



CAPITAL PROJECTS QUARTERLY STATUS REPORT

November 2022

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

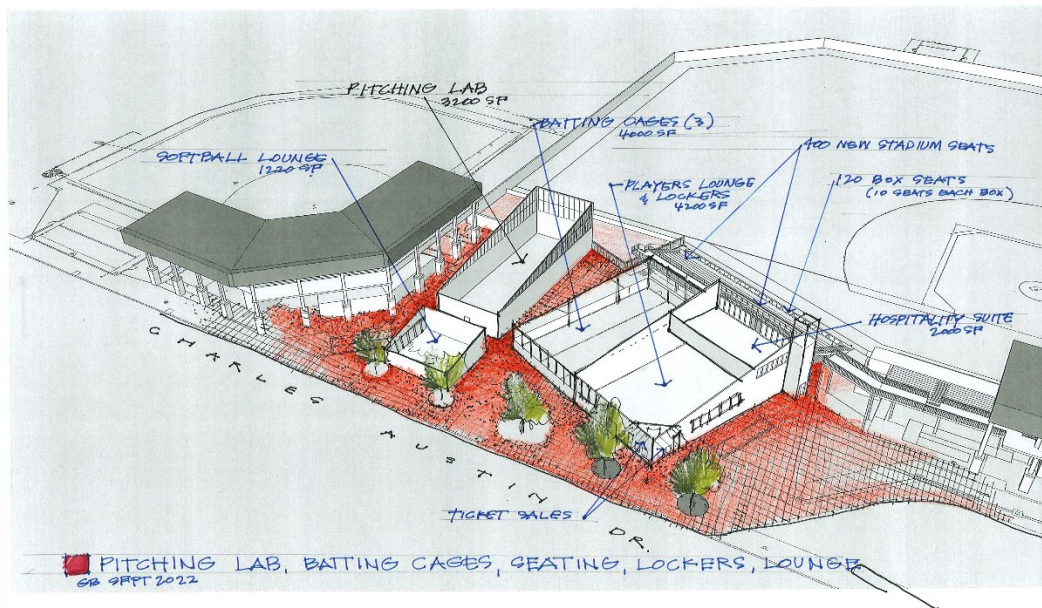
Feasibility Study: Texas State (FPDC)

Est. Cost: \$9,996,898

The **Ballpark Clubhouse** project will consolidate the baseball locker room and player lounge from the University Events Center to the baseball stadium, add additional spectator seating and hospitality areas, increase the number of practice batting cages, and add a pitcher performance lab that utilizes cutting-edge 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 fund raising.



Exterior Rendering - Ballpark Clubhouse

Esperanza Hall

Programmer: Facility Programming and Consulting

Est. Cost: \$52,409,972

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: The program for **Esperanza Hall** is complete. Solicitations for Architect/Engineer and Construction Manager are underway. This project is on the CIP.

Next Milestone: Architect and Contractor selection.

Music Building

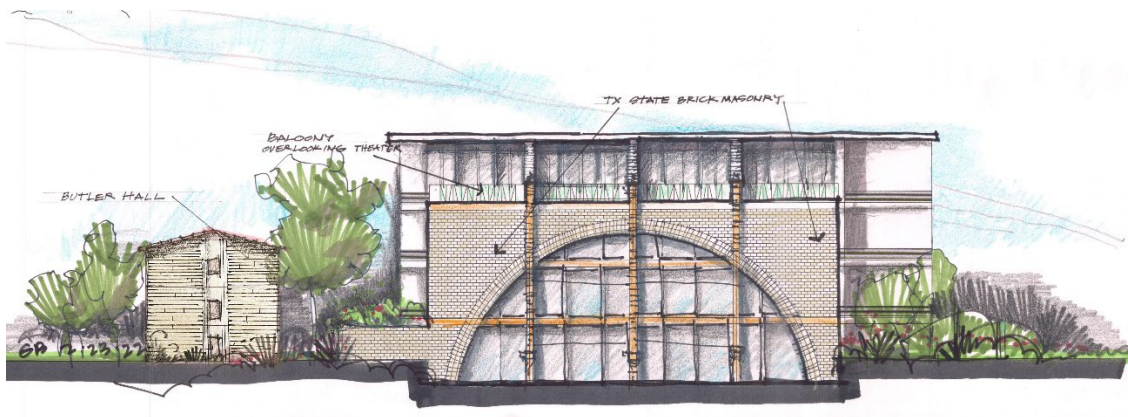
Programmer: Facility Programming and Consulting

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 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: Pending funding availability.



Exterior Rendering – Music Building

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 for the STEM Classroom Building is complete. Solicitations for Architect/Engineer and Construction Manager are underway. This project is on the CIP.

Next Milestone: Select Architect and Contractor.



STEM Location Map

DESIGN AND CONSTRUCTION DOCUMENT PHASE

Bobcat Stadium End Zone Complex Expansion

Architect:	Pfluger Architects, Inc.
Contractor (CMR):	White Construction
Design Stage:	Schematic Design
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: Schematic Design is underway. This project is part of the CIP.

Next Milestone: Complete Schematic Design.



Exterior Rendering - Expansion

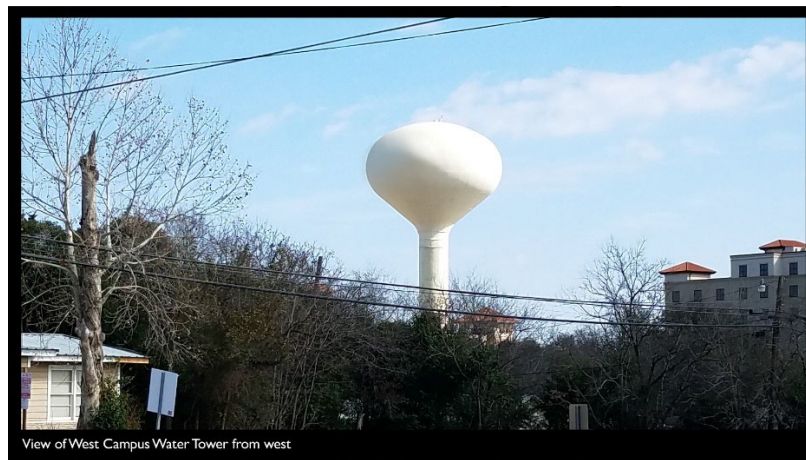
Campus Potable Water System Upgrades - Delegated Project

Engineer:	Kimley-Horn (Civil)
Contractor:	TBD (CSP) (Water Line Extension) TBD (CSP) (Jackson Hall Pump Site) TBD (CSP) (Elevated Tower Rehabilitation)
Design Stage:	Construction Documents
Est. Cost:	\$6,000,000
Est. Completion:	December 2024 (Projected – all 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. 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. Approval from the Texas Commission on Environmental Quality (TCEQ) was obtained. Project is preparing for bids.

Next Milestone: Bidding phase.



Existing elevated water tower

JC Kellam (JCK) Administration Building Reconfiguration

Architect:	Gensler
Contractor:	TBD
Design Stage:	Schematic Design
Est. Cost:	\$5,975,000
Est. Completion:	August 2023

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: Schematic design document and estimate is currently being developed.

Next Milestone: Complete Schematic Design.



Exterior Rendering

CONSTRUCTION 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, 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 property disposition by the United States Department of Labor.

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

Hilltop Housing Complex

Architect:	Barnes Gromatzky Kosarek
Contractor (CMR):	JT Vaughn Construction
Percent Complete:	12%
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 and comprising 241,000 GSF.

Status: Tower cranes have been erected on site and structural foundation work on both towers is underway.

Next Milestone: Complete foundation.



Exterior Rendering

Infrastructure Research Laboratory (STAR Park)

Architect:	Alamo Architects
Contractor (CSP):	Bartlett Cocke General Contractors
Percent Complete:	99%
Est Cost:	\$14,026,687
Est. Completion:	October 2022

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: The project is complete pending minor building components that are delayed due to supply chain issues.

Next Milestone: Complete construction.



Infrastructure Research Laboratory – Structural Testing Bay

Nueces Building Renovation (previously Testing Center Relocation) – Delegated Project

Architect:	PBK Architects
Contractor (CSP):	SpawGlass
Percent Complete:	50%
Est. Cost:	\$5,944,854
Est. Completion:	March 2023 (Projected)

The **Nueces Building Renovation** 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 space for the Testing, Evaluation, and Measurement Center (TEMC) which is currently housed in Commons Hall.

Status: Mechanical, electrical and plumbing rough-in work is complete. Drywall installation has commenced.

Next Milestone: Complete mechanical installation.



Rendering of TEMC Lobby

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.



Live Oak Hall (previously Film and Television Studios)

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



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.

