Memorial Hermann Heart & Vascular Institute - Southwest
– Houston, TX

CASE STUDY

CHALLENGE

Memorial Hermann Healthcare System identified a market demand for expanded cardiovascular capabilities to serve a patient population that would grow increasingly dependent on the availability of comprehensive cardiac care. Through a request for proposal process, the hospital system solicited bids to develop its proposed Memorial Hermann Heart and Vascular Institute – Southwest, an inpatient cardiac care hospital, to be situated on its main hospital campus in Houston. The project also called for the development of an adjacent professional office building to house complimentary medical and surgical services, as well as physician offices.

STRATEGY

After winning the competitive bidding process for development services, Trammell Crow Company provided coordination and oversight of all phases of design, medical equipment planning and procurement and the bid process for selection of a general contractor. In a separate and competitively bid project, we were also awarded the leasing and property management assignment of an adjacent professional office building that houses an ambulatory surgery center, diagnostic imaging services and physician offices.

RESULTS

Construction commenced in July 2005 and the five-story, 160,000 square foot hospital was completed, on budget and on schedule, in December 2006. The facility has 42 private patient rooms, 26 telemetry beds and a 13 bed intensive care unit. It also includes a noninvasive diagnostic center, five catheterization and electrophysiology labs, four surgical suites and an endovascular suite.

VALUE

$72.0M

ABOUT THE CLIENT

Memorial Hermann Healthcare System is a large, integrated healthcare system serving the greater Houston market and southeast Texas with 14 hospitals, three of which are located in the Texas Medical Center. Memorial Hermann offers a patient-centric approach to medicine, the convenience of health care in neighborhoods where people live and work and easy access to the resources and technology of a university-affiliated teaching hospital.

Quick Facts	
Type:	Cardiac Care Hospital
Size:	160,000 sf
Const Comp:	Dec 2006
Architect:	FKP
Contractor:	Vaughn Construction
Location:	7600 Beechnut Houston, Texas 77074