



CAPITAL PROJECTS QUARTERLY STATUS REPORT

November 2020

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

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 several departments in the College of Health Professions, the Advising Center, and support areas.

Status: The program for **Esperanza Hall** is complete but will need to be revised due to the current renovations underway in Avery Hall. The current program document will, however, 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.

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 fundraising purposes as the project is largely to be funded through philanthropy.

Next Milestone: Pending funding availability.

Spring Lake Hall Exhibition & Patio Renovations

Programmer: (Feasibility Study)

CIP Cost: \$7,216,940

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.

Status: Final Approval of Feasibility Study.

Next Milestone: Pending funding availability.

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.

Next Milestone: Pending funding availability.

DESIGN and CONSTRUCTION DOCUMENT PHASE

ALERRT Center Office & Parking - Delegated Project

Architect:	Kimley-Horn
Contractor:	TBD
Design Stage:	Construction Documents
Est. Cost:	\$1,900,000
Est. Completion:	October 2021 (Projected)

The architect is preparing documents to release for bids. Construction is anticipated to start in February 2021 and be completed in October 2021.

Status: Budget Allocation

Next Milestone: Release project for bids.

Anthropology Lab Offices Building - Delegated Project

Architect:	Fisher Heck
Contractor:	TBD
Design Stage:	Construction Documents
Est. Cost:	\$1,600,000
Est. Completion:	TBD

This project provides a new slab on grade metal building to house lab and office space for Anthropology. Construction documents have been completed and have been posted for bids. Final permitting issues being addressed with the City of San Marcos and TCEQ. Construction is anticipated to start in February 2021.

Status: Budget Allocation

Next Milestone: Release project for bids.

Campus Potable Water System Upgrades - Delegated Project

Engineer:	Kimley-Horn
Contractor:	TBD
Design Stage:	Construction Documents
Est. Cost:	\$3,400,000
Est. Completion:	January 2022 (Projected)

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.

Status: Selection of Contractor

Next Milestone: Start of Construction.

Film and Television Studios (previously Aqua Sports Repurposing)

Architect:	Lawrence Group Architects
Contractor:	Vaughn Construction
Design Stage:	Schematic Design
Est. Cost:	\$10,600,000
Est. Completion:	May 2022 (Projected)

This project 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: The scope of work changed from a renovation project of an older building to a new construction project after it was discovered that the Aqua Sports building's structural system had deteriorated due to decades of chlorine exposure to the point that is not fiscally reasonable to restore the building. The Aqua Sports building will be used only for storage for the time being and will be decommissioned and demolished later. New site assessment is currently underway.

Next Milestone: Selection of site.

Hilltop Housing Complex

Programmer:	Facility Programming and Consulting
Architect:	Barnes Gromatzky Kosarek, Austin, TX.
Total Project Cost (TPC):	\$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

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 CCL was reduced to \$70,971,092 based on 1,006 beds. Review of the 100% construction documents is currently underway.

Next Milestone: The Architect is scheduled to complete construction documents in October 2020, but the construction phase is being delayed until student enrollment rebounds after the COVID-19 pandemic.

Infrastructure Research Laboratory (STAR Park)

Programmer:	Facility Programming and Consulting
Architect:	Alamo Architects, San Antonio, TX.
Total Project Cost (TPC):	\$18,234,354
Total Project Cost (CIP):	\$12,000,000
Contractor (CSP):	TBD
Design Development Approval:	November 2020 (Projected)
Construction Start:	May 2021(Projected)
Construction Completion:	July 2022 (Projected)
Occupancy:	August 2022 (Projected)

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. Alamo Architects has been selected to provide design services, and schematic design is underway.

Status: Schematic Design.

Next Milestone: Design Development Approval.

JC Kellam HVAC & Controls Replacement - Delegated Project

Engineer:	Energy Engineering Associates
Contractor:	TBD
Design Stage:	Construction Documents
Est. Cost:	\$3,850,000
Est. Completion:	January 2021 (Projected)

This project involves removing the existing air handling units and replacing them with new high-efficiency units, DDC controls and fire alarm systems. Construction documents have been completed and posted for bids. Construction is anticipated to start in December 2020 during the winter break.

Status: Bidding.

Next Milestone: Selection of Contractor.

CONSTRUCTION PHASE

Bobcat Stadium Seating Anchor Replacement - Delegated Project

Engineer:	Datum Engineering
Contractor:	TBD
Percent Complete:	0%
Est. Cost:	\$2,200,000
Est. Completion:	June 2021(Projected)

This project involves the replacement of bench seat anchors in the football stadium due to galvanic corrosion and wear. Construction documents have been completed. Project will be released for bids following the 2020 football season.

Status: Project on hold until completion of 2020 football season.

Next Milestone: Bidding.

Campus Wide Lighting Modifications - Delegated Project

Consultant:	Hubbell
Contractor:	Prism Electric
Percent Complete:	95%
Est. Cost:	\$2,200,000
Est. Completion:	Fall 2020

This project adds additional lighting on campus to improve student and faculty safety. Standardization of poles and fixtures across campus and new technology LED lights will save money and maintenance time for the University. The final lighting replacement is currently underway at the Child Development Center, which was delayed due to the COVID-19 pandemic.

Status: Construction.

Next Milestone: Complete construction by fall 2020.



New Light Poles – Harris Dining Pedestrian Walk

November 2020

Round Rock – Avery Building Improvements - Delegated Project

Architect:	Chesney Morales Partners, Inc.
Contractor:	Nobel General Contractors
Percent Complete:	95%
Est. Cost:	\$3,100,000
Est. Completion:	February 2021

The project involves 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 will be completed by the end of February 2021.

Status: Construction.

Next Milestone: Complete construction.



New Gym / Equipment



November 2020

Round Rock Campus Services Building

Architect:	McKinney York Architects
Contractor CMR:	Kitchell Construction
Percent Complete:	5%
Est. Cost:	\$6,100,000
Est. Completion:	May 2021

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, and the Office of Distance and Extended Learning on 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. Construction has started on the building's foundation.

Status: Site prep & foundation.

Next Milestone: Complete foundation.



Foundation Pad



Plumbing Rough-in

University Police Department Building

Architect:	Atkins, Austin, TX.
Contractor CMR:	JT Vaughn Construction
Percent Complete:	1%
Est. Cost:	\$9,000,000
Est. Completion:	February 2022

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. Demolition of the Ivey-Moore house is complete.

Status: The project received a GMP in September and started construction in October.

Next Milestone: Complete foundation.



Ivey-Moore House removed from site

COMPLETED PROJECTS

Albert B. Alkek Emergency Repairs Project - Delegated Project

The **Albert B. Alkek Library Emergency Repairs** project reached substantial completion in August 2019. The delegated close-out report is being prepared.

Albert B. Alkek Library – Learning Commons

The **Albert B. Alkek Library Learning Commons** project, which began construction in October 2018, reached substantial completion February 2020. The final report is underway.



Albert B. Alkek Library - Starbucks - Delegated Project

The **Albert B. Alkek Library Starbucks** project reached substantial completion in March 2020. The delegated close-out report is being prepared.



Albert B. Alkek Library – Wittliff Collection Expansion

The **Albert B. Alkek Library Wittliff Collection Expansion** project, which began construction in May 2019, reached substantial completion January 2020. 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.



Bobcat Athletics Venue AV Production Cabling - Delegated Project

The Bobcat Athletics Venue AV Production Cabling project reached substantial completion in June 2020. The delegated close-out report is being prepared.

Bruce and Gloria Ingram Hall

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 will be presented at the November 2020 meeting of the Board of Regents.



Centennial 4th Floor Office Renovations - Delegated Project

The **Centennial 4th Floor Office Renovations** project reached substantial completion in June 2020. The delegated close-out report is underway.

Central Heating Plant Chiller Replacement - Delegated Project

The **Central Heating Plant Chiller Replacement** project reached substantial completion in August 2020. The delegated close-out report is underway.

Chemistry Building Breezeway Buildout - Delegated Project

The **Chemistry Building Breezeway Buildout** project reached substantial completion in May 2020. The delegated close-out report is underway.

Elliott Hall Repurposing

The **Elliott Hall Repurposing** project, which began construction in March 2019, reached substantial completion January 2020. The final report is underway.



Emergency Dam Repairs & Stabilization - Delegated Project

The **Emergency Dam Repairs & Stabilization** project reached substantial completion reached in October 2019. The delegated close-out report is being prepared.

Family Consumer Sciences Comparative Research Facility

The **Family and Consumer Sciences (FCS) Comparative Research Facility** reached partial substantial completion in August 2019. The final report is being prepared.



Hines Academic Center Repairs - Delegated Project

The **Hines Academic Center Repair** project reached substantial completion in May 2020. The delegated close-out report is being prepared.

Jowers Center Renovations – Delegated Project

The **Jowers Center Renovation** project enhanced the academic programs in the Department of Health and Human Performance (HHP), and the Department of Theatre and Dance. Construction on this project commenced in August 2019 and reached an early substantial completion in May 2020. The delegated close-out report is underway.



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.



Multi Use Recreation Fields

The **Multi Use Recreation Fields** project, which started construction in May 2019, reached substantial completion in June 2020. The final report is being prepared.



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, 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.

