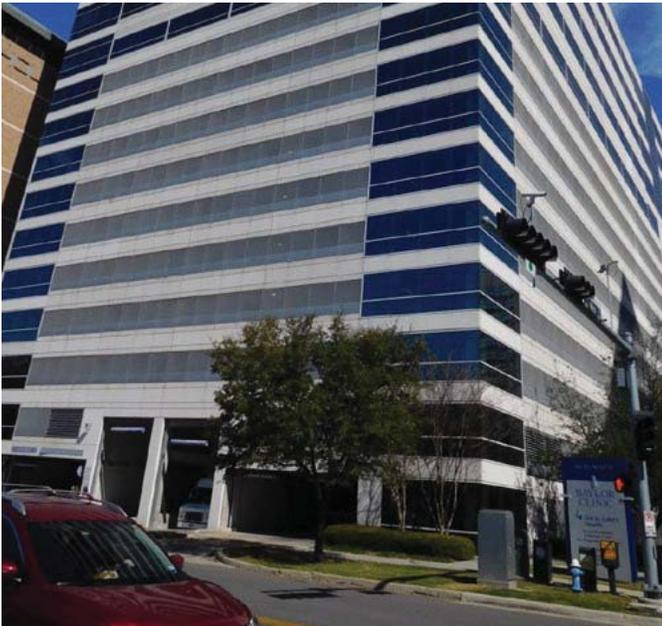


# CASE STUDY | HEALTHCARE

## ST. LUKE'S EPISCOPAL HEALTH SYSTEM

Houston, Texas



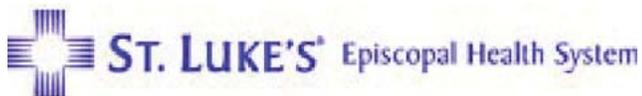
### PROJECT DESCRIPTION

St. Luke's Episcopal Health System (SLEHS) retained Transwestern to analyze and review their campus master plan to accommodate the expansion requirements for the hospital, including its administrative and executive offices. Transwestern analyzed SLEHS's campus and its growth plans, as well as its options to lease, purchase, or develop within a three to five mile radius of the Texas Medical Center.

Transwestern 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. Additionally, the parking facility generated enough revenue to retire the construction debt in an accelerated basis.

Transwestern established the initial budget by using extensive contacts within the design and construction industries. Transwestern 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.

Transwestern delivered the 6620 Main Building, a 675,000 SF multi-purpose medical office 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, Transwestern delivered the project on time, while realizing an additional savings of approximately \$4MM or 17% for SLEHS.



### PROJECT SIZE

675,000 SF

### PROJECT COST

\$20MM