CAPITAL PROJECTS
QUARTERLY STATUS REPORT

November 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. The Architectural Space Program is underway with an anticipated completion date of November 2019.

**Next Milestone:** Approval of the Architectural Space Program.

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 fund raising purposes as the project is largely to be funded through philanthropic means as well as Texas State University System Revenue Bonds.

**Next Milestone:** Pending funding availability.

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 four departments in the College of Health Professions, the Advising Center, and the Dean’s Office.

**Status:** The program for Esperanza Hall is complete. The program document will 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:** The project is on hold pending funding.
Round Rock Campus Services Building

**Programmer:** Brown Reynolds Watford Architects  
**CIP Cost:** $6,125,000

The Round Rock Campus Services Building is on the CIP. A Feasibility Study was completed in July 2019 resulting in a project size of 12,568 GSF and Total Project Cost of $6,125,000. This project will fulfill the dedicated facility needs for Facilities staff, receiving and warehouse services, the Environmental, Health, Safety and Risk Management Department, Parking Services, Mail Services, University Police Department, the Office of Distance and Extended Learning, and the IT Department. The Request for Qualifications for the Architect and Contractor were received in September 2019. Final selection is pending.

**Status:** Selection of Architect and Contractor.

Spring Lake Hall Exhibition & Patio Renovations

**Programmer:** (Feasibility Study)  
**CIP Cost:** $10,000,000

The Spring Lake Hall Exhibition & Patio Renovations final feasibility study will provide conceptual images showing dramatic transformation of the first floor of Spring Lake Hall. This transformation will be from its current state to 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:** Fund Raising

**Next Milestone:** Final Approval of Feasibility Study.

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, 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 Capital Improvement Program at $125 million. The Architectural Space Program was placed on hold pending funding request for the 87th Texas Legislature.

**Status:** The project is on hold pending funding.
Facilities Programming and Consulting completed the Architectural Space Program for the **Hilltop Housing Complex**. The scope of work included the demolition of Hornsby and Burleson Halls, construction of a new housing complex on the Hilltop area of the San Marcos Campus, and utility upgrades.

**Status:** The demolition of Hornsby and Burleson Halls on the Hilltop area of the San Marcos Campus is complete. Design development was approved for the **Hilltop Housing Complex** during the May 2019 Board of Regents meeting. 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.

**Next Milestone:** Construction of the housing complex could begin spring 2020 with substantial completion in May 2022 pending the outcome of a public-private partnership (P3) student housing project solicitation currently underway. Refer to construction for the status report on the utility portion of the project.
University Police Department Building

**Programmer:** Facility Programming and Consulting  
**Architect:** TBD  
**Total Project Cost (DD):** $9,000,000 (Projected)  
**Total Project Cost (CIP):** $7,000,000  
**Contractor CMR:** TBD  
**Design Development Approval:** November 2020 (Projected)  
**GMP Approval:** February 2021 (Projected)  
**Construction Start:** February 2021 (Projected)  
**Construction Completion:** June 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:** The Architectural Space Program for the relocation of the University Police Department is complete and the RFQ for Architectural and Construction services is underway. The TPC is currently $9 million.

**Next Milestone:** Selection of Architect and Contractor.
CONSTRUCTION PHASE

Albert B. Alkek Library

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

A. Learning Commons
   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)

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:** Furniture installation is on-going on Levels 3 & 4. Plumbing in the Level 3 Restrooms is 50% complete, and wall framing/drywall is 75% complete on Level 1. 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 65% complete and is scheduled to be finalized in February 2020.

**Next Milestone:** Above ceiling inspection of Level 1.
B. 7th Floor Wittliff Collection Expansion

Feasibility Study: Facility Programming and Consulting
Programmer: Facility Programming and Consulting
Architect: McKinney York Architects
CIP Cost: $5,600,000
Total Project Cost (DD): $4,700,000 (Projected)
Contractor CM@R: JE Dunn General Construction
Design Development Approval: November 2018 (Actual)
GMP Approval: February 2019 (Actual)
Construction Start: May 2019 (Actual)
Construction Completion: Spring 2020 (Projected)
Occupancy: Spring 2020 (Projected)

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: Phase 1 offices are complete. Work is on-going in the Phase 2 gallery space. All Phases are scheduled to be complete in January 2020.

Next Milestone: Temporary Certificate of Occupancy (TCO) of offices.

New Office

Gallery Prep Room

Gallery Renovation

November 2019
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 (Actual)
Construction Start: March 2019 (Actual)
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 two buildings for classrooms and faculty offices, at a TPC of $6.65 million.

Status: Notice to Proceed was issued, and the Construction Phase began in March 2019. The project is 45% complete. The mechanical installation in Building A is 75% complete, and new elevators are being installed. In Building B electrical and plumbing rough-in is 75% complete, and drywall work has started. Substantial Completion targeted for December 2019.
Next Milestone: Temporary Certificate of Occupancy (TCO) for Building A.
Facilities Programming and Consulting completed the Architectural Space Program for the Hilltop Housing Complex. The scope of work included the demolition of Hornsby and Burleson Halls, construction of a new housing complex on the Hilltop area of the San Marcos Campus, and utility upgrades.

**Status:** The project includes upgrades to the utilities to support the Hilltop Housing Complex project, future Hilltop academic and research buildings, and other campus-wide needs. The TPC for the utility upgrades is approximately $5 million. Barnes Gromatzky Kosarek Architects is the A/E, and Vaughn Construction is the CMR. The utility portion of this project is underway at 2% complete.

**Next Milestone:** Construction of the utility upgrades is underway with substantial completion in spring 2020.
LBJ Student Center Expansion

Programmer: Facility Programming and Consulting
Architect: Atkins Architects
Total Project Cost (DD): $31,200,000
Total Project Cost (CIP): $41,425,366
Contractor CM@R: Vaughn Construction
Design Development Approval: February 2018 (Actual)
GMP Approval: April 2018 (Actual)
Construction Start: May 2018 (Actual)
Construction Completion: January 2020 (Projected)
Occupancy: Spring 2020 (Projected)

With a TPC of $31.2 million, construction of 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:** The Welcome Center and Alumni Center work is complete and is occupied. Finishes are being finalized, and the final site work is underway on the exterior. The project is 85% complete.

**Next Milestone:** Perform punch-list of Level 2 improvements (Student Diversity & Inclusion).
Roy F. Mitte Building Space Reconfigurations

Programmer: Facility Programming and Consulting
Architect: Brown Reynolds Watford (BRW), Dallas, TX
Total Project Cost (DD): $7,500,000
Total Project Cost (CIP): $9,600,000
Contractor CSP: TBD
Design Development Approval: May 2019 (Actual)
CSP Approval: December 2019 (Projected)
Construction Start: January 2020 (Projected)
Construction Completion: June 2020 (Projected)
Occupancy: July 2020 (Projected)

The Roy F. Mitte Building Space Reconfigurations project, with a TPC of $7.5 million, will repurpose vacated spaces relocated to Ingram Hall.

Status: Design development was approved for the Roy F. Mitte Building Space Reconfigurations during the May 2019 Board of Regents meeting. Following Design approval, the CMR submitted a draft GMP showing the project over budget. In order to maintain the project schedule, work is proceeding utilizing alternative delivery methods. Construction is scheduled to start in November 2019 using a Job-Order-Contract and completion in July 2020 following solicitation of Competitive Sealed Proposals.

Next Milestone: Contractor selection and start construction.

Storage Addition Rendering
## Multi Use Recreation Fields

<table>
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<th>Programmer:</th>
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<tbody>
<tr>
<td>Architect:</td>
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The Multi Use Recreation Fields includes two playing fields and a support building.

**Status:** Perkins+Will is the A/E and Vaughn Construction is the General Contractor. The Construction Phase is underway with completion of the site grading and irrigation. Construction of the support building and installation of the perimeter fencing is underway. The project is 55 percent complete. Substantial Completion is anticipated by spring 2020.

**Next Milestone:** Sod playing fields by November 2019.

![Rough Grading of Site & Irrigation Installation](image-url)
COMPLETED PROJECTS

Encino Hall

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

![Encino Hall Space Reconfigurations](image)

**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.

![Blanco Residence Hall Renovations](image)

**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. The Final Report is underway.

![Bruce and Gloria Ingram Hall](image)
Family Consumer Sciences Comparative Research Facility
The Family and Consumer Sciences (FCS) Vivarium Research Facility reached substantial completion in August 2019. The Final Report is being prepared.

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. The project also included a new chilled water plant. 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 is being prepared.