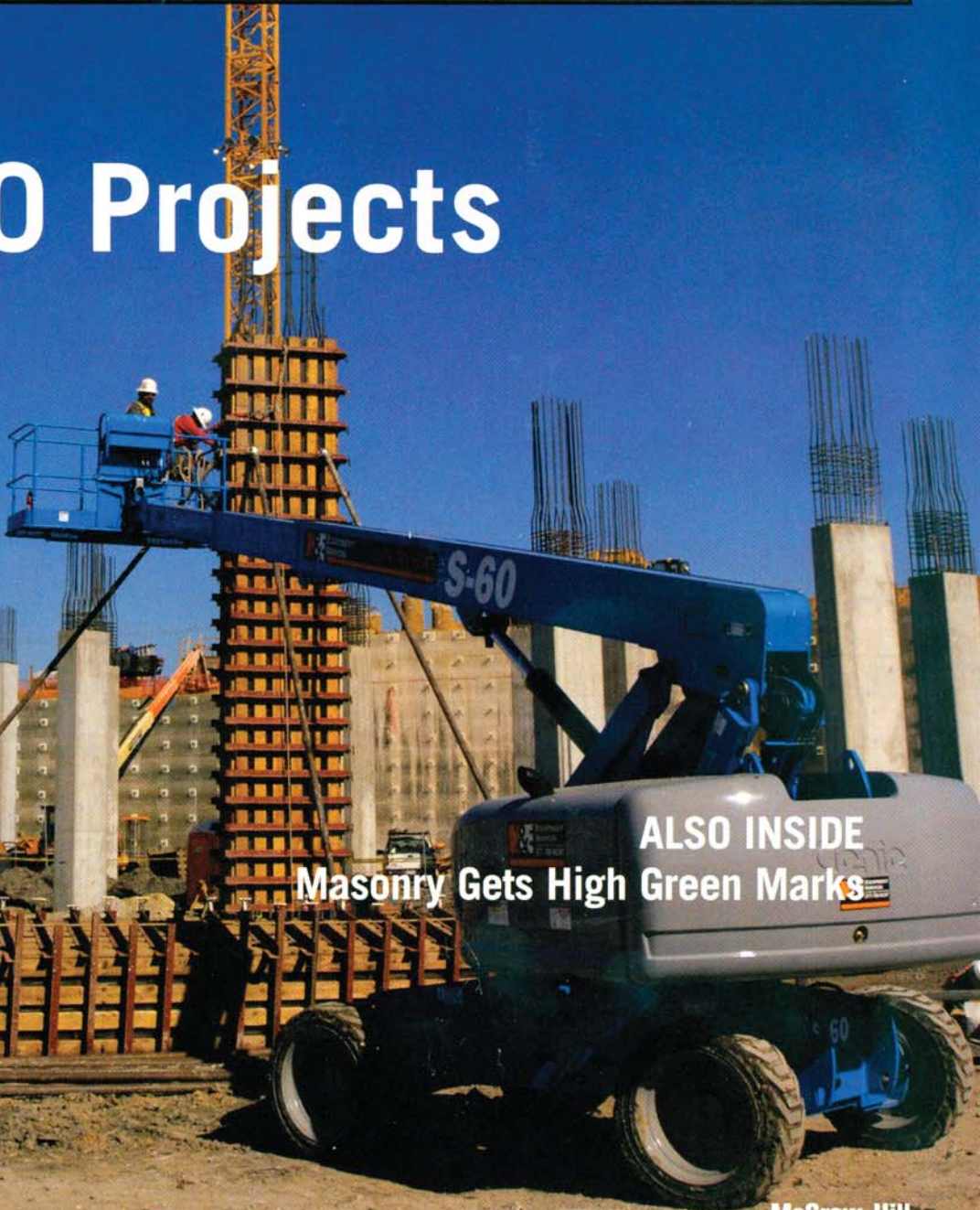


# Texas Construction

## Top 40 Projects



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## From Hotels to Jails Building Activity Remains Brisk

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**A green library, new hospital headquarters and a downtown luxury condo are all in the works in Austin; a new jail starts in Fort Bend County; a new hotel breaks ground in Dallas and a community center rises in Houston.**

### Seton Hospitals Plan New Administrative Headquarters

The Seton Family of Hospitals plans to consolidate its administrative offices at a new building planned for the Robert Mueller Municipal Airport site in Austin.

Negotiations are underway with Catellus Development Group for Seton to become the primary tenant in a new office building. The facility is scheduled to open in 2008, across the street from Seton's Dell Children's Medical Center of Central Texas, which is opening this summer.

Catellus Development Group will design, build and own the new approximately 150,000-sq-ft building to be constructed on 3.25 acres south of DCMCCT, across from Philomena Street and bound by James Wheat and Robert Browning streets. Seton anticipates relocating between 650 to 750 associates to the new offices. Proposed departments to be consolidated at this location include Seton administrative leadership, human resources, facilities, legal services and communications, advocacy, marketing and planning, among others.

Catellus plans to break ground on the new

building sometime this summer and, with a final agreement reached, Seton would move in by the fall of 2008. Seton's headquarters are currently located at Seton Medical Center Austin. Once vacated, the network office space will be redesigned to accommodate patients. In addition, two Seton-owned office buildings, which have been home to several of the departments that will move to Mueller, will eventually be sold to raise capital for the new Clinical Education Center at Brackenridge. Seton, the University of Texas and Austin Community College are collaborating to provide interdisciplinary, team-based educational experiences at the Center for students and graduate trainees in medicine, nursing, pharmacy, public health and other health-related disciplines.

### Four Seasons Residences Planned for New Downtown Austin High Rise

Architect Michael Graves, Princeton, N.J., is leading the design team for a 30-story Four Seasons Residences to be located in Town Lake Austin. Construction is expected to begin this fall.

Developers plan 166 condominiums in a landmark building located adjacent to the existing Four Seasons Hotel Austin.

Four Seasons Residences, Town Lake Austin will be co-developed by an affiliate of Atlanta-based Post Properties, through a taxable REIT subsidiary, and Austin's Ardent Residential. The Residences will be professionally managed by Four Seasons Hotels Limited and residents will have convenient access to many of the services and amenities offered at the adjacent Four Seasons Hotel Austin.

Other design team firms involved include BOKA Powell Architects of Dallas and TBG Partners of Austin. Interior design of the lobby,



Four Seasons Residences, Town Lake Austin luxury downtown condos broke ground this spring.

amenities and residences will be handled by Fern Santini of Abode from Austin.

On the sixth floor will be a 25-meter lap pool, high-tech fitness center and spa. Penthouse units will occupy the 28th and 29th floors and many residences will have views of the nearby Hill Country, Texas Capitol building, Austin skyline, University of Texas Tower and Town Lake. The building will contain approximately 7,000 sq ft of ground floor retail space.

Prices of the Four Seasons Residences, Town Lake Austin are expected to range from the \$400,000s to \$2 million, with a mix of one, two- and three-bedroom units. The 291-room Four Seasons Hotel Austin recently announced a \$15 million renovation expected to be completed within the year, including >>

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plans for a new 5,500-sq-ft guest spa, renovations to individual guest rooms and a redesign of the hotel's restaurant.

### Green Library Under Construction in Austin

Construction started with a ceremonial groundbreaking in late April for the North Village Branch Austin Public Library located at 2505 Steck Ave., near the corner of Steck Ave and Burnet Road.

This library project was part of the 1998 City of Austin Bond Election, in which voters approved the funds to acquire the necessary land to design and construct a new branch library from its present store front 5,000 sq ft