

PROJECT EXPERIENCE

HEDWIG PLACE MEDICAL OFFICE BUILDING

HEDWIG VILLAGE, TEXAS



YEAR COMPLETED:

APRIL 2019

OWNER:

Stream Realty Partners

CLIENT NAME:

E4H - Environments for Health Architecture

RLG SERVICES:

Structural Engineering

PROJECT DESCRIPTION /SCOPE:

Hedwig Place Medical Office Building is one of the first new office developments built in over 30 years in Houston's affluent Hedwig Village community. RLG Consulting Engineers partnered with Burton Construction and E4H – Environments for Health Architecture to provide structural engineering for the new development. The new five-story medical office building located south of the Interstate 10 feeder road between Brogden Road and Old Voss Road is 101,744 square feet and has a freestanding six-story parking garage with over 400 spaces.

The five-story medical office building is made of composite steel and steel braced frames for lateral resistance. RLG's team of structural engineers provided the design of the steel frame and foundations of the building along with the foundations for the adjacent precast parking garage. The roof was designed specifically for air handling units and to accommodate future rooftop mechanical expansion. The office building's facade includes many windows and curtainwall locations which prevented braced frames from being located in an ideal location at the exterior of the building. However, RLG was able to balance the foundation sizes with the locations of the braced frames in order to provide the owner and architect a building that matched their wants, needs, and vision.

The interface between the office building and the garage presented some challenges with the foundations. Spread footings were required to support both buildings that created eccentric loading. RLG's team of structural engineers ensured that the combined footings were sized to account for this loading and allowed the columns of both buildings to be placed where the architect and owner desired.

The building is expected to be ready for occupancy in the first quarter of 2019.