



CAPITAL PROJECTS QUARTERLY STATUS REPORT

August 2023

TEXAS STATE UNIVERSITY
MEMBER THE TEXAS STATE UNIVERSITY SYSTEM

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 cost magnitude.
2. Design and Construction Document Phase – The process of developing detailed drawings, specifications, and cost estimates.
3. Construction Phase – The process of building the entire project.
4. Completed Projects – 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

Ballpark Clubhouse

Feasibility Study: Texas State (FPDC)

Est. Cost: \$9,996,898

The **Ballpark Clubhouse** project will move the baseball locker room from the University Events Center to the baseball stadium, create a player lounge, add additional spectator seating and hospitality areas, increase the number of practice batting cages, and add a pitcher performance lab that utilizes innovative technology to improve pitching mechanics and development.

Status: The feasibility and concept renderings will be used for fundraising purposes. This project is part of the Capital Improvements Program (CIP).

Next Milestone: Complete feasibility and fundraising.



Exterior Rendering - Ballpark Clubhouse

Music Building

Programmer: Facility Programming and Consulting

Est. Cost: \$90,000,000

A new **Music Building** will address the pressing needs of the School of Music and will include classrooms and rehearsal spaces. The building 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 desired project size of 110,128 Gross Square Feet (GSF). Due to funding availability and construction inflation, the program of design is being reduced to 85,000 GSF. This project is on the CIP and is to be funded largely through philanthropic contributions. The program and concept renderings will be used for fundraising purposes.

Next Milestone: On hold pending funding availability.



Exterior Rendering – Music Building

Spring Lake Hall Renovations

Programmer: Feasibility Study

Est. Cost: \$13,310,000

The **Spring Lake Hall Exhibition and Patio Renovations** final feasibility study will provide conceptual images showing a dramatic transformation of the first floor of Spring Lake Hall. The project will result in an interpretive research center using state-of-the-art, integrated, and immersive exhibits. These new exhibits may include the integration of virtual reality, green screen, and avatar technology systems. This project is on the CIP and is to be funded through philanthropic contributions.

Status: Concept drawings are complete.

Next Milestone: On hold pending funding availability.

DESIGN AND CONSTRUCTION DOCUMENT PHASE

ALERRT Center Office and Parking - Delegated Project

Architect:	Kimley-Horn (Civil)
Contractor:	TBD
Percent Complete:	0%
Est. Cost:	\$1,900,000
Est. Completion:	TBD

The base scope of the **ALERRT Center Office and Parking** project includes parking for approximately 40 cars, an access road to the site from the main entry, infrastructure to support modular office space, meeting rooms, a break room, and bathrooms for approximately 32 staff. The project also includes bringing a new fiber-optic data line to the ALERRT Center from the San Marcos Campus and setting up suitable streaming video for the offices and meeting rooms.

Status: The project is on hold pending property disposition by the United States Department of Labor. Texas State's application to the General Services Administration to assume land ownership was submitted on April 20, 2023.

Next Milestone: Resolution of land ownership issues with the United States Department of Labor.

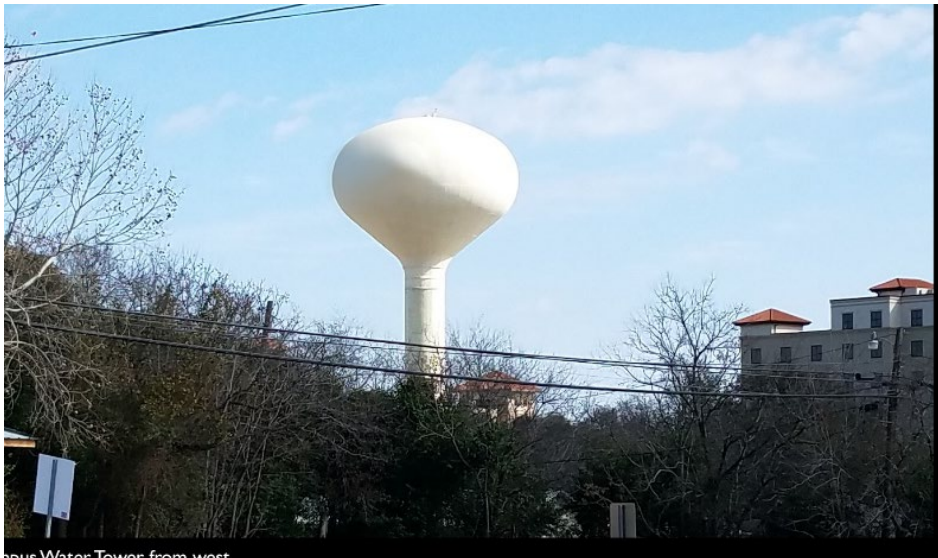
Campus Potable Water System Upgrades - Delegated Project

Engineer:	Kimley-Horn (Civil)
Contractor:	JT Vaughn (CSP) (Phase 1 - Water Line Extension) TBD (CSP) (Phase 2 - Jackson Hall Pump Site) TBD (CSP) (Phase 3 - Tower Rehabilitation)
Design Stage:	Bid / Solicitation
Est. Cost:	\$6,000,000
Est. Completion:	January 2026 (Three Phases)

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. The project will be completed in three phases: (1) water line extension, (2) the Jackson Hall pump site, and (3) the elevated tower rehabilitation and painting.

Status: Construction documents are complete and preparing for bids for the Phase 3 work, the PO is in place to commence with construction for Phase 2, and the Phase 1 work has reached substantial completion.

Next Milestone: Bidding for Phase 3 work; start construction on Phase 2.



Existing Elevated Water Tower

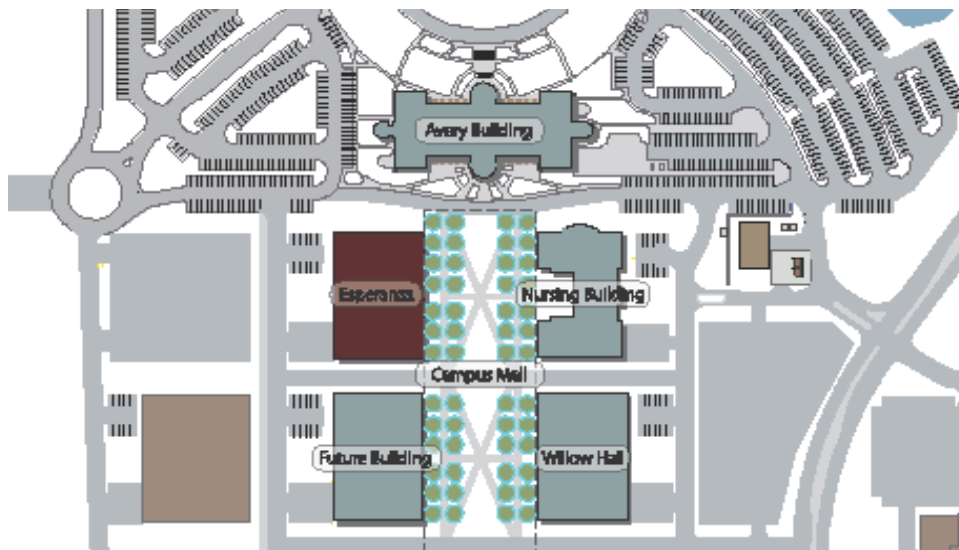
Esperanza Hall

Architect:	TBD
Contractor:	TBD (CMR)
Design Stage:	Space Utilization Survey
Est. Cost:	\$52,409,972
Estimated Completion:	April 2025

Esperanza Hall will be the fourth academic building on the Round Rock Campus. It will include classrooms, labs, and offices to support the College of Health Professions, the Advising Center, and support areas.

Status: A Space Utilization Survey of the Round Rock Campus was conducted to help ascertain the best use of the future Esperanza Hall. The project was on hold pending the outcome of that study. Final planning and design, and construction activities, can now restart. This project is on the CIP.

Next Milestone: Hire construction manager and begin project.



Esperanza Site Location

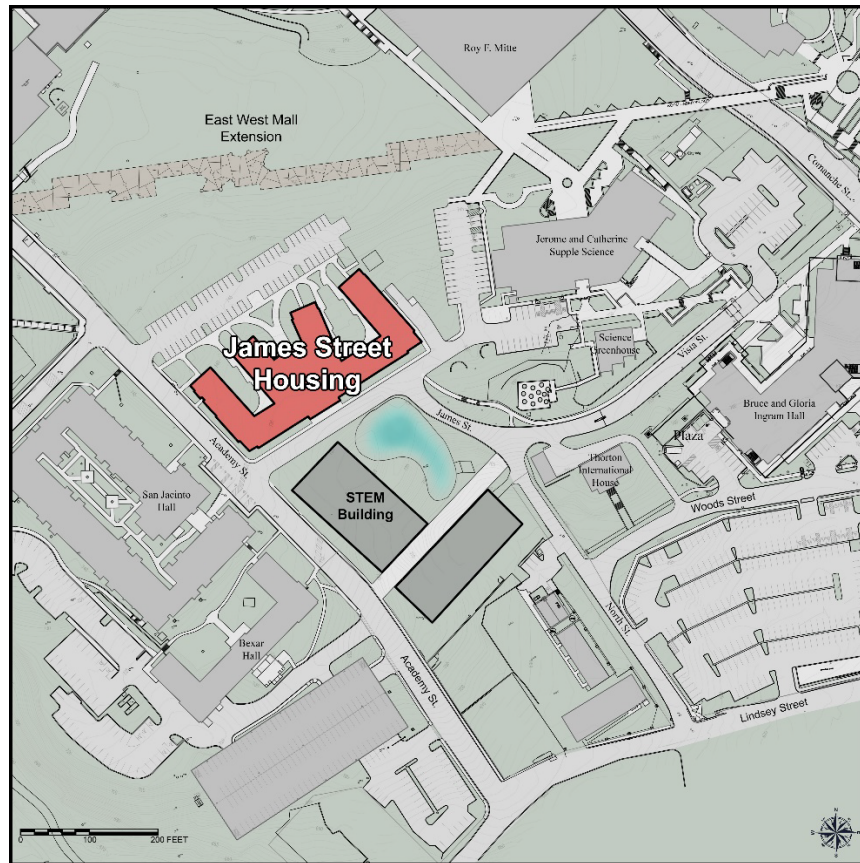
James Street Housing

Design-Builder:	SpawGlass
Design Stage:	Schematic Design
Est. Cost:	\$124,079,000
Est. Completion:	July 2025

The **James Street Housing** project will construct a seven-story structure, comprised of 221,240 GSF, and accommodating 945 beds.

Status: Design-Builder is under contract and schematic design charrettes are underway.

Next Milestone: Complete Schematic Design.



James Street Housing – Site Location

J.C. Kellam (JCK) Administration Building – Lobby/Parking Modifications

Architect:	RVK Architecture
Contractor:	Sullivan Contracting
Design Stage:	Construction Documents
Est. Cost:	\$4,000,000
Est. Completion:	October 2023

The **JCK Lobby/Parking Modifications** project will construct a new covered entry and lobby space and reconfigure the parking to allow pick-up / drop-off in front of the building.

Status: Design drawings are being finalized and new furniture is being purchased.

Next Milestone: Complete Construction Documents.



Rendering of New Entry Canopy

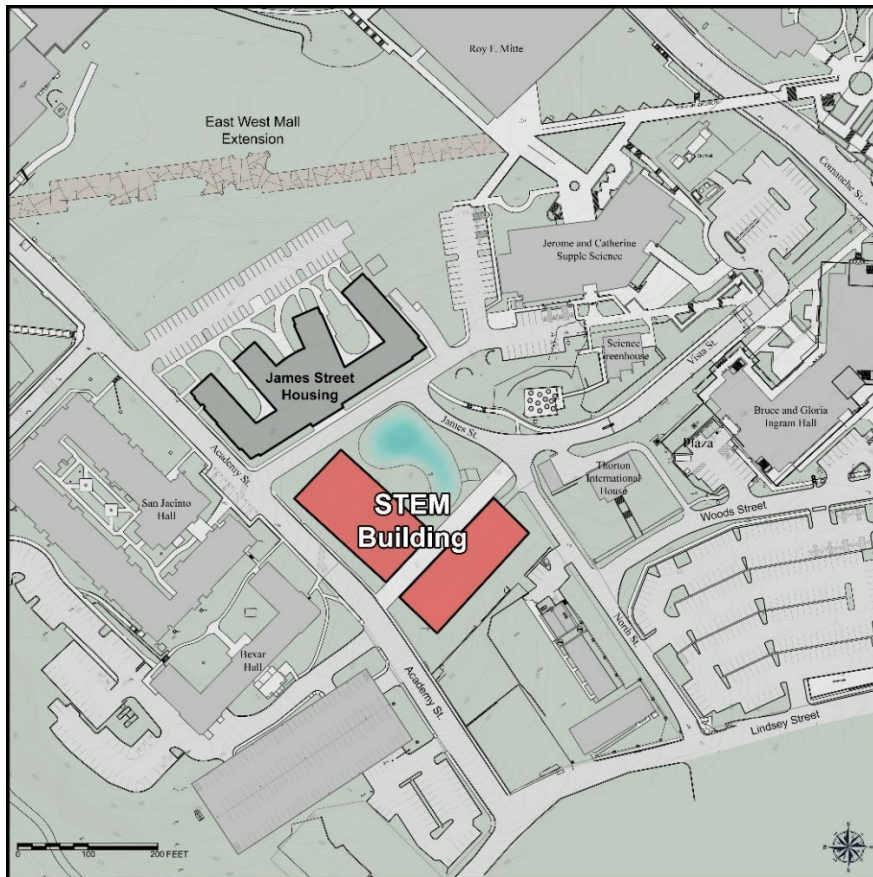
STEM Classroom Building

Architect:	PGAL Architects
Contractor:	TBD
Design Stage:	Schematic Design
Est. Cost:	\$137,409,972
Est. Completion:	June 2026

The **Science, Technology, Engineering, and Math (STEM) Classroom Building**, located on the San Marcos Campus, will house the Department of Mathematics and Computer Science, and will provide teaching space, class labs, departmental offices, and research labs for several other academic disciplines.

Status: Architect selection has been finalized and selection of the Construction Manager at Risk (CMR) is underway.

Next Milestone: Complete Schematic Design.



STEM Classroom Building – Site Location

CONSTRUCTION PHASE

Bobcat Stadium End Zone Complex Expansion

Architect:	Pfluger Architects, Inc.
Contractor (CMR):	White Construction
Percent Complete:	0%
Est. Cost:	\$37,000,000
Est. Completion:	July 2024

The **Bobcat Stadium End Zone Complex Expansion** project will remodel a large portion of the existing south end zone complex by providing more breakout team rooms in the existing building, relocating the athletic performance center to open into the end zone, connecting the west and east concourse level balcony, and creating an alumni pavilion and deck on the roof of the building.

Status: Guaranteed Maximum Price (GMP) for the project has been submitted and under review. The contractor is preparing to mobilize on site and set construction limits. This project is on the CIP.

Next Milestone: Construction activities commence.



Rendering of Stadium Expansion

Hilltop Housing Complex

Architect:	Barnes Gromatzky Kosarek
Contractor (CMR):	JT Vaughn Construction
Percent Complete:	30%
Est. Cost:	\$125,165,442
Est. Completion:	May 2024 (Projected)

The scope of work for the **Hilltop Housing Complex** includes the demolition of Hornsby and Burleson Halls, utility upgrades, the construction of two seven-story student housing structures to accommodate 1,006 beds and comprising 241,000 GSF.

Status: Vertical concrete on-going. Level 6 has been placed on the North Tower, and interior framing on Levels 1-3 is underway. Level 5 has been placed on the South Tower and interior framing is underway on Levels 1 & 2. Mechanical, electrical, and plumbing rough-in is on-going on both North and South Towers.

Next Milestone: Complete concrete erection of both towers.



Exterior Framing - North Tower

J.C. Kellam (JCK) Administration Building Reconfiguration

Architect:	Gensler
Contractor (CMR):	Flintco
Percent Complete:	10%
Est. Cost:	\$7,999,085
Est. Completion:	October 2023 (Projected)

The **JC Kellam Administration Building Reconfiguration** project is the first major improvement to the building in over 30 years. This project will convert the eleventh-floor meeting space into event space for various functions.

Status: Construction has started with demolition underway on the exterior patios, and partition installation on the interior.

Next Milestone: Complete demolition and rough-in on interior.



New Interior Drywall Installation Underway

East – West Mall Connection

Architect/Engineer:	Halff
Contractor (CMR):	Sullivan
Percent Complete:	20%
Est. Cost:	\$1,700,000
Est. Completion:	October 2023 (Projected)

The **East-West Mall Connection** project completes the central mall through campus with the construction of a new paved pedestrian pathway connecting the mall at the Roy F. Mitte Building to the west mall extension at Academy Street. The new pedestrian mall extends across the site of the former President’s house, and will include landscaping, seating, power pedestals, and lighting.

Status: Installation of site utilities and rough grading for mall extension is underway.

Next Milestone: Complete utility installation.



Rendering of Mall Extension

COMPLETED PROJECTS

Bobcat Stadium Seating Anchor Replacement

The **Bobcat Stadium Seating Anchor Replacement** project, with a TPC of \$2,200,000, reached substantial completion in May 2022. The final report is being prepared.

Evans Auditorium Renovation – Delegated Project

The **Evans Auditorium Renovation** project, with a TPC of \$3,000,000, reached substantial completion in August 2022. The final report is being prepared.



Infrastructure Research Laboratory (STAR Park)

The **Infrastructure Research Laboratory** project, with a TPC of \$14,026,687, reached substantial completion in February 2023. The final report is being prepared.



Live Oak Hall (previously Film and Television Studios)

Live Oak Hall, with a TPC of \$10,000,000, reached substantial completion in May 2022. The final report is underway.



Nueces Building Renovation

Nueces Building Renovation, with a TPC of \$5,900,000, reached substantial completion in March 2023. The final report is underway.

