



Design Criteria Package for Student Health Center Expansion

Texas State University

10/13/2026

A. Student Health Center Expansion (the Project) will bring together health and well-being resources into a single space to provide a single point of contact for students to access resources. Specifically, through the co-location of offices, this space will transform from a health clinic to a one-stop shop for well-being services and resources. The new 20,000 GSF expansion will include moving internal offices and relocating other campus departments including:

- University Health Services
- Student Counseling Center
- Care Center (Dean of Students)
- Disability Services

B. The Student Health Center Expansion will expand the front of the existing Student Health Center and will include a new formal building entry/lobby, renovations to the existing pharmacy and a new pick-up/drop-off drive and parking.

C. The 2-story addition is anticipated to match the same construction type as the original building.

Foundation: Pier supported concrete foundation over a crawl space.

Walls: Masonry veneer over metal framing

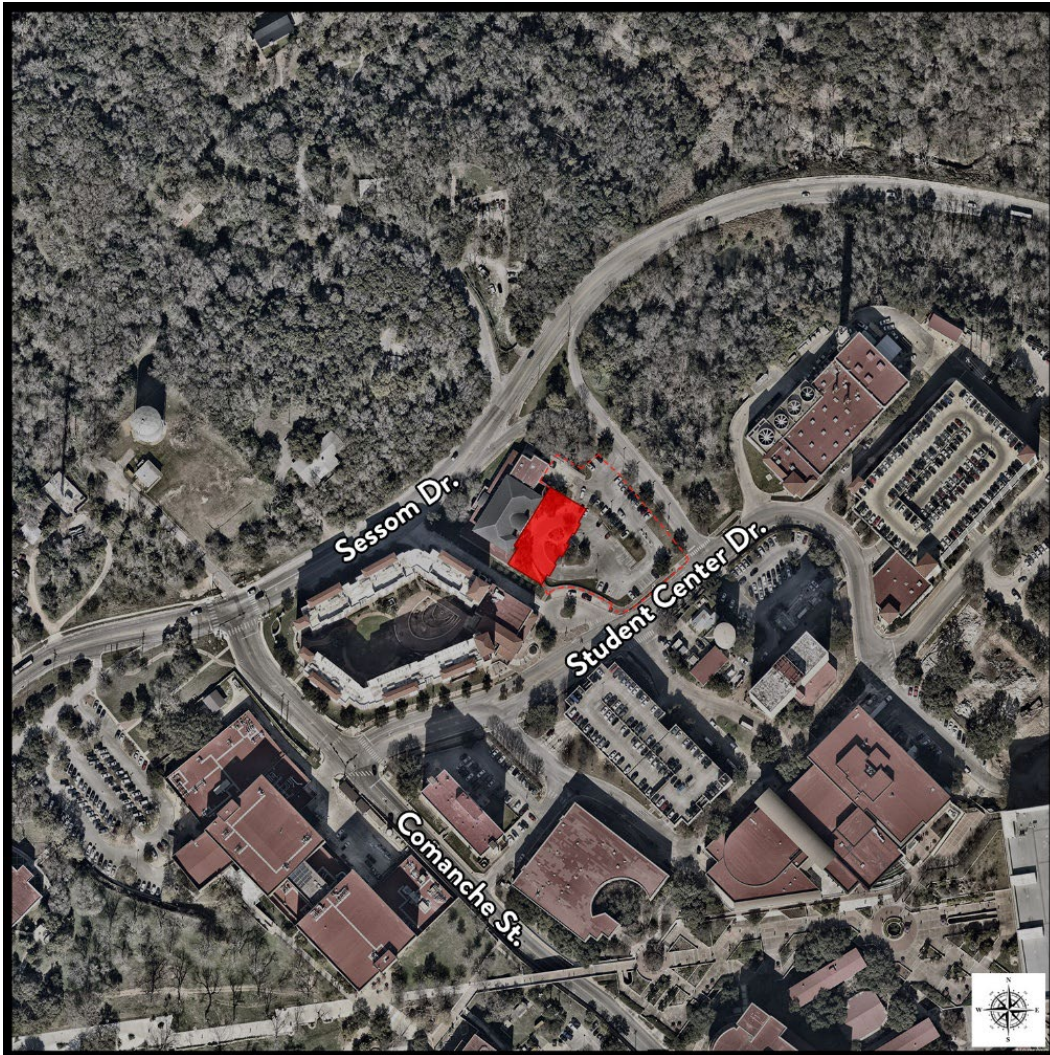
Roof: Standing seam metal roof

HVAC: Served with existing chilled water and steam.

Fire Protection: connect to existing fire suppression system.

D. Construction on the expansion will occur while the existing building is occupied and in use. Coordination with the Student Health Center staff is required to maintain safe access into and out of the building, and to coordinate any utility or construction outages and disruptions. Construction staging, access and parking will be coordinated with the selected contracting team.

Student Health Center Expansion – Location Map:



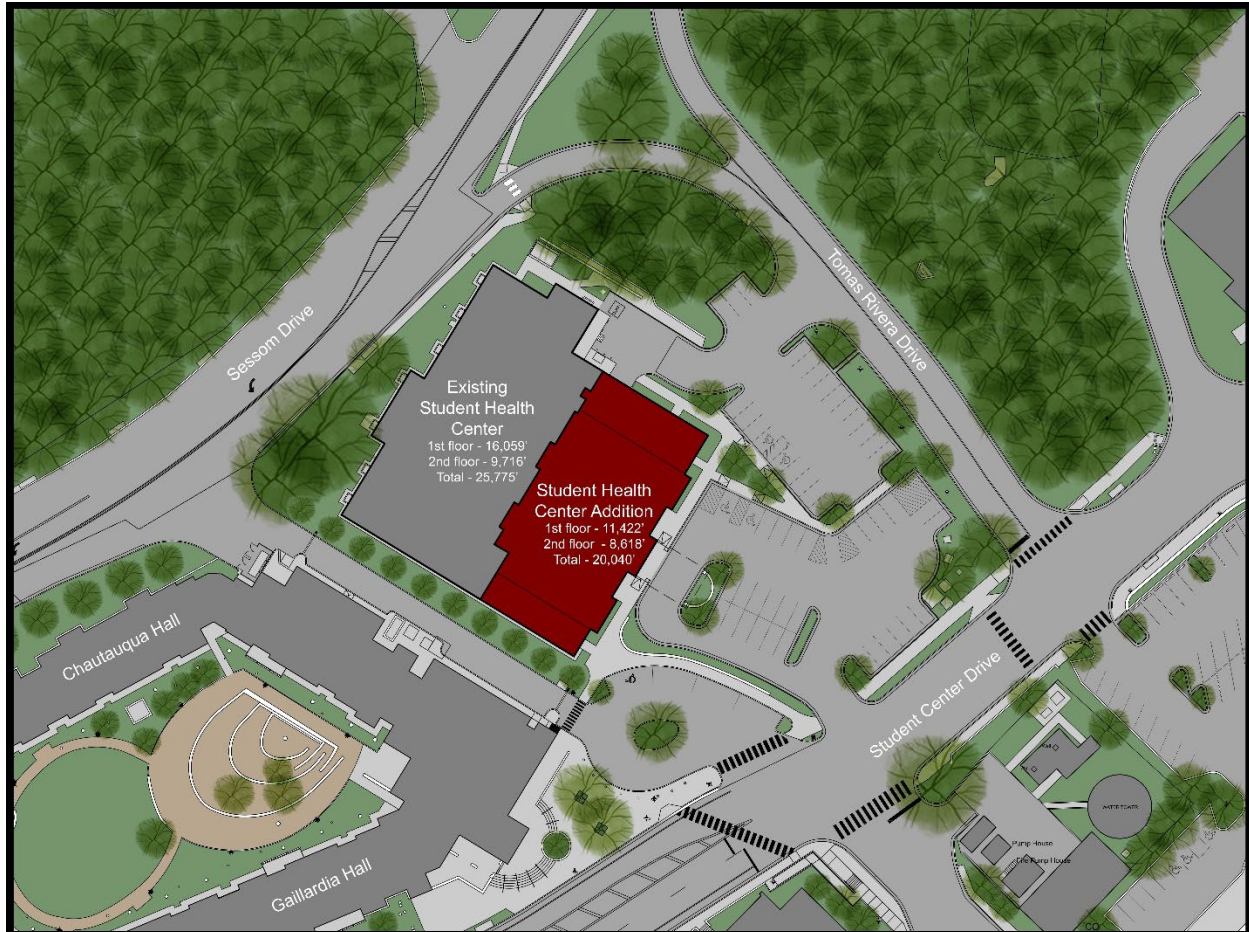
Student Health Center
298 Student Center Drive, San Marcos Texas



Student Health Center Expansion – Program Space Allocation:

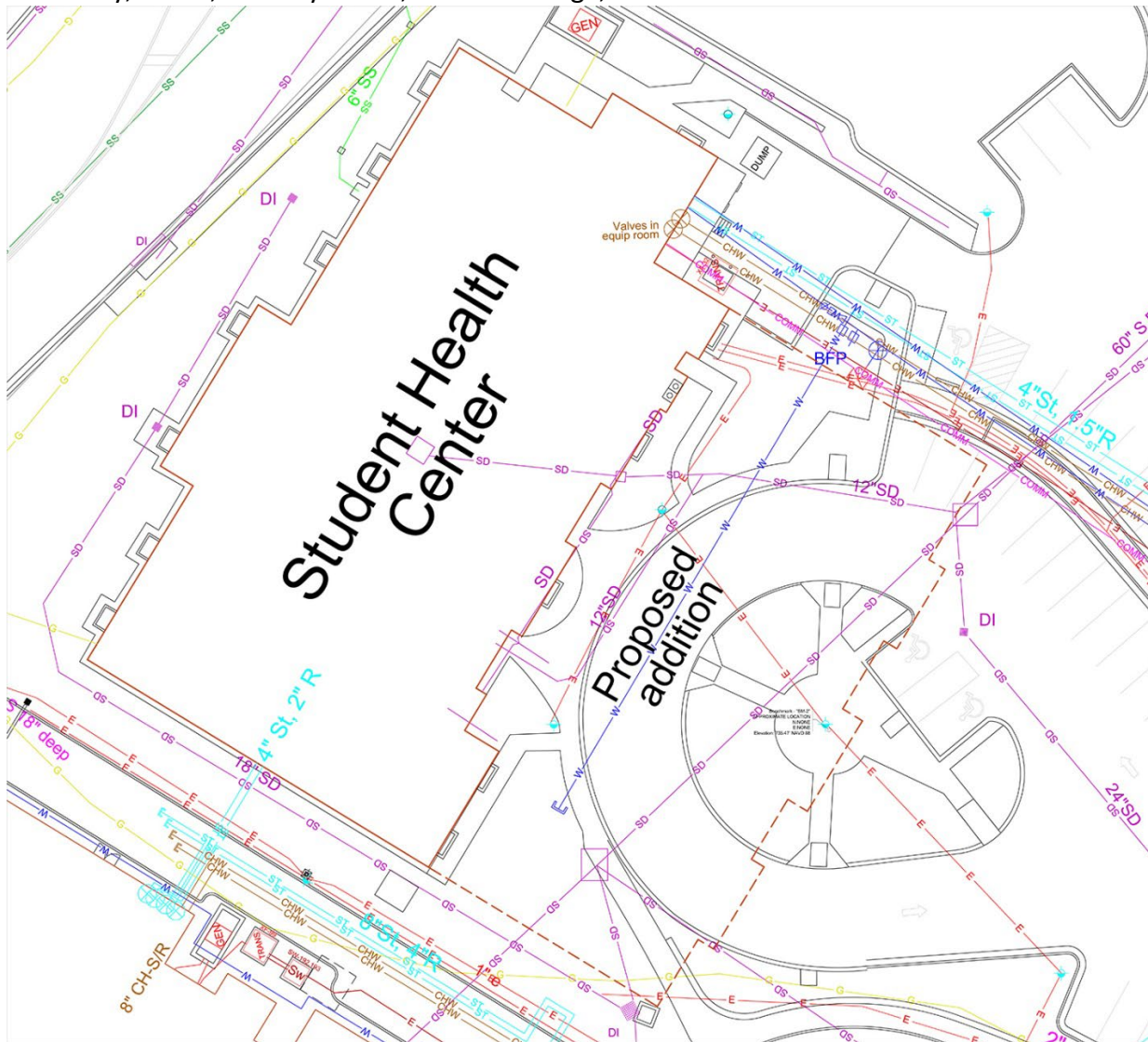
Texas State University - Student Health Center Expansion		No. and Size of Space(s)	ASF
University Health Services			
Office	5 @ 100 asf	500	
Office Service Space	1 @ 125 asf	125	
Conference Room/Meeting/Collaboration Space	1 @ 240 asf	240	
	@ 0 asf	0	
Subtotal University Health Services Space (ASF)			865
Counseling Center			
Office	27 @ 100 asf	2,700	
Office Service Space	3 @ 125 asf	375	
Meeting Room	1 @ 240 asf	240	
Conference Room	1 @ 240 asf	240	
	@ 0 asf	0	
	@ 0 asf	0	
	@ 0 asf	0	
Subtotal Counseling Center (ASF)			3,555
Care Center (Dean of Students)			
Office	11 @ 100 asf	1,100	
Office Service	2 @ 125 asf	250	
	@ 0 asf	0	
	@ 0 asf	0	
Subtotal Care Center Space (ASF)			1,350
Disability Services			
Office	10 @ 100 asf	1,000	
Office Service	2 @ 125 asf	250	
	@ 0 asf	0	
	@ 0 asf	0	
Subtotal Disability Services Space (ASF)			1,250
Building Shared Amenity Spaces			
Training/Seminar Room	3 @ 1,280 asf	3,840	
Breakroom	1 @ 672 asf	672	
Building Lobby / Directory	1 @ 1,536 asf	1,536	
General Storage	1 @ 240 asf	240	
	@ 0 asf	0	
Subtotal Building Shared Amenity Spaces Spaces (ASF)			6,288
Proposed Net Assignable SF			13,308
Total Building (ASF)			13,308
Total Proposed GSF (69% Efficiency)			19,287

Student Health Center Expansion - Conceptual Site Plan



Student Health Center Expansion - Existing Utilities:

Existing utility information on-site has been included on the utility map below and will be provided to the selected consultant. The Student Health Center Expansion will require gas, electricity, water, sanitary sewer, storm drainage, and communications.



	Valve		Power Pole		Easement		Storm Drains
	Manhole		Drain Inlet		Reclaimed Water		Chill Water
	Grate Inlet		Transformer		Domestic Water		Steam
	Fire Hydrant		Switch		City Sanitary Sewer		Hot Water
	End Cap		Generator		Sanitary Sewer		City Water
	Gas Meter		Sign		Electric		Irrigation
	Water Meter		Line Break		Natural Gas		Overhead Electric
	Light Pole				Communications		Abandoned

Project Requirements:

- A. The project delivery for this project will be Competitive Sealed Proposals (CSP) with Architecture, Engineering (Structural, MEP, Civil, Fire Protection, AV/IT/Security), Landscape, Irrigation, and Signage, Furniture Layout (Furniture will be OFOI), Project Cost Estimating, and BIM services provided by the design consultant.

The contract documents shall comply with all Texas State University Design and Construction Standards (<https://www.facilities.txst.edu/pdc/construction-standards/construction-standards-list.html>) unless a written variance request is approved by the Owner's Designated Site Representative during the Project's Design Phase.

- B. The design consultant will submit completed construction documents to RAS for review and comments to ensure TAS compliance and upon construction completion have a RAS inspect the buildings for compliance with TAS.
- C. Texas State University will furnish the selected design consultant with a copy of a boundary/topographic/utility/tree survey of the Project Site.
 - a. Is advised that the underground utility locations shown on surveys within and around the Project are approximate and the selected contractor shall be responsible for locating, protecting and maintaining all utilities which are to remain.
 - b. Underground utility locating measures including, but not limited to, "potholing" shall be the responsibility of the selected contractor.
 - c. The selected contractor shall be responsible for establishing line and grade and all field surveying and layout required for construction.
- D. Texas State University will provide the following information and Services.
 - a. Site Survey
 - b. Soils Report
 - c. Materials Testing and Observations during construction.
 - d. Test and balancing of HVAC Systems and Domestic Hot Systems.
 - e. Commissioning of HVAC and Plumbing Systems.
 - f. Building Envelope testing and observations for waterproofing and thermal properties (as needed).
- E. The design consultant shall review the geotechnical investigation report and promptly advise Texas State University of any additional investigation or information



necessary for the CMR to complete its Scope of Work. The design consultant will provide a copy of the geotechnical investigation report as part of the contract documents.

- F. The design consultant shall be responsible for identifying all structures, hardscape, paving and landscaping planned for demolition and disposal.
- G. The design consultant shall specify and locate all wayfinding, directional and code required signage, including building site identification signs, room signs, in conformance with Texas State University guidelines.
- H. Design documents should also include the following:
 - a. Staging, delivery and project office location for the General Contractor.
 - b. Code compliant entry/egress from the existing building during construction.
 - c. Parking, delivery and entry access to the site and building during construction.

End of Design Criteria

ILLUSTRATIONS



Fig. 01 SHC - Front Entry



Fig. 02 SHC - Front (Looking West)



Fig. 03 Loading Area (East Side)



Fig. 04 Building Front (Looking East)



Fig. 05 Driveway Loop