

Healthcare for the Homeless – Houston

Houston, Texas

Architect, Mechanical & Electrical Engineer

Page Southerland Page, Inc.

Healthcare for the Homeless – Houston (HHH) serves a vulnerable and marginalized population of homeless men, women, and children. Their mission has three parts:

- 1) to provide long-term care for those who are unable to navigate a larger system of care;
- 2) to provide interim care for those who can transition into the public healthcare system; and
- 3) to provide medical outreach to those who live on the streets or in single-night shelters.

For many years, HHH shared space in a building with SEARCH Homeless Services, operating out of a 6,425-square-foot building. In 2012, the Houston office of architecture/engineering firm Page Southerland Page, Inc. was engaged to assist with facility programming to help HHH relocate and expand its facility.

The design team renovated an existing three-story building in downtown Houston, providing a dedicated, single-user facility that was completely gutted and renovated to fit HHH's mission. The new facility provides 20,400 square feet of clinic and office support space, plus a 4,000-square-foot parking area.

Renovations included an open stair between waiting areas, an exterior "lantern" over the new entry, a new elevator, and larger energy-efficient windows that provide daylighting deep inside the facility.

Translucent partitions in the waiting rooms and dental clinic provide visual privacy, while still allowing light to permeate the building. Inviting and durable finishes were chosen throughout the space, and help to impart a sense of warmth and comfort. New signage incorporated into the architecture also increased the organization's visibility from the adjacent freeway.

The first level is primarily dedicated to parking and administrative space. The main entry opens to a small foyer, designed to usher clients up an open staircase where they check in and proceed to waiting areas on the second and third floors.

The communicating staircase provides clients with a sense of welcoming open space, and also serves as a security and safety measure by increasing visibility from numerous vantage points. There is also an elevator available.

The second-story medical clinic design was planned with a flexible module, so that offices could be converted to exam rooms in the future, or vice versa, if needs shift.

The clinic contains 12 exam rooms, an in-house pharmacy, and small testing labs. The waiting and exam rooms provide electrical



Photos Courtesy of Slyworks Photography



outlets for clients to charge wireless phones. A door with a one-way mirror at the second floor waiting room leads to the COO's office, allowing her to identify optimal times to visit with clientele while they wait.

The top floor includes six dental stations, each one providing personal space for client belongings. Behavioral health spaces and offices have glass sidelights, which bring in daylighting for energy efficiency. These side-

lights add an enhanced sense of openness, as well as create a safer environment for occupants, while still retaining client privacy. A dedicated space on the third floor, used by staff and over 400 annual volunteers, accommodates work stations, training spaces, and personal lockers.

Many of the professional services and building materials were donated, which helped to keep the project within budget.

Architect, Mechanical & Electrical Engineers

Page Southerland Page, Inc.
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Project Team

Structural Engineer

ASA Dally
9800 Richmond Avenue, #460, Houston, TX 77042

General Contractor

Forney Construction
8945 Long Point Road, #200, Houston, TX 77005

Equipment Planner

Mazzeffi
12727 Featherwood Drive, #285, Houston, TX 77034

IT/AV/Security

TechKnowledge
6575 West Loop South, #110, Bellaire, TX 77401

Graphics

FMG Graphics
101 Crawford Street, #100, Houston, TX 77002

Project General Description

Location: Houston, Texas

Date Bid: Feb 2015

Construction Period: Feb 2015 to Dec 2015

Total Square Feet: 24,270 **Site:** 0.47 acres.

Number of Buildings: One.

Building Sizes: Garage, 4,030; first floor, 4,060; second floor, 8,090; each additional floor, 8,090; total, 24,270 square feet.

Building Height: Garage, 12'; first floor, 12'; second floor, 12'; each additional floor, 12'; total, 36'4".

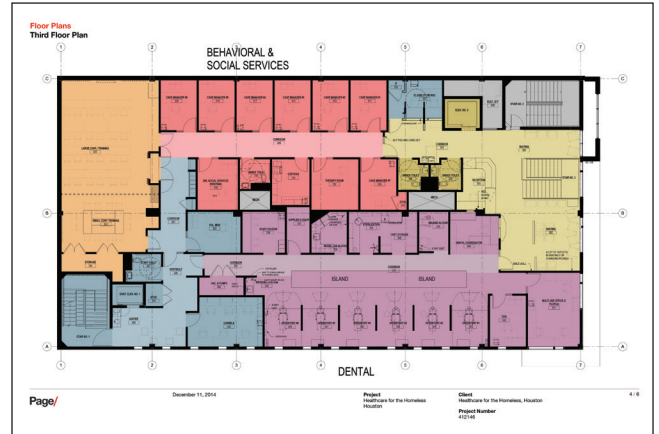
Basic Construction Type: Gut & Renovation.

Foundation: Slab-on-grade.

Exterior Walls: CMU, existing precast panels.

Roof: Built-up. **Floors:** Concrete, metal bar joists.

Interior Walls: Metal stud drywall.



DIVISION	COST	% OF COST	SQ.FT. COST	SPECIFICATIONS
PROCUREMENT & CONTRACTING REQUIREMENTS	169,579	4.34	6.99	—
GENERAL REQUIREMENTS	529,646	13.55	21.82	—
CONCRETE	95,826	2.45	3.95	Forming & accessories, reinforcing, cast-in-place, cutting & boring.
MASONRY	18,592	0.48	0.77	Unit.
METALS	392,909	10.05	16.19	Structural metal framing, joists, decking, cold-formed metal framing, fabrications, decorative.
WOOD, PLASTICS & COMPOSITES	173,500	4.44	7.15	Rough carpentry, finish carpentry.
THERMAL & MOISTURE PROTECTION	162,786	4.16	6.71	Dampproofing & waterproofing, thermal protection, weather barriers, membrane roofing, flashing & sheet metal, roof & wall specialties & accessories, fire & smoke protection, joint protection.
OPENINGS	208,477	5.33	8.59	Doors & frames, specialty doors & frames, windows, hardware, glazing, louvers & vents.
FINISHES	614,711	15.72	25.33	Plaster & gypsum board, tiling, ceilings, flooring, wall finishes, acoustic treatment, painting & coating.
SPECIALTIES	117,436	3.00	4.84	Information, interior, signage.
CONVEYING SYSTEMS	76,900	1.97	3.17	Elevator (1 passenger).
FIRE SUPPRESSION	49,900	1.28	2.06	Water-based fire-suppression systems, fire extinguishing systems.
PLUMBING	347,060	8.88	14.30	Piping & pumps, equipment, fixtures, gas & vacuum systems for laboratory & healthcare.
HVAC	399,519	10.22	16.46	Piping & pumps, air distribution, central HVAC equipment.
ELECTRICAL	472,729	12.09	19.47	Low-voltage transmission, electrical & cathodic protection, lighting.
ELECTRONIC SAFETY & SECURITY	80,306	2.04	3.30	Access control & intrusion detection, surveillance, detection & alarm, monitoring & control.
TOTAL BUILDING COSTS	3,909,876	100%	\$161.10	
EXISTING CONDITIONS	85,800			Demolition, facility remediation.
EXTERIOR IMPROVEMENTS	36,699			Bases, bollards & paving, site.
UTILITIES	34,005			Water, sanitary sewerage, storm drainage, electrical, communications.
TOTAL PROJECT COST	4,066,380			

UPDATED ESTIMATE TO DECEMBER 2016: \$173.25 PER SQUARE FOOT

Regional Cost Trends

This project, updated to December 2016 in the selected cities of the United States.

EASTERN U.S.	Sq.Ft. Cost	Total Cost	CENTRAL U.S.	Sq.Ft. Cost	Total Cost	WESTERN U.S.	Sq.Ft. Cost	Total Cost
Atlanta GA	\$181.13	\$4,395,946	Dallas TX	\$175.22	\$4,252,600	Los Angeles CA	\$234.28	\$5,686,061
Pittsburgh PA	\$228.38	\$5,542,715	Kansas City KS	\$236.25	\$5,733,843	Las Vegas NV	\$214.60	\$5,208,241
New York NY	\$291.38	\$7,071,740	Chicago IL	\$246.10	\$5,972,753	Seattle WA	\$234.28	\$5,686,061

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