CAPITAL PROJECTS
QUARTERLY STATUS REPORT

August 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 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.

August 2020
**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 and may include the demolition of the current Math & Computer Science building.

**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 working through pricing exercises to identify priority scope within the allocated budget. Project will be released for bids once an aligned scope of work is identified.

Status: Budget Allocation


Anthropology Lab Offices Building - Delegated Project

Architect: Fisher Heck  
Contractor: TBD  
Design Stage: Construction Documents  
Est. Cost: $1,600,000  
Est. Completion: Feb 2021 (Projected)

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.

Status: Bidding

Next Milestone: Selection of Contractor.

Aqua Sports Repurposing

Architect: Lawrence Group Architects  
Contractor: TBD  
Design Stage: Schematic Design  
Est. Cost: $10,600,000  
Est. Completion: December 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.

August 2020
**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 necessary roof repairs not included in the original scope. Lawrence Group Architects has been selected to perform design services on the project, and the CM@R selection is currently underway.

**Next Milestone:** Complete Schematic Design.

### Campus Potable Water System Upgrades - Delegated Project

<table>
<thead>
<tr>
<th>Engineer:</th>
<th>Kimley-Horn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contractor:</td>
<td>TBD</td>
</tr>
<tr>
<td>Design Stage:</td>
<td>Construction Documents</td>
</tr>
<tr>
<td>Est. Cost:</td>
<td>$3,400,000</td>
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<tr>
<td>Est. Completion:</td>
<td>September 2021 (Projected)</td>
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</tbody>
</table>

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, an option to install larger pumps is being considered to meet the water demand for the repair work on the existing elevated water tower.

**Status:** Selection of Contractor

**Next Milestone:** Start of Construction.

### Hilltop Housing Complex

<table>
<thead>
<tr>
<th>Programmer:</th>
<th>Facility Programming and Consulting</th>
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</thead>
<tbody>
<tr>
<td>Architect:</td>
<td>Barnes Gromatzky Kosarek, Austin, TX.</td>
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<tr>
<td>Total Project Cost (TPC):</td>
<td>$96,760,000</td>
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<tr>
<td>Total Project Cost (CIP):</td>
<td>$132,252,870</td>
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<tr>
<td>Contractor CMR:</td>
<td>Vaughn Construction</td>
</tr>
<tr>
<td>Design Development Approval:</td>
<td>May 2019 (Actual)</td>
</tr>
<tr>
<td>GMP Approval:</td>
<td>TBD</td>
</tr>
<tr>
<td>Construction Start:</td>
<td>April 2021 (Projected)</td>
</tr>
<tr>
<td>Construction Completion:</td>
<td>July 2023 (Projected)</td>
</tr>
<tr>
<td>Occupancy:</td>
<td>August 2023 (Projected)</td>
</tr>
</tbody>
</table>

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 1006 beds. Review of the 50% construction documents is currently underway.

**Next Milestone:** The Architect is scheduled to complete construction documents in August 2020, but construction may not start until April 2021 pending enrollment and financial viability.

August 2020
Infrastructure Research Laboratory (STAR Park)

Programmer: Facility Programming and Consulting
Architect: Alamo Architects, San Antonio, TX.
Total Project Cost (TPC): $12,000,000
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: $2,850,000
Est. Completion: Jan. 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. 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.

**Round Rock Campus Services Building**

Programmer: Facility Programming and Consulting
Architect: TBD
Total Project Cost (DD): $6,200,000 (Projected)
Total Project Cost (CIP): $6,125,000
Contractor CMR: Kitchell Construction
Design Development Approval: May 2020 (Actual)
GMP Approval: August 2020 (Projected)

August 2020
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. The architect is completing construction documents and CMR is receiving GMP pricing.

**Status:** GMP Award.

**Next Milestone:** Start of Construction.

**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: | August 2020 (Pending) |
| GMP Approval: | February 2021 (Projected) |
| Construction Start: | February 2021 (Projected) |
| Construction Completion: | February 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

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. Athletics has revised the seating type for Sections 101 – 105 to accommodate stadium seating. 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: 85%  
Est. Cost: $2,200,000  
Est. Completion: Summer 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 stage of the lighting replacement is currently underway at the Child Development Center and Campus Recreation Center.

Status: Construction.

Next Milestone: Complete construction by summer 2020.
Round Rock – Avery Building Improvements - Delegated Project

Architect: Chesney Morales Partners, Inc.
Contractor: Nobel General Contractors
Percent Complete: 70%
Est. Cost: $3,100,000
Est. Completion: October 2020

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 stair and common area lobby will be completed by the end of October 2020.

Status: Construction.

Next Milestone: Complete construction.

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Roy F. Mitte Building Space Reconfigurations

Programmer: Facility Programming and Consulting
Architect: Brown Reynolds Watford (BRW), Dallas, TX.
Total Project Cost (TPC): $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 for programs that relocated to Ingram Hall.
**Status:** Phase I work was initiated with the use of a Job-Order Contactor in December 2019 and reached substantial completion in June 2020. Phase II commenced work in February 2020 and is 64% complete.

**Next Milestone:** Complete Phase II work in August 2020.
COMPLETED PROJECTS

Alkek Emergency Repairs Project - Delegated Project

The Alkek B. Alkek Library Emergency Repairs project reached substantial completion in August 2019. The final 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 Alkek B. Alkek Library Starbucks project reached substantial completion in March 2020. The final report is being prepared.

Albert B. Alkek Library – Wittliff Collection Expansion

**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 final 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 August 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 Final Report is underway.

August 2020
Central Heating Plant Chiller Replacement - Delegated Project


Chemistry Building Breezeway Buildout - Delegated Project

The Chemistry Building Breezeway Buildout project reached substantial completion in May 2020. The Final 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 final report is being prepared.

Encino Hall – Delegated Project

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

August 2020
Family Consumer Sciences Comparative Research Facility

The Family and Consumer Sciences (FCS) Comparative Research Facility reached partial substantial completion in August 2019, and final completion is scheduled for July 2020.

Hilltop Housing Complex – Utility Upgrades

The Hilltop Housing Complex Utility Upgrades provided upgrades to the utilities to support the Hilltop Housing Complex project, future Hilltop academic and research buildings, and other campus-wide needs. This project reached substantial completion in March 2020. The Final Report is underway.

Hines Academic Center Repairs - Delegated Project

The Hines Academic Center Repair project reached substantial completion in May 2020. The final 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 Final 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.

**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.

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