CAPITAL PROJECTS
QUARTERLY STATUS REPORT

May 2019
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

Infrastructure Research Laboratory (STAR Park)

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $12,000,000

This project will support the new Civil Engineering program, which will start in fall 2019. The laboratory design may allow the testing of full-size highway bridge girders and/or may include both strong wall and strong floor areas.

**Status:** The Infrastructure Research Laboratory is on the CIP. This project will support the new Bachelor of Science in Civil Engineering degree program in the College of Science and Engineering. The TPC is $12 million; however, the project is currently on hold pending a re-evaluation of the program by Ingram School of Engineering and Facilities.

**Next Milestone:** The Architectural Space Program is on hold.

Music Building

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $61,365,000

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 is currently under a re-programming effort.

**Status:** Plans are in the works for a new Music Building to be constructed near the Performing Arts Center and the Theater building in order to address the pressing needs of the School of Music and continue to develop a Performing Arts District. The new building will include classrooms, offices, and rehearsal spaces. The project is currently planned for 71,300 gross square feet with an estimated TPC of $70 million. The Architectural Space Program is currently being updated by the School of Music and FPDC.

**Next Milestone:** Pending re-programming and funding availability.
**Round Rock Health Professions – 2 (Esperanza Hall)**

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $70,000,000

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. This project is on the Capital Improvements Program and will be initiated pending Tuition Revenue Bond funding.

**Status:** The revised program for Esperanza Hall, a proposed Health Professions building, is underway and the final program is due May 2019. The original program document served to guide Texas State in preparing the Tuition Revenue Bond (TRB) funding request for the 86th Texas Legislature. The current estimated Total Project Cost (TPC) is $75 million. The facility reprogramming is underway.

**Next Milestone:** Texas State submitted this project to the Texas Legislature for TRB funding consideration. This project will be initiated pending Tuition Revenue Bond funding notification.

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**STEM Academic Building**

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $125,000,000

The Science, Technology, Engineering, and Math Building, with a TPC of $125 million, was submitted to the 86th Texas Legislature for TRB funding. The College of Science and Engineering is the largest college in the university in terms of enrollment. The proposed 200,000 GSF building will be located on the San Marcos Campus, could potentially house the Departments of Mathematics, Computer Science, and Criminal Justice; and provide teaching space for several other academic disciplines. This project is on the CIP.

**Status:** Texas State submitted this project to the Texas Legislature for TRB funding consideration. This project will be initiated pending Tuition Revenue Bond funding notification. The Architectural Space Program is underway.

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**University Police Department Facility**

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $TBD

The University Police Department Architectural Space Program is underway by Facilities Programming to evaluate the needs of the University Police Department. Options for a site location will be a part of the program.
DESIGN and CONSTRUCTION DOCUMENT PHASE

Albert B. Alkek Library

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

**A. Learning Commons**

In the Construction Phase

- **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)

In the Construction Phase - The **Albert B. Alkek Library Learning Commons** has a TPC of approximately $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:** Construction is underway with selective demolition and remodeling. The design also includes a relocation of the Service Desk and a Starbucks coffee shop. 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 34% complete and is scheduled to be finalized in January 2020.

**Next Milestone:** The next milestone will be reviews of potential Buy-Out savings packages.
C. 7th Floor Wittliff Collection Expansion

In the Construction Phase

Feasibility Study: Facility Programming and Consulting  CIP Cost: $5,600,000
Programmer: Facility Programming and Consulting
Architect: McKinney York Architects
Total Project Cost (DD): $4,700,000 (Projected)
Contractor CM@R: JE Dunn General Construction
Design Development Approval: November 2018 (Actual)
GMP Approval: February 2018 (Projected)
Construction Start: June 2018 (Projected)
Construction Completion: Spring 2020 (Projected)
Occupancy: Spring 2020 (Projected)

In the Construction Phase - Facilities Programming and Consulting completed the Architectural Space Program for the Albert B. Alkek Library Seventh Floor Wittliff Collections Expansion project. McKinney York Architects is the design team and JE Dunn is the CMR. The design of the $4.7 million project was approved in November 2018.

Status: The Guaranteed Maximum Price (GMP) was approved March 2019. The construction phase will begin in May 2019. The Notice to Proceed (NTP) has been issued and mobilization is underway.

Next Milestone: The next milestone is Application for Payment #1 & #2.
Facilities Programming and Consulting completed the revised Architectural Space Program for the **Hilltop Housing Complex**. The scope of work includes the demolition of Hornsby and Burleson Halls and construction of a new housing complex on the Hilltop area of the San Marcos Campus.

**Status:** The design for the **Hilltop Housing Complex** is underway. The demolition of Hornsby and Burleson Halls on the Hilltop area of the San Marcos Campus is complete. The current TPC is $96.7 million based on 836 beds. Barnes Gromatzky Kosarek Architects is the A/E, and Vaughn Construction is the CMR. The timeline for construction will be based on freshman enrollment growth. In the meantime, Texas State will solicit proposals for a public-private partnership (P3) student housing project to be run as a traditional residence hall to meet its current bed needs.

**Next Milestone:** The next milestone will be approval of the design documents in May 2019.
The **Roy F. Mitte Building Space Reconfigurations** project, with a TPC of $7.5 million, will repurpose vacated spaces when selected programs relocate to Ingram Hall in December 2018/January 2019.

**Status:** Design is complete and the project is being submitted to the May 2019 Board of Regents meeting for design approval. Construction will begin in summer 2019 and Substantial Completion is targeted for fall 2020. The design team is Brown Reynolds Watford Architects, and the CMR is Hill-Wilkinson Contractors.

**Next Milestone:** The next milestone will be approval of the design documents in May 2019.
CONSTRUCTION PHASE

Blanco Residence Hall Renovations

Programmer: Facility Programming and Consulting
Architect: Pfluger Architects
Total Project Cost (DD): $29,600,000
Total Project Cost (CIP): $28,000,000
Contractor CM@R: SpawGlass Construction
Design Development Approval: November 2017 (Actual)
GMP Approval: December 2017 (Actual)
Construction Start: December 2017 (Actual)
Construction Completion: July 2019 (Projected)
Occupancy: August 2019 (Projected)

The TPC for this phased project is $29.6 million. The scope of work for this comprehensive renovation includes new air handling units, new pumps, and new fan coil units. In addition work includes cleaning the existing air ducts in the lobby; refurbishing select air handling units; replacing plumbing in the vertical chases, domestic water piping, sewer piping, and water closets; and relocating electrical distribution panels. There are significant cosmetic improvements throughout the building such as installing new light fixtures in the corridors, bedrooms, bathrooms, and portions of the lobby.

Status: Pfluger Associates is the A/E, and SpawGlass is the CMR. The project is 91 percent complete and substantial completion is expected in summer 2019.

Next Milestone: The next milestone is Substantial Completion of Wing A.
Elliott Hall Repurposing

Programmer: VisSpiro Strategies  
Architect: LPA Architects, San Antonio, TX  
Total Project Cost (DD): $6,650,000  
Total Project Cost (CIP): $6,650,000  
Contractor CMR: Hill Wilkinson  
Design Development Approval: November 2018 (Actual)  
GMP Approval: January 2019 (Projected)  
Construction Start: March 2019 (Projected)  
Construction Completion: Spring 2020 (Projected)  
Occupancy: Spring 2020 (Projected)

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 all three buildings for classrooms and faculty offices, totaling 37,293 GSF at a TPC of $6.65 million.

**Status:** LPA Architects of San Antonio, is the selected design team and Hill & Wilkinson General Contractors of Austin, is the Construction Manager-at-Risk. Notice to Proceed was issued, and the Construction Phase began in March 2019. The project is 3% complete.

**Next Milestone:** First and Second Applications for Payment.

Existing Dorm Hallway  Proposed Classroom
Encino Hall
(Health Professions Building Space Reconfigurations)

Programmer: Facility Programming and Consulting
Architect: Atkins Architects, Austin, TX
Total Project Cost (DD): $2,581,000
Total Project Cost (CIP): $4,400,000
Contractor JOC: Vaughn
Design Development Approval: NA - Delegated Authority
GMP Approval: NA
Construction Start: November 2018 (Projected)
Construction Completion: fall 2019 (Projected)
Occupancy: fall 2019 (Projected)

Facilities Programming and Consulting completed the Architectural Space Program for the Encino Hall Space Reconfigurations project. Construction began in summer 2018 after three departments relocated to the Round Rock Campus. The project is on the CIP for $4.4 million. The current estimate, is $2.2 million for which Texas State has received delegated authority; however, the scope of work has been slightly expanded and Texas State will seek approval to revise the delegated authority amount from $2.2 million to $2.5 million.

Status: Atkins Architects is the A/E and Vaughn is the contractor. Construction is complete on levels one and three. And, construction is underway on level two. The project is 90 percent complete.

Next Milestone: The next milestone will be Substantial Completion in summer 2019.
Family and Consumer Sciences  
Comparative Research Facility

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
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<tbody>
<tr>
<td>Feasibility Study:</td>
<td>Perkins+Will</td>
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<tr>
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<td>Occupancy:</td>
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The proposed layout and mechanical, electrical, and plumbing enhancements will take into consideration that this project is an existing laboratory conversion.

**Status:** Perkins+Will is the A/E and Vaughn Construction is the CMR. The substantial completion date is August 2019 and the lab will be operational in spring 2020. The GMP was approved by the System office. The Construction Phase is underway with 30% compete. The Total Project Cost is $3.86M. Buy-Out package savings is currently $24,000.

**Next Milestone:** Completion of the installation of mechanical systems June 2019.
LBJ Student Center

There are two projects active in the Student Center as follows:

A. **LBJ Student Center Expansion** - In the Construction Phase

<table>
<thead>
<tr>
<th><strong>Programmer:</strong></th>
<th>Facility Programming and Consulting</th>
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<tr>
<td><strong>Architect:</strong></td>
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<td><strong>Total Project Cost (DD):</strong></td>
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<td><strong>GMP Approval:</strong></td>
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<td><strong>Construction Completion:</strong></td>
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<tr>
<td><strong>Occupancy:</strong></td>
<td>spring 2020 (Projected)</td>
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In the Construction Phase - With a TPC of $31.2 million, construction for the **LBJ Student Center Expansion** project began in June 2018. The expansion will include a refurbished main entry lobby, a second ballroom, conference rooms, meeting spaces, shared spaces for informal student gatherings and study spaces, a new lounge area, an expanded and renovated Welcome Center, an Alumni Center, and improved circulation within the expansion and renovated areas. The new mechanical, electrical, and plumbing building infrastructure systems will integrate with the building infrastructure upgrades made during the recent LBJ Student Center renovations.

**Status:** Some parts of the project will be completed in 2019, substantial completion is slated for early 2020. The project is 56 percent complete. The lightweight concrete roof over the new ballroom has been poured.

**Next Milestone:** The Welcome Center and Alumni Center occupancy May 2019. Air handler installation for Ballroom May 2019.
Multi Use Recreation Fields

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

A feasibility study for a new Multi-Use Recreation Sports Fields complex resolved basic inquiries regarding options for developing natural grass recreation playfields on a site previously used as the university’s golf course.

Status: Texas State posted the Multi-Use Recreation Sports Fields project for competitive bids in January 2019. The bids have been evaluated and the construction phase will begin in May 2019. Substantial Completion is anticipated by spring 2020.

Next Milestone: The next milestone will be Pre-Construction meeting.
COMPLETED PROJECTS

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. Construction is complete and 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, including additional seating in Strahan Arena. This has resulted in more space for commencement ceremonies and athletic events. The project also included a new chilled water plant, a new loading dock with access to the lower court level, a new multi-purpose suite, and more locker rooms offices for athletic teams. 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 submitted for approval at the August 2019 Board of Regents meeting.