



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*



Robert B. Rowling Hall Graduate School of Business

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

Construction Cost:

- \$186M

Project Size:

- 458,000 GSF

Type of Construction:

- New

Design Start/Finish Dates:

- 2014 - 2016

Construction NTP/SC Dates:

- 2015 - 2018

Description of Services:

- Quality Management
- Project Recovery

Project Description

The new McCombs School of Business is a 220,000 SF academic building that houses the Graduate School of Business which includes the MBA program administration, career services, research centers, graduate classrooms, graduate student study areas and food service. The project also includes a 50,000 SF expansion of the AT&T Executive Education & Conference Center and a 188,000 SF parking garage with 525 spaces for a total of 458,000 SF.

As the MEP Superintendent for DPR Construction, Mr. Hall provided project recovery and quality control management services, which involved development of consolidated checklists and inspection forms onto BIM 360 to facilitate a cloud-based tracking and progress reporting tool. This resulted in the timely resolution of a backlog of non-conforming work.

As the Director of the UT OFPC Austin team, Mr. Bob Rawski engaged Mr. Kozuh to assist in the recovery of the project which was behind schedule due to deficiencies in the pre-construction phase and insufficient technical review of the GMP. Essentially, DPR did not account for sequenced post-tensioning and re-shoring in their project schedule which delayed MEP rough-in by over 6 months. Mr. Kozuh assisted DPR in the timely resolution of quality issues, and as liaison to UEM, he worked closely with Mr. Hall to bring the Hot Water Plant online despite other project components being behind schedule.

Owner

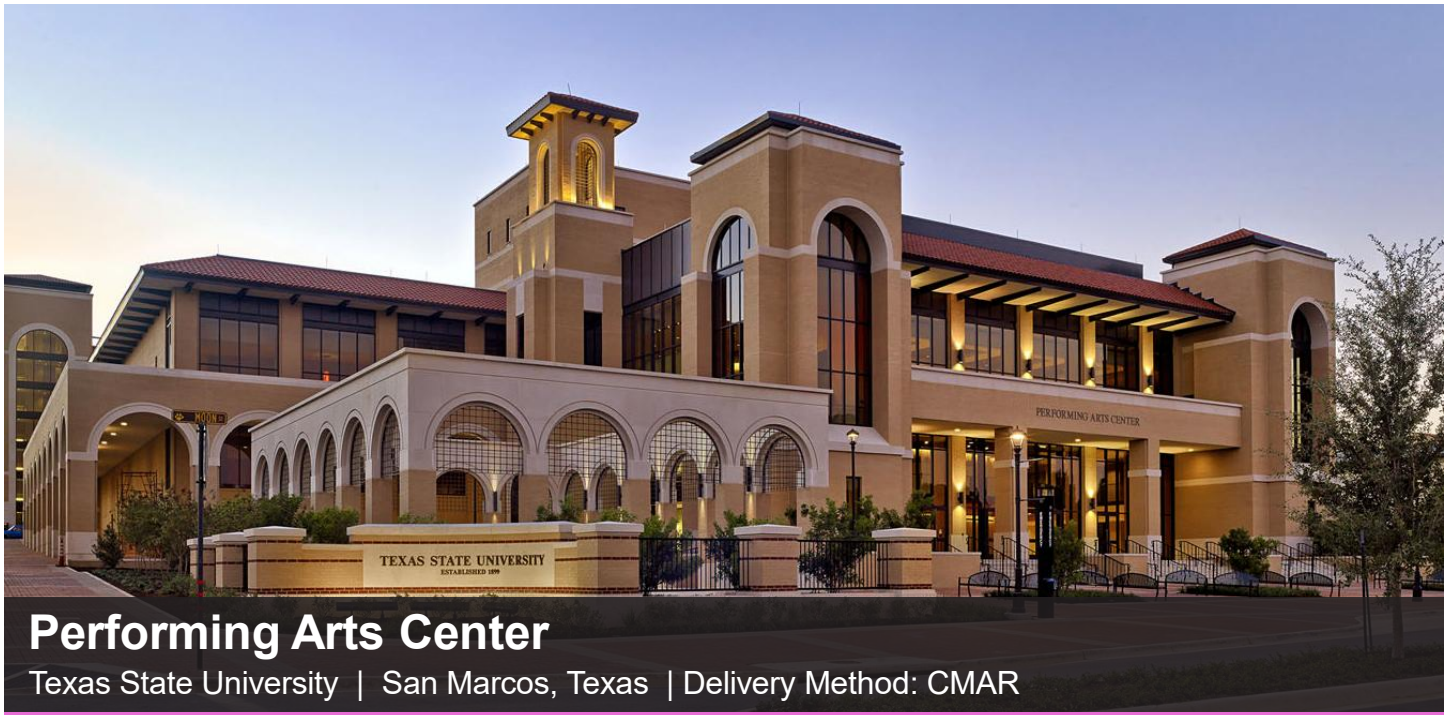
UT Austin

Architect

Jacobs

Contractor

DPR Construction



Performing Arts Center

Texas State University | San Marcos, Texas | Delivery Method: CMAR

Construction Cost:

- \$77M

Project Size:

- 69K GSF (PAC), 455-Car Garage, 3000-Ton Chiller Plant

Type of Construction:

- New

Design Start/Finish Dates:

- Apr 22, 2011-Oct 26, 2011

Construction NTP/SC Dates:

- Jun 15, 2011-Dec 18, 2014

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 this Program which included a state-of-the-art recital hall and auditorium.

Karel also worked closely with the City of San Marcos and the Project Team to ensure both parties fulfilled their obligations under the Interlocal Cooperation Agreement.

This logistically complex project involved close & regular coordination and community outreach with neighboring retail property owners as well as occupied student residence halls. In addition to the challenges of demoing existing buildings, tying in a new satellite chiller plant & new data center, the project frontaged a TXDOT roadway which required an additional level of coordination & approval for utility, roadwork, and aerial license agreements.

This project was completed on-time and in-budget and represents a great venue for a growing university and the surrounding community.

The \$77M Total Project Budget included:

- \$43M Performing Arts Center
- \$18M Parking Garage
- \$8M Streets & Grounds
- \$8M Chiller Plant

Owner:

Texas State University

Architect:

Morris Architects

Contractor:

Hunt Construction



Campus Renovation & Relocation

Concordia University| Austin, Texas | Delivery Method: CMAR

Construction Cost:

- \$50M

Project Size:

- ~50 Acres

Type of Construction:

- Renovation + New

Design Start/Finish Dates:

- 2005 - 2007

Construction NTP/SC Dates:

- 2007 - 2008

Description of Services:

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

Project Manager/Staff Involved:

- Karel Kozuh, PM

Project Architect:

- Bommarito Group (Interiors)
- BGK Architects
- TBG Partners (Landscape)
- Bury Partners (Civil)

Contractor

- Beck Construction

Project Description

This project involved the complete relocation of Concordia University from its original location in central Austin to the former Schlumberger Research Campus in northwest Austin.

Involving much more than just a move-logistics project, Karel Kozuh led the management of the FF&E package, programming, design and construction phases associated with this challenging project.

The renovation project required a complete facility assessment resulting in abatement, upgrades to MEP and building envelope components protecting occupant health and the University's investment. Additionally, through the use of cost-effective building materials and strategic procurement methods, we were able to save the Client over \$3M.

The new campus is also part of the Balcones Canyonlands Preserve and overlooks the sensitive spring-fed headwaters of Bull Creek and numerous archeological features. Special Care was taken during the project to preserve the sanctity of these features.

The relocation of tenured faculty and staff required a balance of streamlined processes, empathy and servant leadership to mitigate the impact of this disruptive process.

This project was completed on-time and under-budget and represents a great new campus for Concordia University.

Owner:

Concordia University

Architect:

Morris Architects

Contractor:

Hunt Construction

*Program Management Services provided under the employment of others



John Brooks Williams Natural Science Facility (Phase I)

St. Edward's University | Austin, Texas | Delivery Method: CMAR

Construction Cost:

- ~\$20M

Final Project Size:

- 110K sf

Type of Construction:

- New

Start/Finish Dates:

- 2004-2006

Description of Services:

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

Project Description

Karel Kozuh managed the design, construction & closeout phases associated with John Brooks Williams Natural Science Facility.

At the time, this facility boasted the highest density of chemical fume-hoods among area private institutions.

This achievement came with challenges. Research facilities require all systems to be carefully commissioned, tested and balanced to ensure seamless operation.

The most challenging aspect of this innovative building was successfully turning over a fully commissioned facility in time for the Fall of 2006 semester.

This project was completed on-time and under-budget and represents a groundbreaking facility for St. Edward's University.

Owner:

St. Edward's University

Architect/Engineer:

STG Architects

Contractor:

Vaughn



Applied Research Laboratories

The University of Texas, JJ Pickle Research Campus | Austin, Texas | Delivery Method: CMAR

Construction Cost:

- ~\$50M

Final Project Size:

- ~80,000 GSF

Type of Construction:

- New / Addition

Start/Finish Dates:

- 2018-2021

Description of Services:

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

Project Description

Serving as the Owner's Designated Representative for the University of Texas, Karel Kozuh managed the AE and CMAR solicitation and award, programming, design, and GMP negotiation and execution on this \$50M Department of Defense funded research facility.

The facility adds over 80K GSF of office, SCIF and meeting spaces over three levels as well as infrastructure upgrades and a new modular chiller plant. Careful planning was required to coordinate improvements and access requirements with a site congested with existing utilities and drainage facilities.

Owner:

UT Austin

Architect/Engineer:

Jacobs

Contractor:

Flintco

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