



New Hope Drive Expansion (P3)

CPM Development, LLC (NFM) & City of Cedar Park | Cedar Park, Texas | Delivery Method: CMAR

Construction Cost:

- ~\$75M

Project Size:

- ~1 mile of arterial roadway

Type of Construction:

New

Design Start/Finish Dates:

- Mar 2023 – Aug 2024

Construction NTP/SC Dates:

- Jan 2024 – Feb 2027

Description of Services:

- Executive Program Mgmt
- Due Diligence
- Entitlement Support
- Scope Definition
- Schedule Development
- Budget Development
- Real Estate Support
- Consultant Procurement
- Contract Standardization
- Permitting Coordination
- Construction Administration
- Carrier & Utility-provider Coordination
- Toll-Authority/TXDOT Coord.
- Logistics Coordination

Project Description

This P3 roadway expansion project is made possible through a partnership between CPM Development, LLC and the City of Cedar Park, Texas. The roadway will provide increased capacity while maintaining existing level of service for this growing suburban area.

The project includes widening the arterial from 4 lanes to 6 lanes, expanded shared use paths, and two innovative intersections - a flipped left diamond and continuous green tee.

The project also includes a major expansion of a regional detention pond, increasing capacity from 7 acres to 15 acres, as well as the restoration of a creek channel previously damaged in a forest fire in collaboration with the U.S. Army Corps of Engineering and the City of Cedar Park.

NFM engaged VCM to serve as their Program Manager/Owner's Representative to deliver this project on time and in budget.

VCM led all aspects of this project kicking off with collaborative meetings with project stakeholders to define project requirements and terms of the interlocal agreement between the City and the toll authority, and roadway construction agreement between the city and CPM development.

Owner:

City of Cedar Park

Engineer:

LJA

Contractor:

Jordan Foster Construction



Red River Street Realignment

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

Construction Cost:

- ~\$46.6M

Project Size:

- 10 city blocks of roadway & utility

Type of Construction:

- New

Start/Finish Dates:

- 2018-2022

Description of Services:

- P3 Advisory
- Program Management
- Quality Management
- Risk Mitigation
- Logistics & Coordination
- Permit Expediting

Project Description

Serving as the Owner's Designated Representative for the University of Texas at Austin, Karel Kozuh managed the design and construction phases of this 10-block roadway & utility project.

Per an Inter-local Cooperation Agreement between the City of Austin and the University of Texas Board of Regents, in exchange for the City allowing the University's new Moody Center Arena to be constructed within an existing city roadway, the University was obligated to construct an alternative north-south roadway one block to the west. The newly constructed roadway spans about 10 city blocks, includes improved environmental, pedestrian and bicycle safety features and serves numerous stakeholders, including the existing 100,000-fan Darrell K Royal Memorial Football Stadium and the 15,000-fan Moody Center Arena.

This logistically-complex project involves close & regular coordination with TXDOT, the City of Austin, UT Athletics and the P3 Moody Center Arena Project. Anticipating future growth and utility needs was also a challenging part of this exciting project.

This project was completed on-time and in-budget and represents a unique delivery method for the University.

Owner:

UT System

Architect/Engineer:

Stantec / Martinez Moore Eng.

Contractor:

SpawGlass



Streets and Grounds Project

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

Construction Cost:

- ~\$8M

Start/Finish Dates:

- 2011-2014

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 site and infrastructure project. 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 in a new 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



The Moody Center Arena Site Enabling Package

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

Construction Cost:

- ~\$35M

Type of Construction:

- New

Start/Finish Dates:

- 2018-2022

Description of Services:

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

Project Description

Serving as the Owner's Designated Representative for the University of Texas System Board of Regents, Karel Kozuh worked closely with both party's outside counsel to negotiate the construction license agreement, ground lease, ILA and other governing documents supporting this complicated P3 project.

Concurrently, Karel oversaw the successful programming, design and construction phases of the \$34.75M Site Enabling Package, the \$46.6M Red River Realignment and the \$375M developer-led Moody Center Arena Project.

The Site Enabling Package included typically site due-diligence and investigations (Cat 1A Survey, Phase 1, and com-checks associated with the Capitol View Corridor and Texas Antiquities Act), navigating numerous permit and approval processes (City of Austin, ILA, TXDOT, TCEQ, Army Corps of Engineers and easement vacations and dedications) and management of Enabling Scope (relocation of 11 heritage trees, re-route and extension of utilities) all to support the first concert, held in April 2022.

This project was completed on-time and in-budget and represents a unique delivery method for the University.

Owner:

UT System

Architect/Engineer:

Stantec / MME

Contractor:

AECOM/HUNT

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



The Dell Medical School Site Preparation & Infrastructure

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

Construction Cost:

- ~\$66M

Type of Construction:

- New

Start/Finish Dates:

- 2013-2016

Description of Services:

- P3 Advisory
- Program Management
- Quality Management
- Risk Mitigation
- Logistics & Coordination
- Permit Expediting

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 Site Preparation & Infrastructure Package. 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

Architect/Engineer:

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Contractor:

Hensel Phelps