CAPITAL PROJECTS
QUARTERLY STATUS REPORT

February 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. 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.

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 Music Building project is included in the University Master Plan and on the MP1 Report (Texas Higher Education Coordinating Board Capital Expenditure Plan). 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 programming and funding availability.

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 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 July/August 2018. This project is on the Capital Improvements Program and will be initiated pending Tuition Revenue Bond funding.

Status: Texas State submitted this project to the Texas Legislature for TRB funding consideration. The Architectural Space Program is underway. The original Program will be re-evaluated along with an updated cost estimate. The estimated total project cost is $75,000,000.

Next Milestone: Pending reprogramming and funding availability.
STEM Academic Building

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

The STEM Academic Building project is on the CIP as the Hilltop Academic/Research Building and has been submitted 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. The 200,000 GSF STEM Academic Building will house the Department of Mathematics, the Department of Computer Science, The School of Criminal Justice, 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 funding consideration. The Architectural Space Program is underway. This project will be initiated pending Tuition Revenue Bond funding approval.
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 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: September 2018 (Actual)
Construction Start: October 2018 (Actual)
Construction Completion: February 2020 (Projected)
Occupancy: Spring 2020 (Projected)

In the Construction Phase - 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: BRW Architects is the design team and JE Dunn Construction is the CMR. The Guaranteed Maximum Price (GMP) was approved by the System office and construction is underway with selected demolition. The percent complete for construction is 5% complete. The metal shelving systems are being removed to be recycled and metal tracks and metal studs are being installed on the 4th Level. The design also includes a Starbucks coffee shop based on the new image that Starbucks has developed for their stores. A Buck Winn 6’ x 80’, 3-panel mural is being framed by a preservationist and will be installed on the main level.

Next Milestone: The next milestone will be reviews of Certified Applications for Payments #1 and #2.

B. Library Renovations –Final Report Submitted to System

The Albert B. Alkek Library Renovations project included the phased repairs and upgrades of electrical, information technology systems, and limited mechanical infrastructure components. The project reached Substantial Completion in June 2017. The Final Report is complete and slated for submission to the Board of Regents in February 2019. The Final Project Cost was $11,409,584.
C. 7th Floor Wittliff Collection Expansion

In the Construction Documents Phase

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

In the Construction Documents Phase. Facilities Programming and Consulting completed the Architectural Space Program for the Albert B. Alkek Library 7th Floor Wittliff Collections Expansion project. The project has a TPC of $4.7 million for Phases 1 and 2. The scope of work includes additional collection/gallery spaces, as well as additional collection support spaces, including reading rooms, a meeting room, a photo workroom, and storage rooms, among others. The project is an interior renovation and an upgrade of the building spaces.

Status: McKinney York Architects of Austin is the design team and JE Dunn Construction is the CMR. The design of the $4.7 million project was approved in November 2018. The Guaranteed Maximum Price (GMP) is being targeted for System review and approval in February 2019. The Construction Phase will begin in March 2019.

Next Milestone: The next milestone is the Construction Notice to Proceed (NTP).
# 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 (Actual)  
**GMP Approval:** January 2019 (Projected)  
**Construction Start:** March 2019 (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 that were used for student housing and 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 Architects of San Antonio, is the selected design team and Hill & Wilkinson General Contractors of Austin, is the Construction Manager-at-Risk. The project was approved at the November 2018 Board meeting. The Design Phase is nearing completion. The GMP is being reviewed for approval and the Construction Phase will begin in March 2019.

**Next Milestone:** The next milestone is the Construction Notice to Proceed (NTP).
### Family and Consumer Sciences Vivarium

**Feasibility Study:** Perkins+Will  
**Architect:** Perkins+Will, Austin, TX  
**Total Project Cost (DD):** $3,600,000  
**Total Project Cost (CIP):** $4,000,000  
**Contractor CMR:** Vaughn Construction  
**Design Development Approval:** November 2018 (Actual)  
**GMP Approval:** January 2019 (Projected)  
**Construction Start:** March 2019 (Projected)  
**Construction Completion:** Fall 2020 (Projected)  
**Occupancy:** Fall 2020 (Projected)

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. The anticipated completion date is spring 2020. This project was approved at the November 2018 Board meeting. The GMP is under review by the System office for approval. The Construction Phase will begin in March 2019. The Total Project Cost is $3.86M.

**Next Milestone:** The next milestone will be the Construction Notice to Proceed (NTP).
Hilltop Housing Complex

**Programmer:** Facility Programming and Consulting  
**Architect:** Barnes Gromatzky Kosarek, Austin, TX  
**Total Project Cost (DD):** $87,400,000  
**Total Project Cost (CIP):** $132,252,870  
**Contractor CMR:** Vaughn Construction  
**Design Development Approval:** May 2019 (Projected)  
**GMP Approval:** June 2019 (Projected)  
**Construction Start:** June 2019 (Projected)  
**Construction Completion:** July 2021 (Projected)  
**Occupancy:** August 2021 (Projected)

Facilities Programming and Consulting completed the revised Architectural Space Program for the **Hilltop Housing Complex.** The scope of work includes the demolition of Hornsby and Burleson Halls and construction of a new housing complex on the Hilltop area of the San Marcos Campus.

**Status:** This project is on the Capital Improvements Program (CIP), and the current TPC is approximately $87.4 million based on 836 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). The project is in the Design Development Phase; however, dependent on future enrollment, we will not proceed with construction for approximately a year. Texas State will instead be soliciting proposals for a P3 student housing project adjacent to the San Marcos Campus to be run as a traditional residence hall to meet our current bed needs. The demolition of Hornsby and Burleson halls will begin in early 2019.

**Next Milestone:** The next milestone will be completion of the design documents and the project will be put on hold pending future enrollment growth.

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Schematic Design Concept

February 2019

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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 December 2018/January 2019. Design has begun and construction will begin in summer 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. The project is going to the May 2019 BOR meeting for design approval.

**Next Milestone:** The next milestones will be the completion of design in preparation for the May 2019 BOR approval.

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A feasibility study for a new Multi-Use **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:** The Construction Document Phase is complete and the University will post the information on ESBD for competitive pricing in January 2019. Construction Phase will begin in April 2019 and will be complete by spring 2020.

**Next Milestone:** The next milestone will be construction award.
CONSTRUCTION PHASE

Blanco Residence Hall Renovations

Programmer: Facility Programming and Consulting
Architect: Pfluger Architects
Total Project Cost (DD): $29,600,000
Total Project Cost (CIP): $28,000,000
Contractor CM@R: SpawGlass Construction
Design Development Approval: November 2017 (Actual)
GMP Approval: December 2017 (Actual)
Construction Start: December 2017 (Actual)
Construction Completion: July 2019 (Projected)
Occupancy: August 2019 (Projected)

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 work includes 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 70 percent complete and substantial completion is expected in summer 2019.

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

A-Wing Demolition

B-Wing Completion
Encino Hall  
(Health Professions Building Space Reconfigurations)

Programmer: Facility Programming and Consulting  
Architect: Atkins Architects, Austin, TX  
Total Project Cost (DD): $2,100,000  
Total Project Cost (CIP): $4,400,000  
Contractor JOC: Vaughn  
Design Development Approval: NA - Delegated Authority  
GMP Approval: NA  
Construction Start: November 2018 (Projected)  
Construction Completion: fall 2019 (Projected)  
Occupancy: fall 2019 (Projected)

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, is $2.2 million for which Texas State has received delegated authority; however, the scope of work has been slightly expanded and Texas State will seek approval to revise the delegated authority amount from $2.2 million to $2.5 million. Atkins Architects is the A/E and Vaughn is the contractor. Construction is underway on the first floor. The project is 15 percent complete.

**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 substantially complete. Classrooms were used in fall 2018. The contractor addressed steel work design deficiencies that were identified.

Status: Partial occupancy began in July 2018 to accommodate classes by August 2018. The project is complete. A Temporary Certificate of Occupancy was issued December 7, 2018. The remaining faculty and staff from Supple Science and RF Mitte moved into the building on December 10, 2018. The project has received Final TCO.

Next Milestone: The next milestone will be Project Close Out and Final Report to System.

February 2019
LBJ Student Center

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

A. **LBJ Student Center Expansion** - In the Construction Phase

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<th>Programmer:</th>
<th>Facility Programming and Consulting</th>
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<tbody>
<tr>
<td>Architect:</td>
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<td>Occupancy:</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 20 percent complete.

**Next Milestone:** The Welcome Center and Alumni Center will be completed in February 2019 with Substantial Completion of the remainder of the project in January 2020.

![Construction site images]

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 and the Final Cost is $14,102,942. Construction is complete. The final report for Board of Regents approval is expected in February 2019.
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 99 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:** The building is occupied and is approximately 99 percent complete with punch-work near completion and closeout underway. Substantial Completion was October 2018 and occupancy was October 2018. The project has received Final TCO.

**Next Milestone:** Final Completion is January 2019.
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 Final Report is complete and the project submission to the Board of Regents for closeout is slated for February 2019. The Final Cost for the project was $11,409,564.

**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. Final Cost for the project was $12,954,964. The Final Report will be presented at the February 2019 Board of Regents Meeting.

**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 Final Cost for the project was $14,102,942. Construction is complete. The final report 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 August 2018 and began offering classes in fall 2018. The final report for Board of Regents approval is expected in May 2019.