design Development Approval:</strong></td>
<td>December 2020</td>
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<tr>
<td><strong>Construction Start:</strong></td>
<td>June 2021 (Projected)</td>
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<tr>
<td><strong>Construction Completion:</strong></td>
<td>July 2022 (Projected)</td>
</tr>
<tr>
<td><strong>Occupancy:</strong></td>
<td>August 2022 (Projected)</td>
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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. Construction Documents have been completed, and the project is out for bids.

**Status:** Contract with Bartlett Cocke General Construction is under negotiation.

**Next Milestone:** Groundbreaking
CONSTRUCTION PHASE

Anthropology Lab Offices Building - Delegated Project

Architect: Fisher Heck  
Contractor: Noble Construction  
Percent Complete: 40%  
Est. Cost: $2,028,800  
Est. Completion: September 2021 (Projected)

This project provides a new slab-on-grade metal building to house lab and office space for Anthropology. Construction started in March 2021.

Status: Construction is underway, and the building is dried-in.

Next Milestone: Substantial Completion in September 2021.

Bobcat Stadium Seating Anchor Replacement - Delegated Project

Engineer: Datum Engineering  
Contractor: Vaughn Construction  
Percent Complete: 10%  
Est. Cost: $2,200,000  
Est. Completion: September 2021 (Projected)

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

Status: Contractor hired.

Next Milestone: Begin construction after football season.

JC Kellam HVAC & Controls Replacement - Delegated Project

Engineer: Energy Engineering Associates  
Contractor: Texas Air systems  
Percent Complete: 50%  
Est. Cost: $4,200,000  
Est. Completion: January 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.

Status: Several floors have been completed.

Next Milestone: Completion of project in January 2022.
The new **Pecan Building** will provide a stand-alone facility for the University Police Department (UPD). This building, approximately 20,987 GSF, will relocate UPD from its current home in Nueces to make room for the Testing Evaluation and Measurement Center.

**Status:** Slab has been poured, and the building structural frame is erected. Wall framing and exterior utilities are currently in progress.

**Next Milestone:** Construction completion.
**COMPLETED PROJECTS**

**Round Rock – Avery Building Improvements - Delegated Project**

The project involved the renovation of the existing basement in the Avery Building to include a multi-purpose room, gym, and elevator for campus recreation. The new gym and multi-purpose room reached substantial completion in July 2020. The new stair and common area lobby was completed in May 2021.

**Campus Services Building (Round Rock)**

The new Campus Services Building on the Round Rock campus fulfills facility needs for Facilities staff, receiving and warehouse services, the Environmental Health, Safety, Emergency and Risk Management Department, Parking Services, Mail Services, the University Police Department, and the Office of Distance and Extended Learning. These offices occupied space in Avery and Nursing. The vacated spaces are being used for academic purposes, specifically for Radiation Therapy and Health and Information Management.

**University Events Center Expansion**

The University Events Center project, with a TPC of $62.5 million, added 81,282 GSF, transforming 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 on the project is underway.