

## Project Profile

### Bay Area Houston Medical Center

Webster, Texas

#### Client Overview

Medical Plaza Associates L.P. are made up of ten individual medical practices and three ambulatory surgical center (ASC) facilities. Practices range from plastic surgery and gastroenterology to reproductive medicines and dental. Dr. Kenneth Hollis, with Medical Plaza Associates, and Robert Messer of FCA, the project manager for the doctors group, were previous clients of LCS.



#### Project Overview

The project involved the construction of a brand new 77,000 square foot medical office building with licensed ASC modules. The building utilized Mediterranean style architecture with a sloped tile roof, stucco and stone exterior veneer reflecting. It included structural steel, tilt-wall and metal stud perimeter wall construction. The high-end interior finishes rounded out the Class A+ office building which was completed in February 2007 and became a centerpiece of the



fast-growing Webster-Bay Area.

The major challenge and success on this project was reducing the Owner's overall project budget and scope in order to align with the financing available. LCS was successful in the endeavor and provided over \$1 million in substantial and creative cost reduction alternatives to the Owners. Finally, LCS exhibited a thorough knowledge of the project and offering.

