CAPITAL PROJECTS
QUARTERLY STATUS REPORT

August 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.
The Bobcat Stadium South 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:** A preliminary budget and phasing plan has been developed. Solicitations for architect/engineering and construction services is currently underway. This project is on the Capital Improvements Program (CIP).

**Next Milestone:** Architect and contractor selection.
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:** 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.

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.
Spring Lake Hall Exhibition and Patio Renovations

**Programmer:** Feasibility Study  \hspace{1cm} **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.

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**STEM Classroom Building**

**Programmer:** Facility Programming and Consulting  \hspace{1cm} **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 funding approved by the 87th (3rd) Texas Legislature and additional TSUS Revenue Bond funding. This project is on the CIP.

**Next Milestone:** Complete revised programming.
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.
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, create a new entry lobby, and convert the eleventh-floor meeting space into event space for various functions.

Status: Schematic design documents and estimate are currently being developed.
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, 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.

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

Architect: Barnes Gromatzky Kosarek
Contractor (CMR): JT Vaughn Construction
Percent Complete: 1%
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: The utility upgrades and demolition of Hornsby and Burleson Halls are complete. Notice-to-Proceed was issued to the contractor on May 10, 2022. Erosion control is in place and construction is underway on site.

Next Milestone: Complete foundation.
Infrastructure Research Laboratory (STAR Park)

Architect: Alamo Architects  
Contractor (CSP): Bartlett Cocke General Contractors  
Percent Complete: 75%  
Est Cost: $14,026,687  
Est. Completion: September 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 pre-engineered metal building has been erected and put (MEP) rough-in is underway. Bridge cranes have been installed in the structural testing bay and site work has commenced on the new driveways and parking lot.

**Next Milestone:** Installation of MEP and hydraulic system.
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:** Notice-to-proceed was issued to the contractor on June 2, 2022. Contractor has mobilized on site and demolition is underway.

**Next Milestone:** Complete demolition.
**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.

**Live Oak Hall (previously Film and Television Studios)**

Live Oak Hall, with a TPC of $10 million, reached substantial completion on May 25, 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.