



Cedar View Mixed-Use Development

Nebraska Furniture Mart (NFM) | Cedar Park, Texas | Delivery Method: CMAR

Construction Cost:
~\$500M

Final Project Size:
118 acres

Type of Construction: New

Design Start/Finish Dates:
Jul 2021 – Dec 2023

Construction NTP/SC Dates:
Jan 2024 – Apr 2027

- Description of Services:**
- Project Definition
 - Entitlement Support
 - Owner's Rep / PM

Project Description

Nebraska Furniture Mart (NFM) is a family-operated business headquartered in Omaha, Nebraska and founded in 1937 by Mrs. Rose Blumkin. Berkshire-Hathaway acquired a majority position in the company in 1983 and since then, NFM has become one of the top home-furnishing retailers in the nation.

In addition to being a top retailer, NFM has a unique business model in which they serve as master developer for their super-regional destination unique and lively shopping centers.

Their 5th and latest location is in Cedar Park, Texas and will include a 510K gsf retail store, integrated CUP with 3000 tons of chilling capacity, 18,000 MBH condensing boilers, 7,650 Ton-Hours of thermal storage (ice), a 6,000 Ton Cooling Tower, and a 1M gsf warehouse. The project will also include a 30K gsf City-Owned (P3) Convention Center, a 250-key Hotel, and a 1,250 structured parking spaces.

The project also includes a large-scale public-infrastructure scope that relies on close coordination with the City of Cedar Park and the Central Texas Regional Mobility Authority.

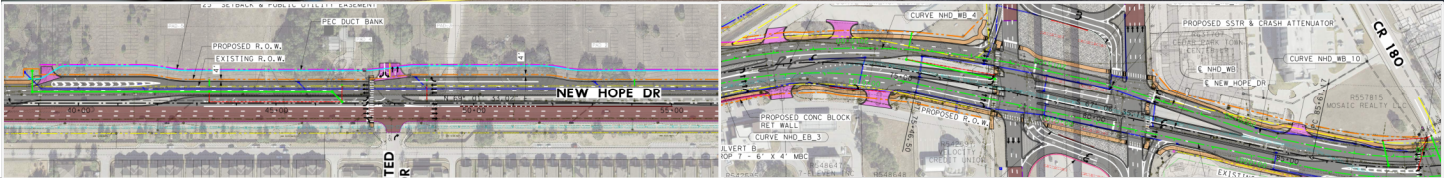
NFM engaged VCM to serve as their Program Manager/Owner's Representative to deliver this exciting program.

Owner:
NFM
Ron Lazenby,
Development Manager
(501) 837.9676
ron@granscape.com

Engineer:
CEC
Micheal Theone, P.E.
Project Manager
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Contractor:
SpawGlass Construction
David Paden
President, Austin Region
(512) 848-6582
David.Paden@spawglass.com





New Hope Drive Expansion (P3)

CPM Development, LLC (NFM) & City of Cedar Park | Cedar Park, Texas | Delivery Method: CMAR

Construction Cost:

~\$50M

Final Project Size:

~1 mile of arterial roadway

Type of Construction: New

Design Start/Finish Dates:

Mar 2023 – Aug 2024

Construction NTP/SC Dates:

Jan 2024 – Dec 2026

Description of Services:

- Project Definition
- Entitlement Support
- Owner's Rep / PM

Project Description

This P3 roadway expansion project is made possible through a partnership between CPM Development, LLC and the City of Cedar Park, Texas. The roadway will provide increased capacity while maintaining existing level of service for this growing suburban area.

The project includes widening the arterial from 4 lanes to 6 lanes, expanded shared use paths and two innovative intersections, a flipped left diamond and continuous green tee.

NFM engaged VCM to serve as their Program Manager/Owner's Representative to deliver this project on time and in budget.

VCM led all aspects of this project kicking off with collaborative meetings with project stakeholders to define project requirements and terms of the interlocal agreement between the City and the toll authority, and roadway construction agreement between the city and CPM development.

Contractor:

Jordan Foster Construction
 Chris Palachek
 Project Executive
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Owner:

COCP
 Randall Lueders, PE
 Dir. of Engineering, CIP
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Engineer:

LJA
 Derek Bohls
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LUMINARY

Northland Living Guadalupe LP Austin, Texas | Delivery Method: CMAR

Construction Cost:

~Confidential

Final Project Size:

- 35 Story; 630k GSF
- ~283 Residential Units
- ~12K GSF Office
- ~10K GSF Retail
- ~387 Stall Podium

Type of Construction: New

Design Start/Finish Dates:

Nov 2023 – Oct 2024

Construction NTP/SC Dates:

Aug 2025 – Dec 2027

Description of Services:

- Scope Definition
- Schedule Development
- Budget Development
- Project Management

Project Description

This stunningly-designed 35-story multifamily tower is located just northwest of Austin's downtown core, nestled conveniently in a residential-commercial transition zone between the State Capitol and the University of Texas at Austin. The project will include ~283 for sale condominium units, ~12,601 GSF of office, ~10,000 GSF of ground floor retail and 387 parking stall podium.

With the phenomenal location comes great responsibility to navigate the many regulatory requirements associated with the Downtown Density Bonus Program, adjacency to Project Connect and the historic Mauthe-Myrick Mansion.

The project will achieve the City of Austin's rigorous 2022 AEGB 2-star rating system through a variety of sustainable initiatives and smart design.

VCM worked closely with the project team to achieve clear schedule, scope and budget objectives.

Contractor:

Flintco Residential, LLC
Chris Moyes
Project Director

Owner:

Northland Living
Tony Kaleel
President & COO

Architect:

Page Southerland Page
Jonathan Schwartz
Project Architect