



Dell Medical School Campus Phase 1

The University of Texas at Austin | Austin, Texas | Delivery Method: CMAR

Construction Cost:

- ~\$1B

Project Size:

- 600K GSF (UT)
- 350K GSF (SETON)
- 1200-car garage
- 15K Ton CUP

Type of Construction:

- New

Design Start/Finish Dates:

- Aug 21, 2013-Jul 18, 2014

Construction NTP/SC Dates:

- May 1, 2014-May 31, 2016

Description of Services:

- Program Management
- Quality Management
- Risk Mitigation
- Permit Expediting
- Logistics & Coordination

Project Description

Serving as the Owner's Designated Representative for the University of Texas System Board of Regents, Karel Kozuh held a critical leadership role, managing the successful programming, design, construction and close-out phases of the \$1B Dell Medical School Campus. In this role, he led the coordination effort of 5 different contractors, working for 3 different clients, across 7 separate teams all while being the primary point of contact to City of Austin executive leadership and their staff.

This project had numerous critical milestones, including those tied to the ground lease with Seton/Ascension Health, opening roadways to traffic (per an Interlocal Cooperation Agreement with the City of Austin) and of course, substantial and final completion supporting the inaugural class in the fall of 2017. Notable achievements for this project included earning the Sustainable SITES GOLD designation (a first for any project in the region) as well as LEED GOLD for the buildings.

One of the most challenging aspects of this fast-paced project was the requirement to design the site utility infrastructure to not only support Phase 1, but also support two future phases (none of which were designed beyond conceptual blocks in a master plan).

The project was completed on time and in budget and represents the product of a diverse team working together to overcome challenges.

Owner

UT System Board of Regents

Architect:

Page

Contractor

Hensel Phelps



Nursing Building & Central Chilling Plant Expansion

Texas State University | Round Rock, Texas | Delivery Method: CMAR

Construction Cost:

- ~\$77M

Project Size:

- 78,000 GSF

Type of Construction:

- New

Start/Finish Dates:

- 2008-2011

Description of Services:

- Program Management
- Quality Management
- Risk Mitigation
- Logistics & Coordination

Project Description

Serving as the Owner's Designated Representative for Texas State University, Karel Kozuh managed the programming, design and construction phases of all components of the 78K GSF School of Nursing.

This innovative building includes traditional academic spaces such as seminar rooms and faculty offices, as well as maternal/child lab, med/surg room, ICU lab, and other clinical simulation labs including home health and configurable private clinic suites.

In addition to construction of this innovative building, the Program included significant infrastructure upgrades totaling close to \$6M. Infrastructure improvements included expansion of the central plant, as well as mass-grading and extension of utilities to future building sites.

Lastly, on behalf of the University, we negotiated the purchase of green energy credits in support of achieving LEED Silver.

This project was completed early and significantly under-budget, and represents a great facility for the growing College of Health Professions.

Owner

Texas State University

Architect/Engineer

BGK Architects

Contractor

Flintco

**Program Management Services provided under the employment of others*