



Bear Creek Elementary

Austin Independent School District | Austin, Texas | Delivery Method: CMAR

Construction Cost:

- \$36M

Project Size:

- 84K SF

Type of Construction:

- New

Design Start/Finish Dates:

- 2017 – 2018

Construction NTP/SC Dates:

- 2018 - 2020

Description of Services:

- Interior Designer
- Furniture Planning

Staff Involved:

- Erin Kozuh, RID

Project Architect:

- BGK Architects

Contractor

- Flintco

Project Description

Located on a scenic site on the edge of the Texas Hill Country, Bear Creek Elementary was designed to address overcrowding in Southwest Austin, a rapidly-growing region.

The school is thoughtfully planned with the future in mind. While the school has an initial capacity of 522 students, the building was oriented to allow for a seamless expansion up to 696 students. The interiors incorporate a wide-variety of learning settings, from flexible classrooms to collaborative “pods” to numerous opportunities to connect to the outdoors, with flexible furniture and technology support quick adaption to support student well-being and faculty’s ever-changing pedagogies.

Erin Kozuh served as the lead interior designer and furniture planner and successfully led design workshops with the numerous stakeholders. AISD had also released their new Educational Specifications during the design phase, in which Erin spearheaded the reconciliation between these new requirements and the existing AISD Project Development Manual, while balancing with faculty, staff, and Construction Advisory Team requirements.

With Bear Creek’s unique connection to nature, sustainable design was a high priority. High-efficiency MEP systems, low-VOC materials, and a rain cistern, earned the project LEED Silver certification.

Owner

Austin Independent
School District

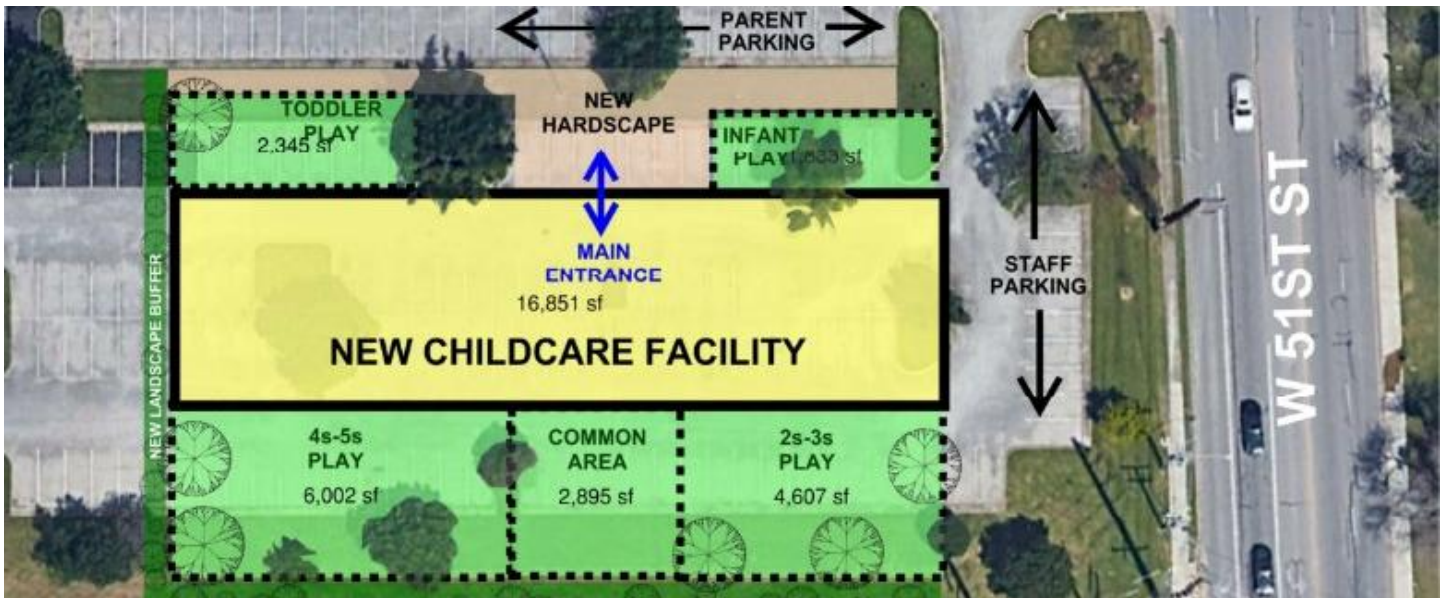
Architect/Engineer

BGK Architects

Contractor

Flintco

**Services provided under the employment of others*



Child Development Center Program & Facility Assessment

Texas Health & Human Services | Austin, Texas

Construction Cost:

- \$11M (anticipated)

Project Size:

- 16K SF

Type of Construction:

- New

Assessment Start/Finish Dates:

- Feb 2024 – Jun 2024

Description of Services:

- Child Development Center Programming
- Facility Assessments
- Conceptual Planning & Test-Fits
- Safety Analysis
- Conceptual Budget
- Conceptual Schedule
- Report & Recommendations

Staff Involved:

- Hara Cootes
- Erin Kozuh
- Karel Kozuh

Project Description

Texas Health & Human Services (HHS) recognized the critical need to provide exceptional childcare as a benefit to their employees. HHS engaged VCM to develop an ideal child development center program and evaluate two potential locations for the facility against the program to determine viability.

VCM performed an in-depth facility assessment of the existing Winters Building for potential renovation, as well as a nearby parking lot to support a potential new stand-alone facility.

VCM then developed rigorous test fits, provided conceptual cost estimates and schedules of each option, and compiled the ideal program, findings, and recommendations in a comprehensive yet easy-to-read report.

Through VCM's diligence, it was recommended investing in a new-build would provide better outcomes in terms of operational efficiency, safety, and overall quality of care despite potentially higher initial costs and a longer construction timeline compared to a renovation.

The new center represents an opportunity to connect with nature, both on the interior and the exterior by maximizing natural light and visual connection to the outdoors. The large outdoor play areas support traditional play equipment and nature-based outdoor learning elements, such as vegetable gardens, climbing tree stumps, and bioswales.

Owner

Texas Health & Human Services



Childcare Program & Facility Assessment

The University of Texas at Tyler, University Academy | Tyler, Texas

Construction Cost:

- \$2M (anticipated)

Project Size:

- 10K sf

Type of Construction:

- Renovation

Start/Finish Dates:

- Assessment: Spring 2023

Description of Services:

- Program Needs Assessment
- Childcare Market Survey
- Salary Assessment
- Definition of Program Goals & Mission
- Site Due-Diligence
- Facility Review & Analysis
- Program Test Fits
- Space Requirements

Project Description

In support of UT Tyler's expansive School of Medicine and regional growth of the UT Health East Texas system, the UTT Academy recognized the dire need to provide early learning to the University community while maintaining exceptional quality.

UTT intends to repurpose an existing facility to serve as their child development center. To analyze its viability, the Academy sought the expert guidance of VCM to perform a Program & Facility Assessment.

The assessment included a market survey, defined key program goals, and sought to maximize classroom space within the facility. Through interviews, facility tours, and rigorous test fits, VCM developed a report with recommendations that support successful implementation of a UTT childcare program.

The new center represents an opportunity to connect with nature, both on the interior and the exterior. The large outdoor play areas are adequate to support both traditional play equipment and nature-based outdoor learning elements, such as vegetable gardens, climbing tree stumps, and bioswales.

The assessment was completed in just 4 weeks to support their aggressive schedule.

Owner:

UT Tyler University Academy



Leona Child Development Center

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

Construction Cost:

- ~\$10M

Project Size:

- ~\$16K SF

Type of Construction:

- New

Start/Finish Dates:

- 2020-2023

Description of Services:

- Project Management
- Quality Management
- Permit Coordination
- Site due-diligence
- Interior Design
- Furniture Planning

Project Description

In response to the critical need for additional on-campus child care capacity and replacement of outdated facilities, the Leona Child Development Center responded to these needs by incorporating innovative learning models, including a sustainable and nature-focused environment serving 200 children.

As the design team project manager, Erin Kozuh successfully coordinated the design team's efforts with the building users, numerous university departments, public utility providers, and the City of Austin.

Atypical from most UT Austin projects, the new center required tie-ins to public utilities, easement releases, and permitting, which required a high-level of coordination and guidance.

Due to the spike in material costs in 2020/2021, cost-control was the most challenging effort for this project. We led the team through multiple in-depth value-engineering efforts to successfully mitigate the impact.

The project was completed in April of 2023.

Owner:

UT Austin

Architect/Engineer:

BGK Architects

Contractor:

Flintco

**Services provided under the employment of others*



Comal Child Development Center

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

Construction Cost:

- ~\$3M

Final Project Size:

- ~16K SF

Type of Construction:

- New

Start/Finish Dates:

- 2005-2006

Description of Services:

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

Project Description

Karel Kozuh served as Assistant Project Manager and Assistant Superintendent for the Construction Manager-at-Risk on this state-of-the-art child development center.

Through close coordination with the client and aggressive cost savings efforts, including subcontractor negotiation and constructability guidance, the construction team was able to develop and deliver an in-budget GMP.

This project was completed on-time and under-budget and represents a great facility for generations of little Texans.

Owner:

UT Austin

Architect/Engineer:

PBS&J Architects

Contractor:

HS&A