



CedarView Mixed-Use Development

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

Construction Cost:

- ~\$500M

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:

- Executive Program Mgmt
- Development Advisory
- Due Diligence
- Entitlement Support
- Scope Definition
- Schedule Development
- Budget Development
- Real Estate Support
- Phasing/Packaging Strategy
- Consultant Procurement
- Contract Standardization
- Tenant Coordination
- Permitting Coordination
- Construction Administration
- Master Sign Program
- Carrier & Utility-provider Coordination
- Logistics Coordination

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:

Nebraska Furniture Mart

Engineer:

CEC

Contractor:

SpawGlass Construction



Luminary Residential Tower

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

Construction Cost:

- ~Confidential

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:

- TBD

Description of Services:

- Program Management
- Scope Definition
- Schedule Development
- Budget Development

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.

Owner:

Northland Living

Contractor:

Flintco Residential, LLC

Architect:

Page Southerland Page



SU560 Ph 1 Entertainment-Anchored Mixed-Use Development

Southwestern University | Georgetown, Texas

Construction Cost:

- ~Confidential

Project Size:

- ~60 acres

Type of Construction:

- New

Design Start/Finish Dates:

- July 2025 - April 2026

Construction NTP/SC Dates:

- May 2026 - Jan 2028
(Anticipated)

Description of Services:

- Development Advisory
- Owner's Advocate
- Evaluation & Findings:
 - MDA
 - PUD
 - Design Guidelines
 - Design Approval
 - CCR's
 - Scope
 - Schedule
 - Budget
 - Proforma
 - Cash Flow
 - Vendor contracts
 - Invoices

Project Description

In addition to being located in historic Georgetown, Texas, one of the fastest growing metropolitan areas in the nation, Southwestern University (SU) holds a unique title as having more undeveloped land than any other private liberal arts university in the US.

Known as SU560, the project endeavors to diversify SU's revenue by monetizing land holdings in a thoughtful and sustainable way through collaboration with developers, the city, and the community.

For the first time in the institution's nearly 200-year history, SU is seeking to enhance the student experience by expanding beyond traditional academic uses. SU560 is proposed to include a dynamic mix of city offices, retail, restaurants, multi-family, and town homes, anchored by a central entertainment venue and boutique hotel and conference center.

VCM was engaged by SU to be their advocate and provide development advisory. VCM evaluated and provided strategic guidance to SU on key documents and developer team deliverables, including the Master Development Agreement (MDA), the Planned Unit Development (PUD) submittal, Covenant's Conditions & Restrictions (CCR's), the proposed budget, proforma, and more.

Owner:

Southwestern University