

TRANSWESTERN

Gulf Coast
Region



“What Transwestern brings to the table is not only the project management expertise, but a refreshing approach that allows us to stay informed and control every aspect of a project. Transwestern fosters fluid communication. By keeping us fully informed and framing key issues for us, Transwestern saves time and enables us to put the best ideas to work.”

Michael Jhin
President & CEO, retired
St. Luke’s Episcopal Health System

St. Luke’s Episcopal Health System Houston, Texas Development - Fee

OPPORTUNITY/CHALLENGE

St. Luke's Episcopal Health System (SLEHS) retained Transwestern (TW) to analyze and review their campus master plan to accommodate the expansion requirements for the hospital including its administrative and executive offices.

SOLUTION

TW analyzed SLEHS' campus, its growth plans and options to lease, purchase or develop within three and five-mile radii of the Texas Medical Center.

TW designed and proposed a solution to construct office and administrative space on top of a 1,400 space garage on a site owned by SLEHS across from their existing medical office tower. This new facility was constructed on a long, narrow portion of the site allowing an efficient two bay parking facility and yet leaving space on campus for future growth and expansion. This solution met all the criteria - strategically-located and cost efficient administrative space, liberated existing admin space for hospital expansion, relieved the chronic parking shortage on campus, and provided room for the future expansion and growth of SLEHS. Additionally, the parking facility generated enough revenue to retire the construction debt in an accelerated basis.

VALUE ADDED BY TRANSWESTERN

Once the client chose to build the new facility, TW established the initial budget by using extensive contacts within the design and construction industries. TW pre-qualified architectural firms, refined proposals, selected the architectural team and drove the design and construction process to provide the best value to the client. The goal was to provide the best form and function in the most cost efficient manner feasible.

TW delivered the 6620 Main Building, a 675,000 SF multi-purpose building consisting of 11 floors of parking (1,400 parking spaces) and four floors of office space (180,000 SF) connected to the existing St. Luke’s Medical Tower via a pedestrian sky-bridge. In addition, by guiding the bidding process, TW delivered the project on-time, while realizing an additional savings of approximately \$4 million or 17% for SLEHS.