

#### EDUCATION

- Bachelor of Science, Landscape Architecture, Texas A&M University, College Station, TX, May 1985
- Master of Applied Geography, Resource and Environmental Studies, Texas State University, San Marcos, TX 2004

Carol has over 35 years of professional experience that includes 22+ years in public sector service in community and regional planning, land development regulation, and district energy planning and construction, and 13+ years as a private sector consultant managing land development and planning projects for both public and private sector clients.

#### Areas of Expertise:

- Project Management
- Community and Regional Planning
- Environmental Assessments and Feasibility Studies
- Land Development
- Construction

#### RELEVANT EXPERIENCE

##### **Project Manager, Atlas Design Group, Austin Texas**

**May 2023-Present**

Manage Austin Bergstrom International Airport utilities design and construction projects including new Central Utility Plant (CUP).

##### **Project Manager, Austin Energy, Austin TX**

**Aug 2007 – Sept 2019**

- Manage District Energy and Power Plant design and construction projects ranging from \$50,000 to \$50 million, including Downtown District Cooling Plant #3; Domain Master Plan and Chiller Replacements; expansions, renovations, industrial equipment and controls installations for existing plants, underground chilled water transmission and distribution piping, and customer mechanical rooms.
- Quality Assurance/Quality Control for design and construction projects, including AE and customer plans, and extensive field inspections and coordination during construction.
- Make public presentations, conduct public outreach, lead meetings, and coordinate negotiations with and manage expectations of stakeholders.
- Manage regulatory requirements including building permit, General Permit, Right-of-Way Management (ROWMAN), Austin Utility Location Coordination Committee (AULCC) and Downtown Area Projects Coordination Zone (DAPCZ).
- Lead diverse teams of clients, contractors, consultants, and Austin Energy (AE)/City of Austin (COA) resources.
- Coordinate and maintain relationships with developers and contractors, and other AE/COA departments.



Carol M. Koenig Stewart  
Project Manager

- Solicit proposals, negotiate terms and conditions and budgets, hire, manage, and evaluate team members.
- Develop new contracts (client, contractor, professional rotation lists), technical specifications and details, and document, monitor, and improve processes and procedures.

**Senior Planner, Doucet & Associates, Inc./Carter & Burgess, Inc., Austin, TX**

**Jan 2001 – Aug 2007**

- Manage community and regional development planning and design projects.
- Conduct research and author development feasibility & environmental studies.
- Central Texas regional development regulation specialist.
- Negotiate with clients, public officials, and stakeholders.
- Represent public and private clients in zoning, subdivision, site plan and building permit cases before staff, Planning Commission, City Council and County Commissioners.
- Define scopes, schedules, budgets, resources, and quality on planning projects.
- Create work breakdown structures, permitting schedules, and obtain entitlements for engineering projects, including residential, commercial, public sector and MEP projects.
- Consult on COA, Texas Commission on Environmental Quality (TCEQ), multiple Central Texas Cities and Counties, U.S. Corps of Engineers (USACE), and Texas Department of Transportation (TxDOT) regulations and requirements.
- Active stakeholder participant in regional and municipal planning and regulation development including COA commercial design standards and transit -oriented development, and City of Georgetown design standards.
- Collaborate with Sales and Marketing staff on proposals.

**Project Manager, Austin Energy, Austin, TX**

**Aug 2000-Jan 2001**

- Manage substation design and construction projects.

**Senior Planner/Environmental Quality Specialist, City of Austin, Austin, TX**

**Feb 1993-Aug 2000**

- Provide technical customer assistance on development code processes & regulations as a subject matter expert in zoning, subdivision, site plan and environmental regulations.
- Manage and review development applications, negotiate design alternatives, conduct site reconnaissance & inspections, conduct research & author reports.
- Presentations to Environmental Board, Planning Commission, and City Council.
- Collaborate with Information Technology on GIS program development and Y2K complaint program development, Public Works Real Estate, Austin Energy, Addressing and Building Permits.
- Interview, recommend and train new employees.



Carol M. Koenig Stewart  
Project Manager

**Landscape Architecture & Planning Consultant, Austin, TX**

**Aug 1992-Feb 1993**

- Plan and design community and regional development projects, development feasibility, environmental assessments, research, presentation preparation, and entitlements.

**Planner, City of Kerrville, Kerrville, TX**

**Sept 1989-Mar 1992**

- Community and regional planning including policies, ordinances, regulations, conservation, and development.
- Presentations to City Council, Commissions and Citizens Groups.
- Establish goals and objectives for City Boards and Commissions.
- Provide technical assistance to citizens, boards and commissions, and Council.
- Collaborate with multiple city departments, and other public and private entities in pursuit of the most effective solutions for local issues.
- Lead community beautification and improvement programs.
- Founder of the Hill Country Earth Day Coalition including public presentations, fundraising and volunteer coordination. Planned and implemented two popular Earth Day Events. As a direct result of my efforts, the City of Kerrville established a recycling program and an Ecology Task Force to address environmental issues.

**PROJECT EXPERIENCE**

**Austin Energy Projects 2007-2019:**

**Downtown**

- Downtown District Cooling Plant #3
- Fairmont Hotel
- Hyatt Place Hotel
- Van Zandt Hotel
- Four Seasons Residences
- Spring Condominiums

**Mueller Energy Center**

- Control Room Expansion
- Electric Reliability Improvements

**Domain**

- Domain District Cooling Plant Master Plan and Chiller Replacements
- Simon Lifestyle Malls
- Domain Offices and Apartments

**Private Sector Projects 2001-2007:**

- Capital Metropolitan Transportation Authority: Feasibility Studies, Brownfield Redevelopment
- Wal-Mart: South Park Meadows, Shops at Slaughter Creek, Ben White & IH 35
- Texas General Land Office: Feasibility Studies
- Travis County Expo Arena: Central Chiller Addition
- St. Edward's University: Thermal Energy Storage
- Emerson Process Mgmt/Fisher Rosemount Systems: Uninterruptible Power Source
- University of Texas Pickle Research Center: Master Plan