



Thermal Energy Corporation Gas Turbine No. 2 (GTG2)

TECO-Texas Medical Center (TMC) | Houston, Texas | Delivery Method: CMAR + Design Assist

Construction Cost:

- \$73M

Project Size:

- 25K gsf

Type of Construction:

- New

Design Start/Finish Dates:

- Oct 4, 2021-Dec 21, 2022

Construction NTP/SC Dates:

- Dec 28, 2022-Apr 26, 2023

Description of Services:

- Development of Project Schedule & Budget
- CMAR+Design Assist Contract Development
- CMAR RFQ/RFP Solicitation
- Evaluation of Responses

Project Description

Thermal Energy Corporation (TECO) is responsible for providing thermal utilities to the Texas Medical Center (TMC) in Houston, Texas.

To meet the increased loads associated with planned expansion at TMC, TECO initiated the Gas Turbine Generator No. 2 Project (GTG2) in 2021. The GTG2 project includes the addition of a refurbished simple cycle GE LM6000 60 MW turbine generator and connection to TECO's substation within a \$73M budget.

TECO's legacy contracts were based on a "cost-plus" model which didn't provide the cost or schedule certainty required for this project, especially in a time of supply-chain issues and volatile escalation.

VCM assisted TECO with the development of a project schedule, budget, and CMAR + Design-Assist contract template. VCM also prepared the associated RFQ/P solicitation & evaluation packages and led the pre-submittal conference.

VCM's project schedule accounted for OFCI equipment procurement & delivery, design packages, contractor solicitation & procurement, construction duration, commissioning & closeout, as well as all regulatory dates (*ERCOT and TCEQ*).

The CMAR + Design-Assist contract template was well received by the respondents and the project is on-track to be completed on-time and in-budget.

Owner

TECO

Engineer:

Burns & McDonnell

Contractor:

Tellupson



South Chiller Plant

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

Construction Cost:

- ~\$16M

Project Size:

- 3000-Ton Chiller Plant

Type of Construction:

- New

Design Start/Finish Dates:

- 2011-2013

Description of Services:

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

Project Description

Serving as the Owner's Designated Representative for Texas State University, Karel Kozuh managed the programming, design and construction phases of this chilling station. Karel also worked closely with the City of San Marcos and Client 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 dorms. In addition to the challenges of demolishing existing buildings and tying into the new 3K Ton satellite chiller plant and new data center, the project frontaged a TXDOT roadway which required an additional level of coordination and approval for utility, roadwork and aerial license agreements.

This project was completed on-time and in-budget and represents vast improvements for pedestrians, bicycles and vehicular traffic for this growing university and the surrounding community.

Owner:

Texas State University

Architect/Engineer:

Morris

Contractor:

HUNT Construction



Central Chilling Plant Expansion

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

Construction Cost:

- ~\$6M

Type of Construction:

- Expansion

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 Central Chilling Plant Expansion.

Infrastructure improvements included expansion of the central plant as well as mass-grading and extension of utilities to future building sites.

The most challenging part of this project was maintaining service to existing facilities while replacing chillers and adding boilers and cooling tower capacity.

Lastly, on behalf of the University, Karel 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 Round Rock Campus.

Owner:

Texas State University

Architect/Engineer:

BGK Architects

Contractor:

Flintco



Satellite Chilling Station

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

Construction Cost:

- ~\$5.5M

Project Size:

- 1,000 tons (expandable to 4,000 tons)

Type of Construction:

- New

Design Start/Finish Dates:

- 2006-2008

Description of Services:

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

Project Description

Karel Kozuh provide Project Management Services from concept to completion of this satellite chilling station on the St. Edward's University Campus, in Austin, Texas.

The design includes provisions for three additional chillers and cooling towers, allowing the future expansion from 1000 tons to 4000 tons of cooling capacity.

Through aggressive cost-saving and schedule management efforts, this project was successfully completed on-time and on-budget.

The tie-in of this facility while maintaining operation of cooling systems on campus the most challenging portion of this project. Achieving project milestones and maintaining strong communication with client stakeholders was critical to the success of this project.

Owner:

St. Edward's University

Architect/Engineer:

EEA Engineers

Contractor:

Bailey Elliot Construction