CAPITAL PROJECTS
QUARTERLY STATUS REPORT

May 2022
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.


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

Bobcat Stadium South End Zone Addition

Feasibility Study: Pfluger Architects, Inc.  Est. Cost: $37,000,000

The Bobcat Stadium South End Zone Addition 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: A preliminary budget and phasing plan is being developed. This project is on the Capital Improvements Program (CIP) and will be initiated pending successful fundraising.

Next Milestone: Pending funding availability.

Esperanza Hall


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.

Status: A draft program for Esperanza Hall was previously completed but is currently being modified to accommodate a project size of 81,651 Gross Square Feet (GSF), and a new estimated Total Project Cost (TPC) of $52.4 million based on available funding. This project is on the CIP.

Next Milestone: Complete programming.
JC Kellam (JCK) Administration Building Reconfiguration

Feasibility Study: MarmonMok Architecture

The JC Kellam Administration Building Reconfiguration project is the first major improvement to the building in over 30 years. The project will create an obvious and inviting entrance to the building from the parking lot on the southwest side, convert the current lobby area into a new Employee Care Center, renovate space for Human Resources and the University Registrar, and convert the eleventh-floor meeting space into event space for various functions.

Status: A preliminary budget and phasing plan is being developed. This project is on the CIP and will be initiated following completion of the feasibility study.

Next Milestone: Complete feasibility study.

Music Building

Programmer: Facility Programming and Consulting

A new Music Building will address the pressing needs of the School of Music. 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 GSF. Due to funding availability and construction inflation, the program of design is being reduced to 85,000 GSF. The new building will include classrooms, offices, and rehearsal spaces. 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: Pending funding availability.
Spring Lake Hall Exhibition and Patio 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:** Pending funding availability.

**STEM Classroom Building**

**Programmer:** Facility Programming and Consulting

**Est. Cost:** $137,409,972

The *Science, Technology, Engineering, and Math (STEM) Classroom Building*, located on the San Marcos Campus, will house the Departments of Mathematics and Computer Science, and will provide teaching space, class labs, departmental offices, and research labs for several other academic disciplines. The proposed 154,000 GSF building has an estimated TPC of $137.4 million.

**Status:** The program document is currently being modified to accommodate available. This project is on the CIP.

**Next Milestone:** Complete revised programming.
**DESIGN AND CONSTRUCTION DOCUMENT PHASE**

**Campus Potable Water System Upgrades - Delegated Project**

<table>
<thead>
<tr>
<th>Engineer:</th>
<th>Kimley-Horn (Civil)</th>
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</thead>
<tbody>
<tr>
<td>Contractor:</td>
<td>JT Vaughn Construction</td>
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<tr>
<td></td>
<td>(Water Line Extension)</td>
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<tr>
<td></td>
<td>The Fence Lady</td>
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<tr>
<td></td>
<td>(Jackson Hall Pump Site)</td>
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<td></td>
<td>TBD</td>
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<td></td>
<td>(Elevated Tower Rehabilitation)</td>
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<table>
<thead>
<tr>
<th>Design Stage:</th>
<th>Construction Documents</th>
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<tbody>
<tr>
<td>Est. Cost:</td>
<td>$6,000,000</td>
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<tr>
<td>Est. Completion</td>
<td>2023, based on Three phases</td>
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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, based on the results of a water modeling report and the need to install larger pumps, a new water line from Holland Street is required to meet the water demands during construction. The project will be completed in three phases: a water line extension, the Jackson Hall pump site, and the elevated tower rehabilitation.

**Status:** Construction documents are being finalized and comments are being addressed with the City of San Marcos and the Texas Commission on Environmental Quality.

**Next Milestone:** Bidding phase.
Nueces Building Renovation (previously Testing Center Relocation) – Delegated Project

**Architect:** PBK Architects  
**Contractor (CSP):** TBD  
**Design Stage:** Construction Documents  
**Est. Cost:** $3,900,000  
**Est. Completion:** March 2023 (Projected)

This project will renovate the space vacated by the University Police Department following their move into the new Pecan Building. It will convert the space into a new 13,800 square foot Testing, Evaluation, and Measurement Center (TEMC) that is currently housed in Commons Hall.

**Status:** The solicitation documents have been issued and construction is anticipated to start in May 2022.

**Next Milestone:** Start of construction.

Rendering of TEMC Lobby
CONSTRUCTION PHASE

ALERRT Center Office and Parking - Delegated Project

Architect: Kimley-Horn (Civil)
Contractor: Sullivan General Contractors
Percent Complete: 0%
Est. Cost: $2,303,449
Est. Completion: TBD

The base scope of the project includes parking for approximately 40 cars, an access road to the site from the main entry, and infrastructure to support modular office space, meetings 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 land use and ownership issues involving the property.

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

Bobcat Stadium Seating Anchor Replacement - Delegated Project

Engineer: Datum Engineering
Contractor: JT Vaughn Construction
Percent Complete: 85%
Est. Cost: $2,200,000
Est. Completion: May 2022 (Projected)

This project involves the replacement of bench seat anchors in the football stadium due to galvanic corrosion and wear.

Status: Concrete work on the stadium is complete. Seating installation is on-going.

Next Milestone: Complete construction.
### Evans Auditorium Renovation – Delegated Project

| Architect: | Chesney Morales Architects |
| Contractor (CSP): | JT Vaughn Construction |
| Percent Complete: | 5% |
| Est. Cost: | $3,000,000 |
| Est. Completion: | August 2022 (Projected) |

The **Evans Auditorium Renovation** project will improve the seating, sightlines, acoustics, and accessibility in the existing auditorium, which will enhance performances, concerts, and lectures in the space.

**Status:** Abatement and seating demolition is complete, and work on the auditorium floor has commenced.

**Next Milestone:** Complete construction

![Auditorium Rendering](image-url)
**Hilltop Housing Complex**

- **Architect:** Barnes Gromatzky Kosarek
- **Contractor (CMR):** JT Vaughn Construction
- **Percent Complete:** 0%
- **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, and the construction of two, seven-story student housing structures, accommodating 1006 beds, comprising 241,000 GSF.

**Status:** The utility upgrades and demolition of Hornsby and Burleson Halls are complete. Bids have been received by the contractor and a preliminary guaranteed maximum price (GMP) has been submitted for review. Construction is anticipated to start in April 2022.

**Next Milestone:** Start construction.

Exterior Rendering
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.

**Status:** Building for the strong floor and strong wall has been placed. The pre-engineered metal building (PEMB) installation has commenced.

**Next Milestone:** Erect PEMB structure.
Live Oak Hall (previously Film and Television Studios)

Architect: Lawrence Group Architects  
Contractor (CMR): JT Vaughn Construction  
Percent Complete: 65%  
Est. Cost: $10,000,000  
Est. Completion: August 2022 (Projected)

The new Live Oak Hall will provide space for students pursuing a minor in filmography and media studies and will also provide a significant gain in dedicated teaching labs that achieve a high degree of acoustical performance for specialized course work.

Status: Exterior finish installation is on-going. Utility rough-in and drywall work is progressing on the interior.

Next Milestone: Building dry-in, permanent power, and A/C.
COMPLETED PROJECTS

**Anthropology Lab Office Building – Delegated Project**

The *Anthropology Lab Office Building* project, with a TPC of $1.9 million, reached substantial completion in October 2021. The final report is being prepared.

**JC Kellam HVAC and Controls Replacement**

The *JC Kellam HVAC and Controls Replacement* project, with a TPC of $4.2 million, reached substantial completion in May 2021. The final report is being prepared.

**Kerby Lane Café Renovation**

The *Kerby Lane Café Renovation* project, with a TPC of $1,620,467, reached substantial completion in November 2021. The final report is being prepared.

**Pecan Building (previously University Police Department Building)**

The *Pecan Building* project, with a TPC of $9 million, reached substantial completion in October 2021. The final report is underway.