CAPITAL PROJECTS
QUARTERLY STATUS REPORT

May 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: $16,491,884

This project will remodel a large portion of the existing South End Zone Complex add on to the building 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.

Next Milestone: 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 several 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 current renovations underway in Avery Hall. The current program document did, 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: Funding availability.

Music Building

Programmer: Facility Programming and Consulting  CIP Cost: $90,000,000

A new Music Building to address the 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: Funding availability.

May 2021
**Spring Lake Hall Exhibition & Patio Renovations**

**Feasibility Study:** Pfluger Architects  
**CIP Cost:** $13,310,000

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 largely with philanthropic support and grants.

**Status:** Final Approval of Feasibility Study.

**Next Milestone:** Funding availability.

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**STEM Classroom Building**

**Programmer:** Facility Programming and Consulting  
**CIP Cost:** $157,000,000

The Science, Technology, Engineering, and Math Building will be initiated pending the availability of 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 Architectural Space Program was placed on hold pending funding.

**Next Milestone:** Funding availability.

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May 2021
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: November 2021 (Projected)

Construction documents have been released for bids. Construction is anticipated to start in June 2021. The base scope of the project includes 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, a 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: Bidding Phase

Next Milestone: Selection of Contractor

Campus Potable Water System Upgrades - Delegated Project

Engineer: Kimley-Horn  
Contractor: TBD  
Design Stage: Construction Documents  
Est. Cost: $6,000,000  
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, the results of a water modeling report has shown the need to install larger pumps to meet the water demand. A new water line from Holland Street is required during construction. Construction documents are being finalized, along with permitting required by the City of San Marcos.

Status: Construction Documents

Next Milestone: Bidding Phase

May 2021
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 course work.

Status: A site was selected at the northwest corner of Peques Street and Sessom Drive. Design Development was approved at the March 2021 meeting of the Board of Regents. The General Contractor has submitted a GMP, which is under review. Construction is anticipated to start in May 2021.

Next Milestone: Start of Construction.
### Hilltop Housing Complex

<table>
<thead>
<tr>
<th><strong>Programmer:</strong></th>
<th>Facility Programming and Consulting</th>
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<tbody>
<tr>
<td><strong>Architect:</strong></td>
<td>Barnes Gromatzky Kosarek</td>
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<tr>
<td><strong>Total Project Cost (TPC):</strong></td>
<td>$96,760,000</td>
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<td><strong>Contractor (CMR):</strong></td>
<td>Vaughn Construction</td>
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<tr>
<td><strong>Design Development Approval:</strong></td>
<td>May 2019 (Actual)</td>
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<td><strong>GMP Approval:</strong></td>
<td>TBD</td>
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<td><strong>Construction Start:</strong></td>
<td>TBD</td>
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<td><strong>Construction Completion:</strong></td>
<td>TBD</td>
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<td><strong>Occupancy:</strong></td>
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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 project will include 1,006 beds and 241,000 gross square feet. Construction documents are complete.

**Next Milestone:** Construction phase is being delayed until student enrollment rebounds after the COVID-19 pandemic.

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May 2021
Infrastructure Research Laboratory (STAR Park)

Programmer: Facility Programming and Consulting  
Architect: Alamo Architects  
Total Project Cost (TPC): $14,026,687  
Contractor (CSP): TBD  
Design Development Approval: December 2020  
Construction Start: June 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. Construction Documents have been completed and the project is out for bid.

Status: Bidding Phase.

Next Milestone: Selection of Contractor
CONSTRUCTION PHASE

Anthropology Lab Offices Building - Delegated Project

Architect: Fisher Heck
Contractor: Noble Construction
Percent Complete: 5%
Est. Cost: $1,600,000
Est. Completion: September 2021 (Projected)

This project provides a new slab-on-grade metal building to house lab and office space for Anthropology behind the Grady Early Building on Ranch Road 12 in San Marcos. Construction started in March 2021. Site grading is underway, and the building pad is being prepared.

Status: Construction

Next Milestone: Complete building foundation.

Bobcat Stadium Seating Anchor Replacement - Delegated Project

Engineer: Datum Engineering
Contractor: TBD
Percent Complete: 0%
Est. Cost: $2,200,000
Est. Completion: September 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, and the project has been released for bid. Construction is anticipated to start in May 2021.

Status: Bidding Phase

Next Milestone: Selection of Contractor

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. Construction is anticipated to complete in January 2022 after the winter break.

Status: Construction

May 2021
Next Milestone: Construction completion.

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

**Architect:** Chesney Morales Partners, Inc.

**Contractor:** Noble General Contractors

**Percent Complete:** 98%

**Est. Cost:** $3,100,000

**Est. Completion:** May 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 May 2021.

**Status:** Construction.

**Next Milestone:** Complete construction.
This new **Campus Services Building** will fulfill needs for facilities staff, receiving and warehouse services, the Environmental, Health, Safety and Risk Management Department, Parking Services, Mail Services, the University Police Department, and the Office of Distance and Extended Learning on the Round Rock campus. These employees currently occupy space in the Avery Building and the Nursing building. Once staff are relocated to the new facility, the vacated spaces will be used for academic purposes.

**Status:** Building is erected and interior finishes are in the final stages. Exterior site work is in progress.

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

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

**Next Milestone:** Dry-in Building.
COMPLETED PROJECTS

Albert B. Alkek Library – Learning Commons

The Albert B. Alkek Library Learning Commons project, which began construction in October 2018, reached substantial completion in February 2020. The final report is on the agenda for the May 2021 meeting of the Board of Regents.

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.

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.

Elliott Hall Repurposing

The Elliott Hall Repurposing project, which began construction in March 2019, reached substantial completion in January 2020. The final report is on the agenda for the May 2021 meeting of the Board of Regents.
Family Consumer Sciences Comparative Research Facility

The Family and Consumer Sciences (FCS) Comparative Research Facility reached partial substantial completion in August 2019. Final Completion with added scope was on December 21, 2020. The final report is being prepared.

DHRL Hilltop Complex (Utilities)

The Hilltop Complex Utility upgrade project with a TPC of $5 million reached substantial completion in March 2020. The final report will be prepared pending completion of the Hilltop Housing Complex.

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.

May 2021
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 on the agenda for the May 2021 meeting of the Board of Regents.

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 and a Construction audit on the project has commenced.