

**Felder
Group**

Architects

About Felder Group Architects, Inc.

Felder Group Architects, Inc. is a well-established architectural firm located near Austin, Texas in the City of Round Rock. The firm provides full-service and consulting services for commercial and institutional clients and was established to produce sustainable projects by employing excellence in communication, design, management and technology.

ALAN FELDER

AIA 30057901

NCARB 591313

ICC 10279983

Alan Felder Graduated from Auburn University in 1978, with bachelor degrees in both Architecture and Environmental Science. Moving to Austin Texas shortly thereafter, he has conducted his entire career thus far from the central Texas area.

Mr. Felder has over 40 years of experience in the field of Architecture and Construction, including almost 3 million square feet of healthcare facilities design. He founded the Felder Group Architects, Inc. in September of 2002 following a 20-year career with one of the largest architectural firms in Texas. As principal of that firm, he oversaw general operations of the company and directed a wide variety of projects and staff.

Always a student of the intersection of design and science, Mr. Felder enjoys design challenges especially those that are technologically driven. As examples of this focus, he designed one of the first MRI facilities in Texas and a Semiconductor design office building which became the worldwide standard for an international advanced technology company.

Wanting to return to an environment of more direct involvement in planning, design, and construction Mr. Felder left the large corporate architecture world and opened the small firm he currently operates, where he is able to bring his large-firm experience to bear on a wide range of project types, with personalized service. The firm concentrates on programming, planning, and design, primarily for environments of healing, and to building code analysis, compliance, and mapping.

Philosophy

At the Felder Group, great projects are achieved by great communications and our desire to add value to our client's projects.

The Felder Group designs for minimal impact on the environment. We employ concepts of environmentally friendly materials and systems, construction methods, energy conservation, and life cycle costing in every project we produce. This results in clean and healthy facilities that are economical to operate and maintain.

Well-versed in Healthcare and related projects, Felder Group Architects also have extensive experience in Commercial, Institutional and Educational projects. We practice a standardized approach to each project to determine factors affecting the design, paying close attention to these factors:

- Image and culture of the organization
- User's aspirations and goals
- Climate and environmental issues
- Function
- Budget
- Codes, standards, and regulations
- The Client's schedule
- Efficiency of staffing and operation
- Technological issues which affect or are incorporated into the facility

Each of these are researched and discussed thoroughly in the programming phase. A design criteria document is assembled which records the results of these efforts. A successful programming phase is critical to meeting the Owner's goals and objectives for both the project and the business operations.

Capabilities / Services

Highly complex projects are a specialty of the Felder Group Architects. Areas of expertise include Healthcare, Laboratories, Pharmacies, Office and Commercial projects. Services offered include:

- Project Conception Assistance
- Site and Facility Due Diligence
- Code Studies
- Feasibility Studies
- Planning
- Programming
- Design / Visualization
- Documentation
- Construction
- Post – Construction Evaluation

Primary Processes

Felder Group Architects, Inc. adheres to a project approach that is designed to insure that communications are clear and that decisions are made at the appropriate stage of the project.

We begin by listening. Initially, projects are dominated by information gathering in the programming phase. This information is discussed and organized in a manner that provides a framework for the design efforts, via a bespoke Design Criteria document. Requirements of authorities having jurisdiction are established and compiled as part of the programming phase.

Project design is initiated with the completion of the Design Criteria document, so that the initial concepts are tested against fresh information, proceeding from a broad scope to detailed design.

As the design progresses, the influence of building technology increases. Any significant changes to the project are evaluated against the design criteria, insuring that the original design intent is maintained.

For full-service contracts, the bidding, construction and post-construction evaluation services are structured to assure that the project completely fulfills the design intent as stated in the Design Criteria document.

Code Compliance Assistance Services

Felder Group Architects offers its health care and other institutional clients ongoing code compliance services for maintaining their facilities in compliance with the International Building Codes, NFPA 101 - Life Safety Code and other NFPA codes and standards, Texas Department of State Health Services Rules, Joint Commission and Centers for Medicare Services Hospital Accreditation Standards, and Texas Accessibility Standards.

Typical services include plans showing required fire-rated partitions, exiting provisions, limiting distances and paths of travel, identification and configuration of suites, areas requiring positive or negative pressure differentials, and other items required for life safety as the building owner may require additional mapping of utilities and other systems are often sought by clients for inclusion in or in conjunction with the Fire and Life Safety documents.

Services also include comparisons between all relevant codes to identify the most stringent (and therefore governing) requirement for each criteria studied. A table is provided showing each governing criteria compared to the actual value achieved in the building. We also identify areas of existing facilities where code requirements are not met and discuss means for correcting those deficiencies.

Related services include consolidation of existing paper plans into new CADD formatted files, recording of existing system component locations such as fire dampers, and pre-project analysis to evaluate impacts to existing life safety schemes.

Supporting Processes

Budgeting / Construction Cost

FGA enlists the experience of selected construction firms to provide cost estimating services. We have found that opinions of probable construction cost are consistently more accurate and reliable when sourced directly from the construction industry. Our clients have benefited greatly from this approach.

Data / CADD

Our parametric 3D modeling CADD software allows us to quickly provide clients with the data they need to insure that their project will meet their requirements. Parameters such as volume, BOMA calculations and even building systems quantity reports are possible at early stages of design. Our primary CADD tool is Autodesk Revit, but for coordination with our clients and our consultants we can receive and deliver drawings in Revit and AutoCad formats.

Scheduling

We know that time is money, and projects frequently are driven by the need to accomplish certain goals by an immovable date. There are many factors related to the project that must be considered and coordinated in order to provide for a smooth pathway toward your project goals. A project schedule is developed at the inception of the project and is updated whenever required to facilitate the expectations of all parties to the process. We have never failed a client in meeting their critical deadline. We are a schedule-driven firm.

Consultants / Affiliations

Felder Group affiliates with a select group of sub-consulting firms to complete the project team. These firms are selected on a project basis, based upon their individual expertise, availability and overall suitability for the project. Sub-consultants may include Landscape Architecture, Civil, Structural, Mechanical, Electrical and Plumbing engineering as well as Interior design, Equipment Planning, Lighting, Vibration, and Acoustics.

With our trending focus toward programming and preliminary design services, Felder Group Architects will form Joint ventures with select Architectural firms who will be the Architect-of-Record for full-service contracts.

Project Experience

Projects in bold face are projects of FGA, Inc. Other projects are the experience of Alan Felder while at Graeber, Simmons & Cowan, Inc. unless noted otherwise.

Selected Healthcare Projects

St. David's Healthcare Partnership Code Compliance and Facilities Management Assistance

Austin, Texas

\$ Not Applicable

**Continuous multi-decade support of the Healthcare Partnership's Code Compliance across multiple buildings campuses in the Central Texas area.
Ongoing**

Pflugerville Medical Complex

Pflugerville, Texas

Medical Office Building

\$4,300,000 US

15,530 square feet (1,443 square meters)

To be completed in 2025

Hill Country Medical Plaza

Cedar Park, Texas

Medical Office Building

\$5,100,000 US

30,000 square feet (2,787 square meters)

Completed in 2021

ATX Surgery, Inc.

Outpatient Surgical Center

Austin, Texas

\$970,000 US

9000 square feet (860 square meters)

To be Completed in 2025

Texas Digestive Disease Consultants

Preliminary Design and Marketing Package

Austin, Texas

\$2,800,000 US

29,900 square feet (2,778 square meters)

Completed in 2022

Selected Healthcare Projects, Continued

**Neurological Rehabilitation, Wellness and Residential Facility
NeuroRestorative / Mentor Network**

Austin, Texas

\$1,500,000 US

9,000 square feet (836 square meters)

Completed in 2018

Selected Healthcare Projects, Continued

Cedar Park Regional ASC

Preliminary Design and Marketing Package

Austin, Texas

\$3,800,000 US

18,000 square feet (1,672 square meters)

Completion not determined

Columbus Community Hospital

Masterplan 2015

Columbus, Texas

\$ TBD

46,000 square feet addition (4,274 square meters)

8,100 square feet renovation (753 square meters)

70,000 square feet replacement hospital (6,503 square meters)

Planning Completed in 2016

Columbus Community Hospital

Expansion Plan 2010

Columbus, Texas

\$3,250,000 US

10,346 square feet addition (961 square meters)

4,941 square feet renovation (459 square meters)

Completed in 2013

Austin Primary Care Clinic Renovation

Post Oak Center North

Austin, Texas

\$198,500 US

1,700 square feet of renovation (158 square meters)

To be completed in 2013

Heart Hospital of Austin

Executive Wellness Expansion

Austin, Texas

\$37,000 US

524 square feet (49 square meters)

Completed in March 2013

Selected Healthcare Projects, Continued

**High-Complexity Laboratory
Pain Management Associates LLC
Austin, Texas
\$114,400 US not including equipment
1,300 square feet (121 square meters)
Completed in June 2012**

Selected Healthcare Projects, Continued

**Tuscan Village Office Building
Preliminary Design and Marketing Package
Austin, Texas
\$2,800,000 US
29,900 square feet (2,778 square meters)
Completion TBD**

**Columbus Community Hospital
Outpatient Services Expansion
Columbus, Texas
\$2.5 million
21,700 square feet (2,016 square meters)
Completed in 2008**

**Stereotactic Training Center
St. David's Medical Center
Austin, Texas
\$270,000 US
1,090 square feet (101 square meters)
Completed in July, 2007**

**Texas Cardiovascular Consultants
TCC Post Oak Centre South
Austin, Texas
\$510,000 US
4,772 square feet (443 square meters)
Completed in April, 2007**

**Post Oak Centre North Building 1
Austin, Texas
\$2,500,000 US
29,000 square feet (2,016 square meters)
Completed in 2007**

Selected Healthcare Projects, Continued

Texas Cardiovascular Consultants

TCC Post Oak Centre North

Austin, Texas

\$577,500 US including equipment

6,155 square feet (572 square meters)

Completed in November, 2004

St. David's Medical Center

Biplane X-Ray Unit

Austin, Texas

\$1.7 million US including equipment

1,370 square feet (127 square meters)

Completed in 2004

St. David's Healthcare Partnership

Phase VI Additions and Renovations

Austin, Texas

\$33 million US

116,000 square feet (10,777 square meters)

Completed in 2004

Mr. Felder directed this project from programming through the design development phase

Columbus Community Hospital

Obstetrics / Emergency Department Expansions

Columbus, Texas

\$5 million US including equipment

16,000 square feet (1,486 square meters)

Completed in 2006

Texas Cardiovascular Consultants

TCC Post Oak Centre North

Austin, Texas

\$577,500 US including equipment

6,155 square feet (572 square meters)

Completed in November, 2004

North Austin Medical Center

Hyperbaric Treatment

Austin, Texas

\$400,000 US not including equipment

2,758 square feet (256 square meters)

Completed in October 2004

Selected Healthcare Projects, Continued

**North Austin Medical Center
Outpatient Wound Care
Austin, Texas
\$129,000 US
930 square feet (86 square meters)
Completed in September 2004**

**St. David's Medical Center
Biplane X-Ray Unit
Austin, Texas
\$1.7 million US including equipment
1,370 square feet (127 square meters)
Completed in 2004**

**St. David's Healthcare Partnership
Phase VI Additions and Renovations
Austin, Texas
\$33 million US
116,000 square feet (10,777 square meters)
To be completed in 2004
*Mr. Felder directed this project from programming through the design development phase***

**Columbus Community Hospital
Obstetrics / Emergency Department Expansions
Columbus, Texas
\$5 million US
16,000 square feet (1,486 square meters)
Completed in 2006**

**St. David's Medical Center
4 East Rehabilitation Unit
Austin, Texas
\$600,000 US
10,000 square feet (929 square meters)
Completed September, 2003**

**North Austin Medical Center
Inpatient Rehabilitation Unit
Austin, Texas
\$620,000 US
10,000 square feet (929 square meters)
Completed June, 2003**

Selected Healthcare Projects, Continued

Selected Healthcare Projects, Continued

St. David's Medical Center

Dialysis Unit

Austin, Texas

\$50,000 US

500 square feet (46.5 square meters)

Completed May, 2003

South Austin Medical Center

3 North Re-conversion

Austin, Texas

\$100,000 US

600 square feet (56 square meters)

Completed March, 2003

St. David's Healthcare Partnership

Temporary MRI/CT

Austin, Texas

\$200,000 US

1,950 square feet (181 square meters)

Completed August, 2002

Urgent Care Plus

Prototype / Site Adaptation

Austin, Texas

\$2.2 million US

9,000 square feet (836 square meters)

Completed April, 2002

Children's Hospital of Austin

Pediatric Oncology Unit

Austin, Texas

\$1.1 million US

14,000 square feet (1,301 square meters)

Completed in 1990

Country of Antigua and Barbuda

Replacement Hospital

\$23 million US

180,145 square feet (16,736 square meters)

Programming / Planning

Completed in 1992

Selected Healthcare Projects, Continued

Chilean Ministry of Defense
La Reyna Military Hospital
Santiago, Chile
\$70 million US
570,500 square feet (53,000 square meters)
Design Competition – 2nd Place
Completed in 2000

HCA, The Healthcare Company
Round Rock Hospital Expansion Planning
Round Rock, Texas
\$22 million US
110,000 square feet (10,219 square meters)
Renovation and Expansion Planning
Completed in 1997

Adventist Health System Sunbelt Health Care Corporation
Central Texas Medical Center Planning / Schematic Design
San Marcos, Texas
\$12 million US
104,000 square feet (9,662 square meters)
Completed in 1995

Central Texas Imaging Centers, LTD.
Central Texas Imaging Center
Austin, Texas
\$380,000 US
5,000 square feet (465 square meters)
Completed in 1990

Central Texas Imaging Centers, LTD.
Central Texas Imaging Center at Central Park
Austin, Texas
\$920,000 US
14,634 square feet (1,360 square meters)
Completed in 1999

Texas Oncology Practice Associates
Texas Cancer Center, 6204 Balcones Drive
Austin, Texas
\$4.3 million US
21,400 square feet (1,988 square meters)
Completed in 1998

Selected Healthcare Projects, Continued

Southwest Diagnostic Centers, LTD.
Southwest Diagnostic Center
Austin, Texas
\$2.25 million US
13,000 square feet (1,208 square meters)
Completed in 1998

St. David's Medical Center
St. David's East Campus Expansion
Austin, Texas
\$22.5 million US
291,000 square feet (27,035 square meters)
Completed in 1989

Selected Higher Education Projects

Southwestern University
Fondren-Jones Science Hall expansion
Georgetown, Texas
\$3.75 million US
26,000 square feet (2,415 square meters)
Completed in 1997

Southwest Texas State University
New Science Building
San Marcos, Texas
\$11.2 million US
110,000 square feet (10,219 square meters)
Completed in 1990

Southwest Texas State University / Texas Parks and Wildlife
Wetlands Interpretive Walk
San Marcos, Texas
\$110,000
enclosed square footage not applicable
Completed in 2002

Southwest Texas State University / Texas Parks and Wildlife
Texas Rivers Center Planning and Design
San Marcos, Texas
\$12 million US
39,500 square feet (3,670 square meters)
Planning completed in 2002

Selected Commercial Projects

Commercial Kitchen

Love Puppies Brownies

Austin, Texas

\$189,900 US

1,663 square feet (154 square meters)

Completed in Aug 2012

All Star Burger

All Star Burger Bee Cave Galleria

Bee Cave, Texas

\$300,000 US

4,107 square feet (383 square meters)

Completed Jan 2012

The Dawlett Group

Post Oak Centre North Building I

Austin, Texas

\$2.5 million US

29,040 square feet (2,698 square meters)

Completed in 2007

Lower Colorado River Authority

LCRA TENSOCO Consolidation Phases 1 and 2

Austin Texas

Cost confidential

98,520 square feet (9,153 square meters)

Completed in 2004

Lower Colorado River Authority

LCRA TENSOCO Consolidation Masterplan

Austin, Texas

Completed in 2000

Lower Colorado River Authority

Environmental Laboratory

Austin, Texas

\$2.6 million US

20,000 square feet (1,858 square meters)

Completed in 1997

Selected Commercial Projects, Continued

Lower Colorado River Authority
LCRA Telecommunications Building
Austin Texas
\$870,000 US
6,000 square feet (557 square meters)
Completed in 1996

Lower Colorado River Authority
LCRA System Operations and Control Center Additions and Renovations
Austin Texas
\$547,000 US
6,000 square feet (557 square meters)
Completed in 1982

Motorola, Inc.
Motorola Building H, Oak Hill Campus
Austin, Texas
Cost confidential
240,000 square feet (22,297 square meters)
Completed in 1992

Healthcare Facilities Development Corporation
Medical Oaks Plaza
Round Rock Texas
\$3.2 million US
40,000 square feet (3,716 square meters)
Completed in 2000

Risk Prevention / Quality Assurance

The Felder Group carries General Liability Insurance and a Two Million Dollar Professional Liability policy through USI Insurance Services of Texas. Additional coverage can be made available as a project expense. No claims have been made against Felder Group Architects, Inc. in our twenty-two year firm history.

Quality Assurance is inherent in our programming, design, documentation and construction processes. The utmost care in communications, as well as our advanced CADD systems utilizing parametric modeling as the central tool insure that all design and construction aspects are well coordinated, resulting in fewer project changes during design and construction.

Client References

Client

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Alan D. Felder, AIA

Education

Bachelor of Architecture, Auburn University
Bachelor of Environmental Design, Auburn University

Registration

Registered Architect in Texas No. 8947
NCARB Registration No. 591313
ICC No. 102 79983

HEALTHCARE EXPERIENCE

Advanced Imaging Modalities

Austin, Texas
ARA MRI Retrofit

Country of Antigua and Barbuda

Leeward Islands
Replacement Hospital
Planning

Central Texas Medical Center

San Marcos, Texas
MRI Addition
Medical Mall Expansion
Cardiac Catheterization Lab

Brackenridge Hospital

Austin, Texas
Pediatric Oncology Unit
Construction Management
Office
Children's Surgery Expansion
Elevator Study
CHOA Master Expansion Plan
Special Procedures

St. David's Medical Center

Austin, Texas
Phase I Additions & Renov.
Emergency Department
Phase IV Additions & Renov.
Central Texas Imaging Center
Outpatient Surgery
Surgery Expansion
Therapy Pool

St. David's Medical Center (cont'd)

Austin Heart Associates
CCU Stepdown Unit
Admin/Business Office
Outpatient Rehabilitation
Parking Garage Expansion
Labor and Delivery Unit
Emergency Center Expansion
Intensive Neurocare Unit
Health Resource Center
Nursery Expansion
Phase V Additions & Renov.
Pavilion Renovation
Austin Bone & Joint Clinic
Dialysis Unit
Admissions & Administration
Radiology Renovations
Rehab Hospital Renovations
Nursing Concept Studies
Training Center PSD
Masterplan 1985
ED X-Ray Equipment
Laboratory Expansion
Isolation Rooms 4 & 5 West
ICU Isolation Rooms
Occupational Medicine
CT Scan Suite Equipment
Mobile Lithotripsy
Cystoscopy
Pavilion Psychiatric Renov.
80 Medical Office Spaces
Phase VI Expansion & Renov.
Temporary MRI / CT Suite

St. David's Medical Center (cont'd)

4 East Rehabilitation Unit
Bi-Planar X-Ray Neuro-
catheterizaion Lab.
5 North Dialysis Unit
Stereotactic Training Center

St. David's East Campus Project

Austin, Texas
Rehabilitation Hospital
Medical Office Building
Pavilion Psychiatric Hospital

Southwest Diagnostic Centers

Austin, Texas
Monterrey Oaks Center
Central Park Center

Urgent Care Plus

Austin, Texas
Prototype Facility
Northwest Facility

North Austin Medical Center

Austin, Texas
Inpatient Rehabilitation Unit
Renovation
Cardiology feasibility study
Bronchoscopy feasibility study
Hyperbaric and Wound Care

Columbus Community Hospital

Columbus, Texas
OB and ED Expansions
Masterplan 2005
Outpatient Services Expansion
Expansion Plan 2010

Chilean Ministry of Defense

Santiago, Chile
La Reyna Military Hospital
Planning/Design Consultation

Healthcare Facilities Development Corporation

Austin, Texas
Medical Oaks Round Rock
Tenant Improvements
Denton Cancer Center

US Oncology

Dallas, Texas
Texas Oncology Center
North Austin Cancer Center

Baptist Memorial Healthcare System

San Antonio, Texas
Healthlink Wellness Center

Guadalupe Valley Memorial Hospital

Seguin, Texas
Wellness Center

Smithville Regional Hospital

Smithville, Texas
Expansion Plan

Round Rock Hospital

Round Rock, Texas
Expansion Plan

R&J Medical Properties, LLC

Hill Country Medical Plaza
Cedar Park, Texas

TDDC

Hill Country Medical Plaza
Cedar Park, Texas

Texan Pharmacy and Research

Hill Country Medical Plaza
Cedar Park, Texas

HIGHER EDUCATION EXPERIENCE

Southwest Texas State University

San Marcos, Texas

New Science Building

Wetlands Walk

Texas Rivers Center Phase I

University of Texas-Pan American

Edinburg, Texas

Allied Health Annex Program

Academic Services Building

Program

Southwestern University

Georgetown, Texas

Fondren-Jones Expansion

Kappa Alpha House Renov.

University of Texas System

Austin, Texas

Longview Campus Masterplan

INSTITUTIONAL EXPERIENCE

Texas School for the Blind and Visually Impaired

Austin, Texas

Feasibility Study

Bldg. 507 Renovation

Administration Office

Multi-Handicapped Facility Phase I

Fire & Life Safety Renovations

Multi-Handicapped Facility Phase II

GOVERNMENTAL EXPERIENCE

Lower Colorado River Authority

Austin, Texas

SOCC Addition & Renovations

SOCC Addition

Control Consoles

Environmental Laboratory

Microwave Equipment Bldg.

Telecommunications Bldg.

TENSCO Consolidation Phases 1 & 2

COMMERCIAL EXPERIENCE

Pierce Plaza

Lakeway, Texas

Shell Medical Office Building

Post Oak Centre North Building I

Austin, Texas

Shell Medical Office Building

Whole Foods Market

Austin, Texas

Whole Foods Prototype and Retail Store 12th and Lamar

University Co-Op

Austin, Texas

Expansion & Renovation Guadalupe Street

Orton/Luther Investments

Austin, Texas

La Costa Green Office Bldg.

Urgent Care Plus

Austin, Texas

Prototype and Site Adaptation, Retail Clinic.

Venkel, Inc.

Austin, Texas

Headquarters, offices and assembly/shipping facilities.

IXC Communications, Inc.

Austin, Texas

Headquarters, offices and Network Operations Control.

INDUSTRIAL / ADVANCED TECHNOLOGY EXPERIENCE

Motorola, Inc.

Austin, Texas

Building H, Oak Hill Campus

IBM

Austin, Texas

Modular Distribution Center Study

INDUSTRIAL / ADVANCED TECHNOLOGY EXPERIENCE - Continued

Abbott Laboratories

Austin, Texas

Autoclave & Parking Expansion

Autoclave Demolition

North Warehouse Addition

South Warehouse Addition

Project Summary

**Felder
Group**

Architects

Pflugerville Medical Plaza

Medical Office Building

Pflugerville, Texas

\$4,200,000 US (shell and sitework)

15,500 square feet (1,440 square meters)

To be completed in 2025



The Pflugerville Medical Plaza is located within the Falcon Pointe Development in Pflugerville, Texas. The two-story 15,500 square foot building is designed to house an Ambulatory Surgical Center on the ground floor along with other medical tenant spaces on the upper story. The steel-framed building boasts a 90.5% space efficiency.

The project involves new site-work and parking of 79 spaces, with vehicle access shared by the adjacent private school, connecting with Colorado Sand Drive. The facility is intended to blend into the existing campus while being unique enough to set itself apart as a facility under separate ownership and operation, while meeting the design standards of the City of Pflugerville and the Falcon Pointe Development.

Project Summary

**Felder
Group**

Architects

**Hill Country Medical Plaza
Medical Office Building
Cedar Park, Texas
\$4,000,000 US (shell only)
30,000 square feet (2,787 square meters)
Completed in 2021**



The Hill Country Medical Plaza is located on the campus of the Cedar Park Regional Medical Center in Cedar Park, Texas. The two-story 30,000 square foot building is designed to house an Ambulatory Surgical Center on the ground floor along with other medical tenant spaces on the ground and upper story.

The project involves new site-work and parking of 150 spaces, with access tied to both the city's right-of-way and the main hospital driveway. The facility is intended to blend into the existing campus while being unique enough to set itself apart as a facility under separate ownership and operation.

Project Summary

**Felder
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Architects

River Ranch Clubhouse
FC River Ranch Limited Partnership
Pflugerville, TX
\$1,050,000 US
6,534 square feet (607 square meters)
Completed in 2015



This amenity center serves a large housing development in the Pflugerville Texas area.

A large multi-state housing developer provided for this clubhouse when expanding a newly-purchased housing development. The facility includes a large meeting room, dining room, two kitchens, a pool and deck, showers and toilets, fitness room, and the sales and leasing office for the properties.

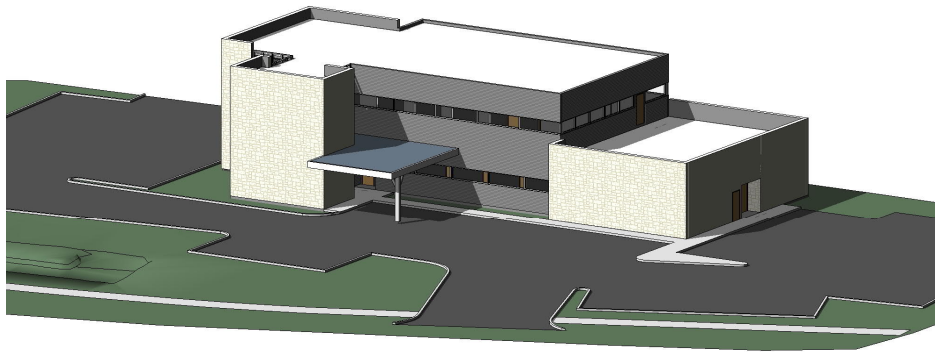
Designed in a Texas Modern style, this facility is the flagship clubhouse for this national developer of housing and recreational parks.

Project Summary

**Felder
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Architects

**Denali Pass ASC
Cedar Park, Texas
8,000 square feet addition (743 square meters)
Preliminary Design 2016**



This project was designed to accommodate a small specialty ASC on the ground floor with accompanying medical offices above. The project was to be situated on a small corner lot and required shared parking with an adjacent medical facility.

Ultimately, the client chose to investigate a significantly larger facility in a better location in the same general area.

Project Summary

**Felder
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Architects

Tuscan Village Office Building
Legend Communities
Lakeway, Texas
\$3,450,000 US
23,000 square feet (2,137 square meters)
Construction TBD



The Tuscan Village Medical Office Building is a component of a larger multi-family and civic development in Lakeway, Texas. The building contains 29,900 Gross Square Feet in two levels over a level of parking, in addition to the surface parking at grade. A drive-through/drop-off at the main lobby will allow for licensed facilities such as ambulatory surgery centers to be housed in the building. Exterior building finishes include natural materials which complement the hill country environment, and conform to the building regulations in the Lakeway, Texas area. Energy efficient systems include higher insulation values, rainwater collection augmented with condensate capture for irrigation, high performance glass, and window shading devices. The building is design for ease of maintenance to reduce the overall cost of building ownership.

Project Summary

**Felder
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Architects

Expansion Plan 2010

Columbus Community Hospital

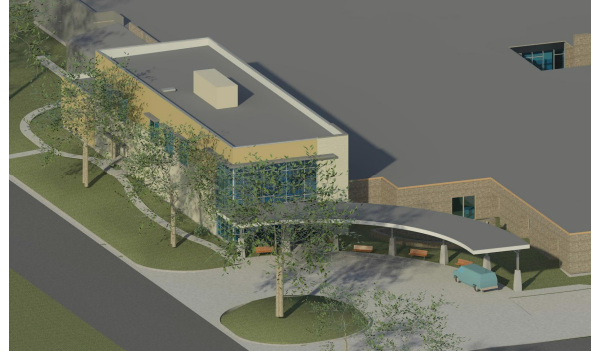
Columbus, Texas

\$3,350,000 US

10,346 square feet addition (961 square meters)

4,941 square feet renovation (459 square meters)

Completed in 2013



To reduce overcrowding and inappropriate locations for outpatient procedures, the hospital desired to add dedicated outpatient procedure space and specialized imaging, as well as replace the original entry and canopy, so that modern emergency vehicles could be accommodated. This project removes the original porte-cochere and lobby and provides a new patient drop-off and expanded entry, lobby, gift shop and admissions areas, as well as provides for an expansion of the laboratory and of imaging to house a new permanent MRI suite, nuclear camera and mammography. Administrative areas displaced by the renovation are moved to a new second floor suite also housing the board room, business office, and medical records. Outpatient examination and treatment spaces are accommodated in the renovated area previously containing administrative functions. A four-phase sequence of construction allows for continuity of life safety systems, temporary entrance and covered drop-off, and access to essential functions while the entry areas are demolished and renovated.

Project Summary

**Felder
Group**

Architects

**Replacement Amenity Center
Villas on Travis Condominiums
Austin, Texas
\$851,000 US
1,728 square feet (161 square meters)
Completed in 2012**



This project consists of the complete demolition of an existing amenity center including the two-story building, pool deck, retaining walls, fences and landscaping, and equipment. In its place is to be constructed a new 1,700 square foot amenity center consisting of a new single story building, new retaining walls, fences and landscaping, and new pool decks, copings and planters. The existing pool shell is to be retained but all systems are to be made code compliant, with a chemical-free system. A new water feature is to be added which provides both a visual focal point for the pool and for water cooling during the summer months. Prime considerations for this project included a low roof profile to eliminate blocked sightlines from the condominium units, and to provide a building which could withstand wind gusts in excess of 90 MPH which frequently occur at this site. Located on a bluff overlooking Lake Travis, the facility will provide lake views while enhancing the views from the existing units along the hillside.

Project Summary

**Felder
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Architects

**Outpatient Services Expansion
Columbus Community Hospital
Columbus, Texas
\$2,612,000
21,700 square feet (2,016 square meters)
Completed in 2008**



This medical office building and finish-out features the best combination of inexpensive materials and sustainable (green) building techniques. Primary materials include stained concrete flooring, pre-engineered steel frame, regional limestone veneer and integrally colored cement plaster. The project utilizes the following sustainable building practices:

- A. Harvest Rainwater to eliminate the use of domestic water for landscape irrigation;
- B. Capture air conditioning condensate to supplement rainwater collection system;
- C. Provide roof overhangs and sun screens to moderate the effect of summertime sunlight;
- D. Use computer aided solar studies to verify the efficacy of shading devices;
- E. Use locally sourced materials with low embodied energy, particularly facing stone;
- F. Minimize use of floor covering materials by incorporating stained concrete floors;
- G. Incorporate low toxicity materials such as soy based floor stains, zero VOC, non-toxic paints and coatings, utilize low and zero VOC adhesives and sealants, and eliminate materials containing chlorinated vinyl to the greatest extent possible;
- H. Incorporate materials with the highest recycled content feasible;
- I. Minimize the use of wood and/or utilizing sustainable wood species;
- J. Control space lighting with motion sensors to reduce energy consumption;
- K. Utilize high fly ash concrete.

The result is a building that is competitively priced for its type, that responds to today's interest in responsible building, and that epitomizes the old medical dictum "to do no harm" by providing a healthcare environment full of natural light and free of toxic substances.

Project Summary

**Felder
Group**

Architects

**Northfield Professional Building
Austin, Texas
\$1,340,000 US
14,899 square feet (1,384 square meters)
Completed in 2009 with tenant fit-outs
through 2012**



This project consists of the complete gutting and facelift of an existing retail building for the purposes of housing medical offices and an ambulatory surgical center. Located in an urban area of Austin, the project includes a new canopy and stone veneer for a new building identity, a patient pick-up and drop-off canopy, new utility services and renovations for code and energy compliance. Included in the design and construction is approximately 6,000 square feet of clinic space with a single specialized procedure room, a High Complexity Laboratory and two Baking Kitchens in separate tenant spaces.

Project Summary

**Felder
Group**

Architects

**Obstetrics / Emergency Department Expansions
Columbus Community Hospital
Columbus, Texas
\$ 5 million US including equipment
16,000 square feet (1,486 square meters)
Completed in 2006**



Columbus Community Hospital is a 40-bed not-for-profit general hospital located in Columbus, Texas. The Hospital's adjacency to a major Interstate Highway and proximity to Houston, Texas increases the patient volumes in the Emergency Department during certain times, causing wide fluctuations in emergent care caseloads. Expansion of the very undersized Emergency Department will increase capacity, provide for more efficient and flexible operations, and update the department to new Texas Department of Health standards.

The Hospital has identified a need to support the base of referring Obstetricians and desires to create a separate Obstetrics department to accommodate this growing need. The new department will be located adjacent to and connected to the existing Surgery department for shared staff and space efficiency.

Additional modifications are anticipated in the Surgery department to facilitate direct access/sharing of services with Obstetrics, enhance the Outpatient Surgery prep and recovery functions, and to provide for an integrated Procedure Room. A six-bed suite of patient rooms will be added. These rooms are entirely handicap accessible and are designed with the flexibility to meet the requirements for all types of patient care short of intensive care.

Project Summary

**Felder
Group**

Architects

**Pierce Plaza Medical Office Building
G&P Dawlett Trust
Lakeway, Texas
Cost Confidential
11,400 square feet (1,060 square meters)
Completion date undetermined**



Pierce Plaza is a medical office building designed to accommodate the single-practitioner to small multi-practitioner clinic models. The 5,700 square feet of useable space on each floor is arranged to allow for flexible layout with efficiencies up to 92% if a single-tenant occupies the floor. Parking and patient drop-off/pick-up is provided below the two occupied levels. Building finishes include natural materials which complement the hill country environment, and conform to the building regulations in Lakeway, Texas. The building is designed for ease of maintenance and incorporates energy-saving systems to reduce the overall cost of building ownership.

Project Summary

**Felder
Group**

Architects

Post Oak Centre North Building I
The Dawlett Group
Austin, Texas
\$2,500,000
29,040 square feet (2,698 square meters)
Completed in 2007



The building consists of three floors of medical office space over a level of parking, and is the third in a series of three medical office buildings on the site. Design requirements included matching the two existing buildings in terms of materials and general concepts, as well as conformance with existing civil sitework and utilities which were already in-place on the site.

Designed as a cold, dark shell, the building will allow for condominium sales, leasing, or a combination of both. The add-on factor for the building is 9%. For certain benefits to the developer, the building was designed and submitted under the new International Building Code which is under adoption by the City of Austin.

Exterior materials include concrete tile roofs, cement plaster and cut limestone, with high-efficiency insulated glazing.

Project Summary

**Felder
Group**

Architects

**Biplane Suite
St. David's Medical Center
Austin, Texas
\$1.7 million US including equipment
1,370 square feet (127 square meters)
Completed in 2004**



The medical center was in the process of expanding its Neurology capabilities to add neuro-catheterization. To provide for these enhanced capabilities, the medical center required this renovation project, providing facilities for neurologists to perform those procedures. The suite is located close to the existing radiology and emergency departments, and houses state-of-the-art biplane equipment. The construction phase of 80 calendar days converted existing basement-level support spaces to clinical space. Newly provided spaces include the procedure and control rooms, a patient toilet, an office and reading room, and patient prep/recovery areas, in a compact stand-alone arrangement.

Project Summary

**Felder
Group**

Architects

Phase VI Expansion and Renovation

St. David's Medical Center

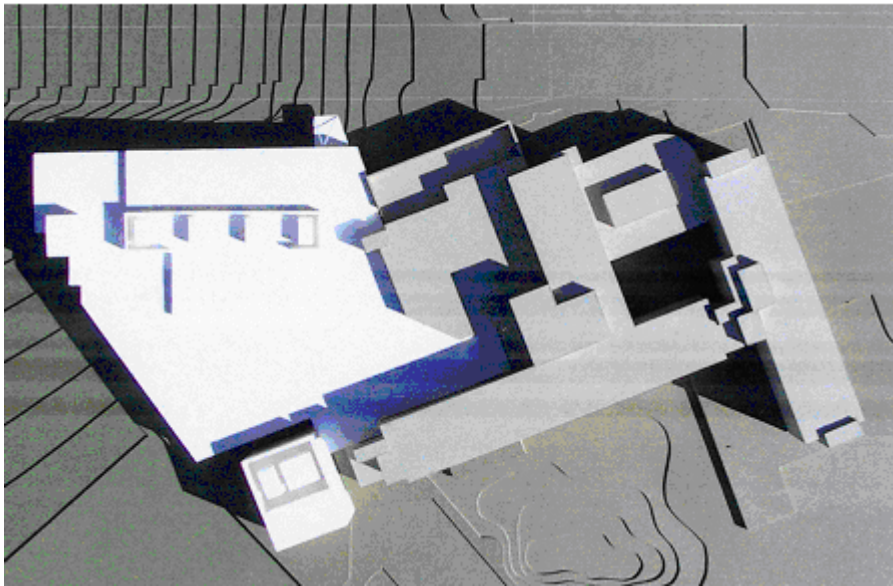
Austin, Texas

\$32 million US

94,000 square feet (8,733 square meters)

Completed in 2005

a Graeber, Simmons and Cowan, Inc. Project



This project was directed and designed through the Design Development phase by Alan Felder while at Graeber, Simmons and Cowan, Inc. The general hospital at St. David's Medical Center had not seen a major expansion since the mid 1980's. Minor renovations and expansions to core services such as Emergency, Surgery, and Obstetrics departments had filled the gap between available services and community need, but this landlocked facility required a broad expansion in order to meet anticipated caseloads. Additionally, an aging power plant and a separate Outpatient Surgery suite required replacement.

The project goals were to replace the aging power plant with a new plant capable of sustaining the immediate and future expansions, consolidate and expand the Outpatient and Inpatient surgical services, and double the size of the Emergency Department in order to bring the facility into compliance with current hospital licensing standards. Expansion options were left open for future development of the third floor Obstetrics Department.

Project Summary

**Felder
Group**

Architects

Medical Oaks Plaza One
Health Facility Development Corp.
Round Rock, Texas
\$3 million US
40,000 square feet (3,716 square meters)
Completed in 1999
Graeber, Simmons and Cowan, Inc. Project



This project was directed and designed by Alan Felder while at Graeber, Simmons and Cowan, Inc. This two-storey multi-tenant building was designed to meet a 78% net-to-gross ratio. Each floor is designed to accommodate both large and small tenants, accessed via a single corridor traversing the length of the building. The exterior skin is 100% maintenance-free brick masonry and storefront systems. A large, inviting portacochère allows patient drop-off in even the most inclement of weather conditions.

Project Summary

**Felder
Group**

Architects

Proposed Retail Shell Building
Owner confidential
Round Rock, Texas
Cost confidential
10,000 square feet (929 square meters)
Completion date undetermined



This proposed building will house local retail space, sharing the site with several proposed office buildings. Designed with two anchor stores and up to four interior shops of 1,500 square feet minimum. Deep overhangs and walkways respond to the extreme summer conditions and provide covered outdoor space for display and/or dining.

Limestone and cement plaster veneers along with sloped and horizontal metal roofing convey the urban/hill country mix desired by the client.

Project Summary

**Felder
Group**

Architects

**4 East Rehabilitation Unit
St. David's Medical Center
Austin, Texas
\$600,000 US
10,000 square feet (929 square meters)
Completed in September, 2003**



The medical center needed to establish an Inpatient Rehabilitation Unit within the Acute Care Hospital, separate from the Rehabilitation Hospital. The program called for therapy and day use spaces, ADL kitchen, bedroom and bath spaces as well as the maximum number of patient rooms.

An existing nursing unit on the fourth floor provided the necessary space. Of 22 existing patient rooms, 16 were retained and renovated to meet the requirements of ADA and the Texas Department of Health. A unique layout for the patient rooms and toilets satisfying the Texas Department of Health and TAS accessibility guidelines was accomplished in the space of existing non-compliant patient rooms. The remainder of the existing unit was renovated to provide the required therapy, office and other support spaces.

Finishes, fire alarm, and nurse call systems within the new Rehabilitation Unit were upgraded to match the newly established hospital standards.

Project Summary

**Felder
Group**

Architects

Urgent Care Plus
Urgent Care Plus, L.L.P.
Austin, Texas
\$1.2 million US
9,500 square feet (883 square meters)
Completed in 2001
a Graeber, Simmons and Cowan, Inc. Project



This project was directed and designed by Alan Felder while at Graeber, Simmons and Cowan, Inc. Urgent Care Plus is a minor emergency center strategically located to serve the growing number of private-pay patients in the area. It's up-scale image and finishes cater to this clientele while conveying an atmosphere of cleanliness and competency. A water feature in the waiting area provides soothing ambient noise and visual interest for waiting patients.

Floating roof planes supported by glass curtain walls over the waiting area and central nurse station maximize the use of available natural light. The interior layout provides for staffing efficiency and patient comfort. Although the facility is designed to be operational on a 24-hour basis, office and support spaces are arranged to allow for simultaneous community based meetings and social gatherings. Amenities include a conference room, large waiting and reception area and a children's playroom.

Project Summary

**Felder
Group**

Architects

**Stereotactic Training Center
St. David's Medical Center
Austin, Texas
\$270,000 US
1,090 square feet (101 square meters)
Completed in 2007**



This training center, the first in North America, is utilized to train cardiovascular specialists from around the United States in the use of remote and robotic systems for electrophysiological and other procedures. The space was created from office and support areas adjacent to the surgical and cardiac catheterization labs. This portion of the Acute Care Hospital had been constructed in the late 50's and early 60's, with small column bay dimensions and a 10' – 8" floor-to-floor height. Numerous mechanical, electrical and plumbing systems were re-routed in order to achieve the ceiling height needed for the display panels used in the training sessions. Specialized video and audio connections to the cardiac catheterization labs allow monitoring of procedures by the students. In time, this training room will be utilized for other procedures as medical technology progresses to embrace remote and robotic systems.

Project Summary

**Felder
Group**

Architects

**TENSCO Consolidation Phase II
Lower Colorado River Authority
Austin, Texas**

Cost confidential

98,520 square feet (9,153 square meters)

Completed in 2004

a Graeber, Simmons and Cowan, Inc. Project



This project was directed by Alan Felder while at Graeber, Simmons and Cowan, Inc. Phase II of the TENSCO Consolidation project renovated three office/service buildings at the LCRA Service Center on Montopolis Drive in Austin, Texas. Approximately 25% of the overall square footage was comprised of additions, primarily to the front of Building "A:". The security fence at the front of the property was relocated to bisect the buildings, allowing for a more open public face to the campus. Materials were selected to promote LCRA's image and campus continuity. Phase I of this project laid the groundwork for these renovations, providing temporary space for the relocation of offices from renovation areas, and by providing new buildings for fleet service, truck wash and construction support. The project earned a three star rating from the City of Austin Green Building Program.

Project Summary

**Felder
Group**

Architects

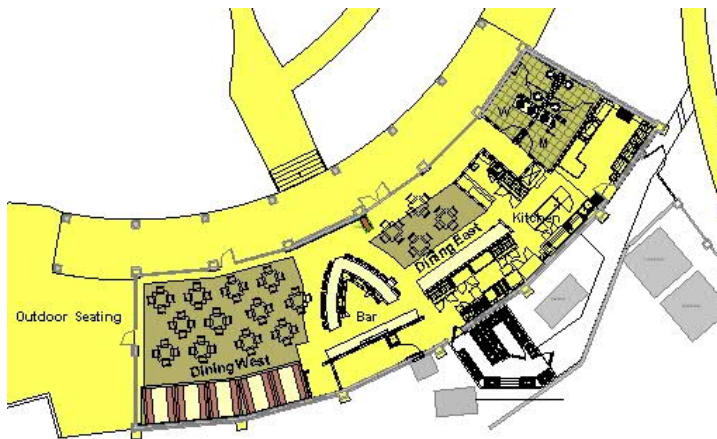
Rough Hollow Bar and Grill

Lakeway, Texas

\$850,000 US

3,412 square foot build-out (317 square meters)

Completed in 2009



To complement the marina, pavilion, and health club facilities at a private development in Lakeway Texas, Felder Group Architects was asked to convert a curving lease space area originally designated for retail into an intimate Class A restaurant and bar with a relaxed atmosphere. The design concept reflected the natural landscape of the lake with limestone cliffs and falling water. A boat-inspired bar continues the nautical theme of the development and creates a focal point for the restaurant theme.



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