CAPITAL PROJECTS
QUARTERLY STATUS REPORT

November 2018
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 blueprints 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 begin 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. The TPC was last being targeted at $14 million prior to the project being placed on hold.

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

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

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**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:** The original, 2010, project size was 129,582 GSF with an estimated TPC of $79 million. Simply adjusting the 2010 TPC to 2022 would yield a TPC of $139M. The project is on hold pending reprogramming and funding.

**Next Milestone:** Pending Funding Availability and reprogramming

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**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 Health Professions campus will include classrooms and offices to support four departments in the College of Health Professions, the Advising Center, and the Dean’s Office. The original program document served to guide Texas State in the preparation of a Tuition Revenue Bond funding request in August 2018. However, the Architectural Space Program will need to be re-evaluated along with an updated cost estimate should the project move forward. The project is on hold pending TRB funding. The projected TPC is $79.3M.

**Status:** The project is on hold pending funding; however, an architectural space program has been authorized.

**Next Milestone:** Pending Funding Availability
**STEM Academic Building**

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

The **STEM Academic Building** project is one of two submittals to the Texas Legislature for possible TRB funding. The STEM (Science, Technology, Engineering, and Math) classroom building proposed for the San Marcos campus would allow the College of Science and Engineering (COSE) to continue its dramatic growth trajectory. Science and Engineering recently became the largest college by enrollment at Texas State. A planned addition of a Bachelor’s in Civil Engineering in fall 2019 is expected to enroll an additional 500 new students once fully implemented. The 200,000 GSF STEM Academic Building will house the Department of Mathematics, the Department of Computer Science, and will provide critically needed teaching space for a host of academic disciplines. The anticipated TPC is $125M.

**Status:** Texas State submitted this project to the Texas Legislature for TRB consideration. An architectural space program has been authorized.
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 Documents 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: November 2018 (Projected)
Construction Start: November 2018 (Projected)
Construction Completion: February 2020 (Projected)
Occupancy: Spring 2020 (Projected)

In the Construction Documents Phase - The Albert B. Alkek Library Learning Commons has a TPC of approximately $8.3 million for phase one and is 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.

Status: BRW Architects is the design team and JE Dunn Construction is the CMR. The review and approval of the finish and materials submission is complete. The construction documents phase is underway with the Guaranteed Maximum Price (GMP) under review by the System office.

Next Milestone: The next milestone is to begin construction.

B. Library Renovations – In the Final Report Stage
The Albert B. Alkek Library Renovations project included phased repairs and upgrades to electrical, information technology systems, and some mechanical infrastructure components, and removal and replacement of the lower level roofs. The project is substantially complete. The Final Report is concluding and the project submission to the Board of Regents for closeout is expected in February 2019.
C. 7th Floor Wittliff Collection Expansion

In the Design Development Phase

**Feasibility Study:** Facility Programming and Consulting  
**Programmer:** Facility Programming and Consulting  
**Architect:** McKinney York Architects  
**Total Project Cost (DD):** $7,400,000 (Projected)  
**Contractor CM@R:** TBD  
**Design Development Approval:** November 2018

CIP Cost: $5,600,000

In the Design Phase - Facilities Programming and Consulting completed the Architectural Space Program for the Albert B. Alkek Library 7th Floor Wittliff Collections Expansion project. The TPC estimate is $7.4 million for all four phases.

**Status:** McKinney York Architects is the design team and JE Dunn is the CMR. The Design is for all phases with an estimated TPC of $7.4 million though only phases 1 and 2 are currently funded at $4.7 million. The project is on the agenda for BOR approval in November 2018.

**Next Milestone:** The next milestone to begin the GMP.
### Campus Recreation Sports Fields

<table>
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<tr>
<th>Programmer:</th>
<th>NA</th>
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<tr>
<td>Architect:</td>
<td>Perkins Will (Sink Combs Dethlefs); Denver</td>
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<tr>
<td>Occupancy:</td>
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A feasibility study for a new multi-use **Campus 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. Sink Combs Dethlefs is finalizing the construction documents.

**Status:** TSUS negotiated a revised contract with the A/E to proceed into the construction phase with contractor selection expected in fall 2018. Construction will begin in early 2019.

**Next Milestone:** The next milestone will be the finalization of the Construction Documents.
**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:** TBD  
**Design Development Approval:** November 2018 (Projected)  
**GMP Approval:** December 2018 (Projected)  
**Construction Start:** December 2018 (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: two for student housing and one for 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, Inc. is the selected A/E, and Hill Wilkinson General Contractors is the CMR. Design is final and the project is on the agenda for BOR approval in November 2018.

**Next Milestone:** The next milestone will be the start of construction.
### Family and Consumer Sciences Vivarium

<table>
<thead>
<tr>
<th>Feasibility Study:</th>
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<tr>
<td>Architect:</td>
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<td>Construction Start:</td>
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<tr>
<td>Occupancy:</td>
<td>Spring 2020 (Projected)</td>
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The Family and Consumer Sciences (FCS) Vivarium Research Facility will house small live animals (e.g., rodents) and support research in the areas of cancer, psychology, and neuroscience. The proposed layout and mechanical, electrical, and plumbing enhancements will take into consideration that this project is an existing laboratory conversion. This facility will meet certification requirements and comply with all standards delineated in the *Guide for the Care and Use of Laboratory Animals (Eighth Edition)*.

**Status:** Perkins+Will is the A/E and Vaughn Construction is the CMR. Design is final and the project is on the agenda for BOR approval in November 2018.

**Next Milestone:** The next milestone will be the start of construction.
Facilities Programming and Consulting completed the revised Architectural Space Program for the **Hilltop Housing Complex**. The demolition of Hornsby and Burleson Halls and construction of a new housing complex on the Hilltop area of the San Marcos Campus is slated to begin in summer 2019.

**Status:** This project is on the Capital Improvements Program (CIP), and the current TPC is approximately $117 million based on 959 beds. Design work continues, as do efforts to reduce the TPC. Barnes Gromatzky Kosarek Architects was selected as the architect and engineer team (A/E) in May 2018. Vaughn Construction will serve as the Construction Manager-at-Risk (CMR).

**Next Milestone:** The next milestone will be the review of the final schematic design in November 2018.
**Hines Academic Center Structural Improvements**

<table>
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<th>Programmer:</th>
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<td>Architect:</td>
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<td>May 2020 (Projected)</td>
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<tr>
<td>Occupancy:</td>
<td>June 2020 (Projected)</td>
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Urgent repairs originally estimated in an amount of $6 million are needed as part of the Hines Academic Center Structural Improvements project. The project will include rebuilding the exterior facade of one side of the building and making associated structural repairs. The project is on the current CIP.

**Status:** With the assistance of Wiss, Janney Elstner Associates, Inc., it was determined that the façade movement was due to water intrusion, not structural issues as was first thought. The cost of this project is now estimated at roughly $1 million. The final scope of work, with a more accurate construction cost estimate, will be determined in fall 2018.

**Next Milestone:** The next milestone will be the production of Construction Documents.
**Jowers Renovation**

| **Programmer:** | VisSpiro Strategies |
| **Architect:** | Lym Miller Architects, Austin, TX |
| **Total Project Cost (DD):** | $3,416,000 |
| **Total Project Cost (CIP):** | $3,500,000 |
| **Contractor CSP:** | TBD |
| **Design Development Approval:** | NA - Delegated Authority |
| **GMP Approval:** | Summer 2019 (Projected) |
| **Construction Start:** | September 2019 (Projected) |
| **Construction Completion:** | July 2020 (Projected) |
| **Occupancy:** | August 2020 (Projected) |

**Jowers Center Renovation.** The Department of Athletics has recently relocated its offices and other functions from Jowers Center to the newly expanded University Events Center. The vacated space in Jowers Center is needed for academic programs in the Department of Health and Human Performance and for the Dance program in the Department of Theatre and Dance. Renovated space will be used for faculty offices, classrooms, and laboratory/research space.

**Status:** The 13,561 gross square feet Jowers Center renovation project has a total project cost estimated at $3.5 million. The design is underway with a contractor selection expected in spring 2019. The university has received delegated authority for this renovation. Lym/Miller Architects was selected as the A/E in July 2018. The design is underway with a contractor selection in spring 2019.

**Next Milestone:** The next milestone will be the completion of design.
The Roy F. Mitte Building Space Reconfigurations project, with a TPC of $6 million, will repurpose vacated spaces when selected programs relocate to Ingram Hall in fall 2018. Design has begun and construction will begin in spring 2019 with completion targeted for summer 2020.

**Status:** The University selected Brown Reynolds Watford (BRW) Architects of Dallas as the design team and the CMR is Hill Wilkinson Contractors. The design is underway.

**Next Milestone:** The next milestones will be the completion of design.
CONSTRUCTION PHASE

**Blanco Residence Hall Renovations**

<table>
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<th>Facility Programming and Consulting</th>
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<td><strong>Architect:</strong></td>
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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 to 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 49 percent complete and substantial completion is expected in summer 2019.

**Next Milestone:** The next milestone is Substantial Completion of Wing B.
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.

**Status:** The current estimate, however, is $2.2 million for which Texas State has received delegated authority. Atkins Architects is A/E and Vaughn and QA Construction are the contractors. Construction of the remaining portions of the work begins in fall 2018.

**Next Milestone:** The next milestone will be Substantial Completion in summer 2019.
Bruce and Gloria Ingram Hall

Programmer: Facility Programming and Consulting
Architect: Treanor Architects
Total Project Cost (DD): $120,000,000
Total Project Cost (CIP): $120,000,000
Contractor CM@R: SpawGlass Construction
Design Development Approval: May 2016 (Actual)
GMP Approval: July 2016 (Actual)
Construction Start: August 2016 (Actual)
Construction Completion: December 2018 (Projected)
Occupancy: Fall 2018 (Projected)

Bruce and Gloria Ingram Hall with a TPC of $120 million and a total size of 166,851 GSF, is approximately 96 percent complete and is already being utilized for classroom space. The contractor addressed recent steel work design deficiencies identified.

Status: Partial occupancy began in July 2018 to accommodate classes by August 2018. Work continues on the remaining portions of construction.

Next Milestone: The next milestone will be Substantial Completion for the entire building in December 2018.
LBJ Student Center

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

A. LBJ Student Center Expansion - In the Construction Phase

<table>
<thead>
<tr>
<th>Programmer:</th>
<th>Facility Programming and Consulting</th>
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<td>Architect:</td>
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<tr>
<td>Occupancy:</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 addressed below.

Status: Although some parts of the project will be completed in 2019, substantial completion is slated for early 2020. The project is 8 percent complete.

Next Milestone: Substantial Completion January 2020.

B. LBJ Student Center Renovations – In the Final Report Stage

The LBJ Student Center Renovations project included repairs and upgrades of the infrastructure components and incidental interior and exterior renovations and repairs. The TPC was $20 million. Construction is complete. The final report for TSUS for Board of Regents approval is expected in February 2019.
University Events Center Expansion

Feasibility Study: Moody Nolan
Programmer: Facility Programming and Consulting
Architect: Sink Combs Dethlefs (Perkins Will)
Total Project Cost (DD): $62,500,000
Total Project Cost (CIP): $54,090,000
Contractor CM®R: Turner Construction
Design Development Approval: August 2016 (Actual)
GMP Approval: September 2016 (Actual)
Construction Start: September 2016 (Actual)
Construction Completion: October 2018 (Projected)
Occupancy: November 2018 (Projected)

The expansion of Strahan Coliseum into the University Events Center, with a TPC of $62.5 million and a total size of 81,282 GSF, is approximately 90 percent complete. The scope of work 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 and offices. The expansion also includes more space for commencement ceremonies and athletic programs.

Status: Construction is underway and is approximately 90 percent complete. Partial occupancy occurred in June 2018 with the coaches moving into the building’s second level. Final occupancy is expected in November 2018.

Next Milestone: Substantial Completion by October 2018.
COMPLETED PROJECTS

Library Renovations
The Albert B. Alkek Library Renovations project included phased repairs and upgrades to electrical, information technology systems, and some mechanical infrastructure components, and removal and replacement of the lower level roofs. The project is substantially complete. The Final Report is concluding and the project submission to the Board of Regents for closeout is expected in February 2019.

Archives and Research Center (STAR Park)
The Archives and Research Center, located at the Science, Technology, and Advanced Research Park, houses and preserves valuable library collections, including items from the Wittliff Collections and the University Archives. The TPC was $15.4 million. The final report for TSUS for Board of Regents approval is expected in February 2019.

LBJ Student Center Renovations
The LBJ Student Center Renovations project included repairs and upgrades of the infrastructure components and incidental interior and exterior renovations and repairs. The TPC was $20 million. Construction is complete. The final report for TSUS for Board of Regents approval is expected in February 2019.

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 Departments of Physical Therapy and Respiratory Care moved into the new space in early May 2018 and began offering classes in summer 2018. The Department of Communication Disorders also moved in over the summer and began offering classes in fall 2018. The final report for TSUS for Board of Regents approval is expected in May 2019.