

**Sam Houston State University
Summary
(as of October 1, 2020)**

I. Project Planning, Programming and Procurement

1) Active Learning Center

Programmer: TBD

Est. Cost: \$60,000,000

Approval of this project will allow the University to construct and equip a new 80,000 gross square foot facility to more adequately support active learning, provide much needed multi-modal research space and remodel an existing building to locate highly effective co-dependent student success activities. The project will provide modern activated teaching spaces, multi-mode research space for rapidly expanding programs and provide remodeled space for Sam Center, Career Services, Enrollment Management, and associated student success activities. This project was added to the Capital Improvements Program in August 2020 and the project will be initiated in FY 2022 pending authorization of the issuance of Tuition Revenue Bonds.

2) Allied Health Sciences Building

Programmer: Facilities Programming & Consulting

Est. Cost: \$70,000,000

Programmatic investment in allied health fields of study will continue to accelerate for the University. The Nursing and Health Promotions programs, which are already at capacity, will need to expand to meet growing demand for training in these fields. Additional programs include Master of Occupational Therapy, Sports Medicine, expansion of Kinesiology, Physician Assistant, and Master of Public Health. These and other health related programs will require additional teaching, laboratory, research and professional office space. This project is on the Capital Improvements Program and will be initiated in FY 2021 pending authorization of the issuance of Tuition Revenue Bonds.

3) College of Medicine Parking Structure

Programmer: TBD

Est. Cost: \$15,000,000

Although it is not a Tuition Revenue Bond (TRB) request, this project is dependent on approval of the University's TRB request for the School of Allied Health, as construction of a parking structure is necessary to create space for that project within an existing surface parking lot at the University's Conroe campus. It is anticipated that this 180,000 gross square foot parking structure will provide approximately 550 parking spaces. This project was added to the Capital Improvements Program in August 2020 and the project will be initiated in FY 2021 pending approval of the Allied Health Sciences Building project.

4) Gibbs Ranch Equestrian Facility & Agriculture Labs

Programmer: Facilities Programming & Consulting

Est. Cost: \$13,500,000

The new equestrian facility will be located at the University-owned Gibbs Ranch property. The project will consist of a new equine academic/rodeo training arena, a classroom/office building, a stall barn with equine physiology lab, a hay/equipment storage barn and site amenities that include a horse walker and pens. The estimated total project cost will be funded by TSUS Bonds and gifts. The University is working with donors and System Administration to establish a procurement strategy that facilitates donations of materials and labor.

5) Innovation Plaza – Hotel/Conference and Training Center

Programmer: N/A

Est. Cost: \$30,000,000

SHSU terminated its negotiations with Tullis Development, LLC and is now working with a real estate development consultant to reevaluate the Public Private Partnership (P3) concept in preparation of a possible future solicitation.

6) North Residence Hall

Programmer: Facilities Programming and Consulting

Est. Cost: \$62,200,000

The North Residence Hall project will provide the additional 640 beds needed on the north side of the main campus per the 2012 Master Plan Update. Design fee negotiations with the highest-ranked firm responding to the Design-Build solicitation will begin on October 6, 2020. The bridging documents included with the design criteria package will expedite schematic design and make submission of the Design Development Submittal at the February 2021 Board Meeting possible. Fast track construction strategies and significant use of prefabrication will be leveraged to open the facility for the Fall 2022 semester.

7) Recreational Sports Expansion

Programmer: Facilities Programming and Consulting

Est. Cost: \$7,500,000

Programming is complete for this project that will address the University's current shortage of indoor recreational sports facilities. The project will repurpose a portion of the existing Health & Kinesiology Center and renovate the existing Recreational Sports building to improve current spaces and create new fitness, personal training and staff support areas. An addition will house a new basketball court for intramural competition. Completion is targeted for fall 2022.

II. Design and Construction Document Phase

8) Beach Volleyball and Tennis Complex, Phase 1 – Project performed under President's Authority

Architect: PBK Sports

Est. Cost: \$1,000,000

Contractor: TBD

Est. Completion: April 30, 2021

Design Stage: Construction Documents

The new Beach Volleyball & Tennis Complex will be constructed on property adjacent to the main campus and host the University's tennis and future competition beach volleyball teams. Relocation of tennis facilities will free-up land closer to the center of main campus for academic use. In order to host future NCAA championship competitions, the project's master plan calls for five sand beach volleyball pits, eight outdoor and two indoor tennis courts, locker room and concession facilities and paved parking areas to be constructed in three phases. This initial phase of the project includes the outdoor tennis courts along with a gravel surface parking area and infrastructure to support future phases. Design will be complete in October 2020 and the contractor will be procured via competitive sealed proposal.

9) East Central Plant Automation Upgrades – Project performed under President's Authority

Architect: Energy Engineering Assoc.

Est. Cost: \$1,750,000

Contractor: TBD

Est. Completion: Mar. 31, 2021

Design Stage: Construction Documents

Except for equipment installed as part of the East Plant Expansion project, the University's East Central Plant is not under automatic control. Chillers, pumps and valves must all be manually manipulated by technicians to compensate for variations in campus chilled water demand. This results in operational and energy use inefficiencies. This project will replace existing chilled water pumps and valves, install automatic digital controls and reconfigure the plant's chilled water header to allow for efficient, fully-automated operation of the plant. Design is complete and the request for proposals for a contractor will be issued in October 2020.

10) Holleman Field Artificial Turf – Project performed under President's Authority

Architect: Jose I. Guerra, Inc.

Est. Cost: \$2,000,000

Contractor: TBD

Est. Completion: Aug. 13, 2021

Design Stage: Construction Documents

The growth of the University's intramural athletics programs has put pressure on existing recreational sports venues. Heavy use of Holleman Field has made it difficult to maintain the baseball/softball field's natural turf. The University plans to replace the field's existing turf with artificial turf. Site drainage and perimeter fencing will also be addressed. The project will be completed in two phases: site drainage and turf installation. Design of site drainage was completed on September 30, 2020 and the request for contractors' proposals for this scope will be issued in October 2020. Procurement for the turf installation phase of the project

will be via a state-wide cooperative contract.

11) Lee Drain Building Level 1 Renovation – Delegated Project

Architect: PBK Architects	Est. Cost: \$5,500,000
Contractor: TBD	Est. Completion: June 25, 2021
Design Stage: Construction Documents	

This project is related to the Recreational Sports Expansion project. For recreational sports to expand, academic programs within the existing Health and Kinesiology Center must relocate. Vacated in the summer of 2018, the Lee Drain Building Level 1 is an ideal location for these academic programs and this project will repurpose Level 1 for use by the University's Physical Education and Kinesiology programs. Buildout of lab space shared by the College of Health Sciences, the College of Science & Engineering Technology and Research and Sponsored Programs is included in the project. Competitive Sealed Proposals for contractors were received on September 1, 2020 and an apparent best value contractor identified. Based on the proposals received, the total project cost will exceed the President's authority. Construction of the project is dependent on approval of a request for delegation of authority to be submitted in October 2020.

12) New Parking Structure (Avenue I)

Design-Build Contractor:	
J.T. Vaughn Construction, LLC	Est. Cost: \$12,000,000
Design Stage: Design Development	Est. Completion: Feb.11, 2022

This 547-car parking structure will be located between the existing Sam Houston Parking Garage and future North Residence Hall and will provide much needed parking for residence halls on the north side of the main campus. The project will be presented at the November 2020 Board Meeting for approval.

13) Ron Mafrige Field House Renovation

Architect: PBK Sports	Est. Cost: \$15,618,000
Contractor: White Construction Company	Est. Completion: Sep. 17, 2021
Design Stage: Construction Documents	

The Ron Mafrige Field House houses a majority of University athletics offices as well as locker rooms for various sports. The facility was completed and occupied in 1986 and serves as the main recruiting center for the University's athletics program. The building's infrastructure has exceeded its useful life and requires replacement. Spatial repurposing for the growing athletics programs and the addition of a visitor's locker room will be addressed as part of this project. The Design Development Submittal was approved by the Board in August 2020. The Guaranteed Maximum Price proposal is under review with approval and notice to proceed to construction anticipated in October 2020.

III. Construction Phase

14) Newton Gresham Library Renovation

Architect: Shepley Bulfinch	Est. Cost:	\$15,200,000
Contractor: Kitchell Contractors, Inc.	Est. Completion:	Jan. 7, 2021
Percent Complete: 60%		

The key programmatic goal for this project is the consolidation and integration of the University's Academic Success Center into the Newton Gresham Library building. Focused on the first and second levels of the building, this 70,000 gross square foot renovation also includes new and upgraded library staff and patron spaces, an updated Starbucks store and improvements to the building's west façade and main entry sequence. Construction of this multi-phased project commenced on May 4, 2020 and several renovated areas have been completed and occupied.

IV. Completed Projects

15) Art Complex and Associated Infrastructure

Architect: Kirksey / Gund Partnership	Cost:	\$37,000,000
Contractor: Manhattan	Completion:	Oct. 4, 2019

Relocating the Arts Complex to the eastern side of the campus creates a strong arts program and accommodates future growth. This 71,000 gross square foot building provides studios and instructional space, academic support through galleries, multipurpose rooms and faculty offices. The project suffered some construction delays and the building interior was completed on August 12, 2019, facilitating occupancy for the start of the Fall 2019 semester. Project closeout is nearing completion and it is anticipated the final report will be submitted at the February 2021 Board Meeting.

16) Coliseum Parking Structure

Design-Build Contractor: Flintco, LLC	Cost:	\$12,144,294
	Completion:	July 16, 2020

This 551-car parking structure located adjacent to the Bernard Johnson Coliseum, addresses accessibility issues at the Coliseum and alleviates parking congestion on the south side of the main campus. The garage and associated office building were completed on schedule and are currently in use. Project closeout is ongoing.

17) College of Osteopathic Medicine

Architect: Page Southerland Page	Cost:	\$65,000,000
Contractor: J.T. Vaughn Construction, LLC	Completion:	Feb. 3, 2020

This 107,000 gross square foot building was constructed at a satellite campus in Conroe, Texas, on the former site of Camp Strake Boy Scout Camp. The facility houses academic, research and administration activities for the College as well as a Gross Anatomy Lab, learning communities and large teaching/gathering spaces. Substantial completion was achieved on February 3, 2020 – over four months ahead of schedule. Due to a post-substantial completion change required to bring the loading dock up to 2021 Texas Anatomical Board standards, the final report will not be submitted until the February 2021 Board Meeting.

18) Criminal Justice Center HVAC Replacement – Delegated Project

Architect: Jones /DBR Engineering	Cost:	\$ 1,112,548
Contractor: J.T. Vaughn Construction, LLC	Completion:	Aug. 19, 2020

A comprehensive upgrade of the mechanical systems in the Criminal Justice Center building has not occurred since the facility opened in the early 1970's. The current Heating, Ventilating and Air Conditioning distribution and controls systems were outdated and beyond their useful life. The project replaced existing variable air volume boxes with more efficient, modern units and upgraded existing pneumatic controls to a digital building automation system. Project closeout is ongoing.

19) East Plant Water Reclamation – Delegated Project

Architect: Smith & Co. Architects	Cost:	\$1,700,000
Contractor: R.E.C. Industries	Completion:	Nov. 8, 2019

Work is substantially complete on this innovative water reclamation project. The project involved the installation and connection of a package wastewater treatment plant and associated equipment adjacent to the East Central Plant. Wastewater from a nearby City of Huntsville sanitary sewer manhole will be recovered and treated for use as makeup water in the plant's cooling towers. Once fully permitted and in operation, it is estimated this project will reduce the University's domestic water usage by over 10,000,000 gallons per year. Project closeout will occur subsequent to execution of an interlocal agreement for permitting and operation of the plant by the City of Huntsville. Negotiation of this agreement is ongoing.

20) Electrical Distribution Circuit 8 Installation – Delegated Project

Architect: Dabhi Engineering Associates	Cost:	\$1,007,333
Contractor: McCaffety Electric Company	Completion:	Jan. 6, 2020

Work is substantially complete on this expansion and improvement of electrical infrastructure on the main campus. This project is one of several aimed to eliminate all University-owned overhead and 4,160-volt electrical distribution infrastructure. Project closeout is complete, and the Delegated Close-Out Report will be

submitted to System Administration.

21) Hurricane Harvey Recovery – Delegated Project

Architect: Various
Contractor: Various

Cost: \$2,352,322
Completion: July 31, 2020

This project originated with the recovery and remediation efforts immediately following the Hurricane Harvey weather event and expanded to encompass building envelope assessments and repairs on multiple buildings damaged during that weather event. Multiple envelope consultants, remediation/restoration firms and contractors were engaged over the course of the project. Project closeout is complete and a delegated project close-out report will be submitted to System Administration.

22) Lowman Student Center Phase 2 Renovation

Architect: EYP, Inc.
Contractor: J.T. Vaughn Construction, LLC

Cost: \$18,075,240
Completion: July 1, 2020

This renovation of the Lowman Student Center is a companion project to the Lowman Student Center Addition. The project encompasses most of the existing student center and updated and unified the building with the addition. In November 2019, the Board approved an increase in the total project cost to incorporate buildout of the Barnes & Noble bookstore and audio-visual equipment into the project. The original scope of the project was substantially complete on March 14, 2020, two months ahead of schedule. However, a post substantial completion change order for cosmetic upgrades to the Theater Lobby and restrooms (areas excluded from the original scope) was not completed until July 1, 2020. Punchlist corrections are complete. Project closeout is nearing completion and it is anticipated the final report will be submitted at the February 2021 Board Meeting.

V. Final Reports

N/A