



Renovation





We're Kirksey Renovation.

**Commercial Office Building Repositioning / Sustainability Retrofits /
Adaptive Reuse / Feasibility Studies / Facility Assessments /
Corporate Campus Redevelopment**

Kirksey has an entire team of experienced renovation professionals committed to creating value in each project we undertake. With a combined 75+ years of experience, our team understands the complexities inherent to studying building forensics, materials, and function. We provide in-depth research, critical analysis, and unique, client-tailored design solutions for every project and believe it is our responsibility to design high-performing, healthy buildings. Kirksey is the clear leader in LEED® documentation services in the Gulf Coast Region for both new and existing facilities. We have certified projects covering five LEED rating systems, totaling over 26 million square feet, including 20 million square feet of existing space.

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ARCHITECTURE / INTERIOR DESIGN / MASTER PLANNING / ECOSERVICES

Commercial. Community. Collegiate. pK-12. Government. Healthcare. Hospitality. Religious. Renovation. Residential. Science & Technology.



REPRESENTATIVE CLIENTS

Shell Oil Company
Schlumberger
Hines
Walton Street Capital
TPMC Realty Corporation
McCord Development
Koll Bren Schreiber Realty Advisors, Inc.
Memorial Hermann Healthcare System
Professional Compounding Corporation of America
Universal Weather & Aviation
Texas A&M University
Lone Star College
Brazosport College
Lee College
Houston Independent School District
Sava Senior Care
Holly Hall Retirement Community
Hilton Hotels & Resorts
Fertitta Hospitality
The Houstonian
River Oaks Country Club
Shady Oaks Country Club
Lakeside Country Club
Harris County

PROJECTS INCLUDE

Commercial Office Building Repositioning
Mixed Use Facilities
Mission Critical Environments
Historically Significant Properties
Research & Industrial Complexes
High Density Residential Properties
Hospitality Venues
Educational Facilities
Country Clubs
Senior Living Communities
Healthcare Properties
Sports & Fitness Facilities

CONFIDENTIAL PETROCHEMICAL TECHNOLOGY CENTER

A combination of Kirksey's Renovation, Science and Technology, and Corporate Interiors teams recently completed this 1,000,000-square-foot, 200+ million dollar campus modernization project. The project includes renovations, repurposing of existing buildings, new construction, and migration planning. This research and development campus boasts state-of-the-art laboratories, collaborative work spaces, and a cutting-edge technology infrastructure. The renovated campus establishes a new environment that encourages innovation and creativity through blended focuses on upstream and downstream research and development. Energy efficient design measures were utilized throughout the campus, now registered to achieve LEED Silver.

challenge

Revitalize, modernize, and expand existing facilities while allowing continued operation.



solution

Repurpose existing labs into offices and provide migration plan allowing campus to remain operational during the renovation.

**CONFIDENTIAL PETROCHEMICAL
TECHNOLOGY CENTER**



BELFORT EARLY CHILDHOOD CENTER

Working within a limited budget, Kirksey successfully transformed a bleak, urban landscape into a warm, inviting environment for young students. Significant renovations were necessary to convert this medical office building into a suitable school. Hallways became alternative and interactive learning environments, windows were added filtering natural light into the building, and everything was built according to the scale of a four-year-old. The result is a bright, inviting space that encourages learning and engages the community.

challenge

Convert vacated medical office building into a warm, inviting, safe environment for pre-school students.



PARK TOWERS

Originally developed by Tenneco in 1972, these two 260,000-square-foot towers sit prominently in Houston's Galleria area. Kirksey renovated both buildings, providing an additional 24-inch structural floor extension to the perimeter of each floor and increasing the net rentable space by 24,000 square feet over the entire project. The floor extension was designed in conjunction with the new energy-saving exterior skin, a combination of four-sided silicone and four-side captured curtain wall to replace the previous brick and precast facade. Lobby renovations completed the overhaul resulting in an attractive, modern space that made an impactful re-entry into the Houston Galleria leasing market.

challenge

Revitalize a large, prominent office building that was vacant for over 10 years.



solution

Utilize modified floor plates and systems to increase net rentable space and modernize the iconic towers.

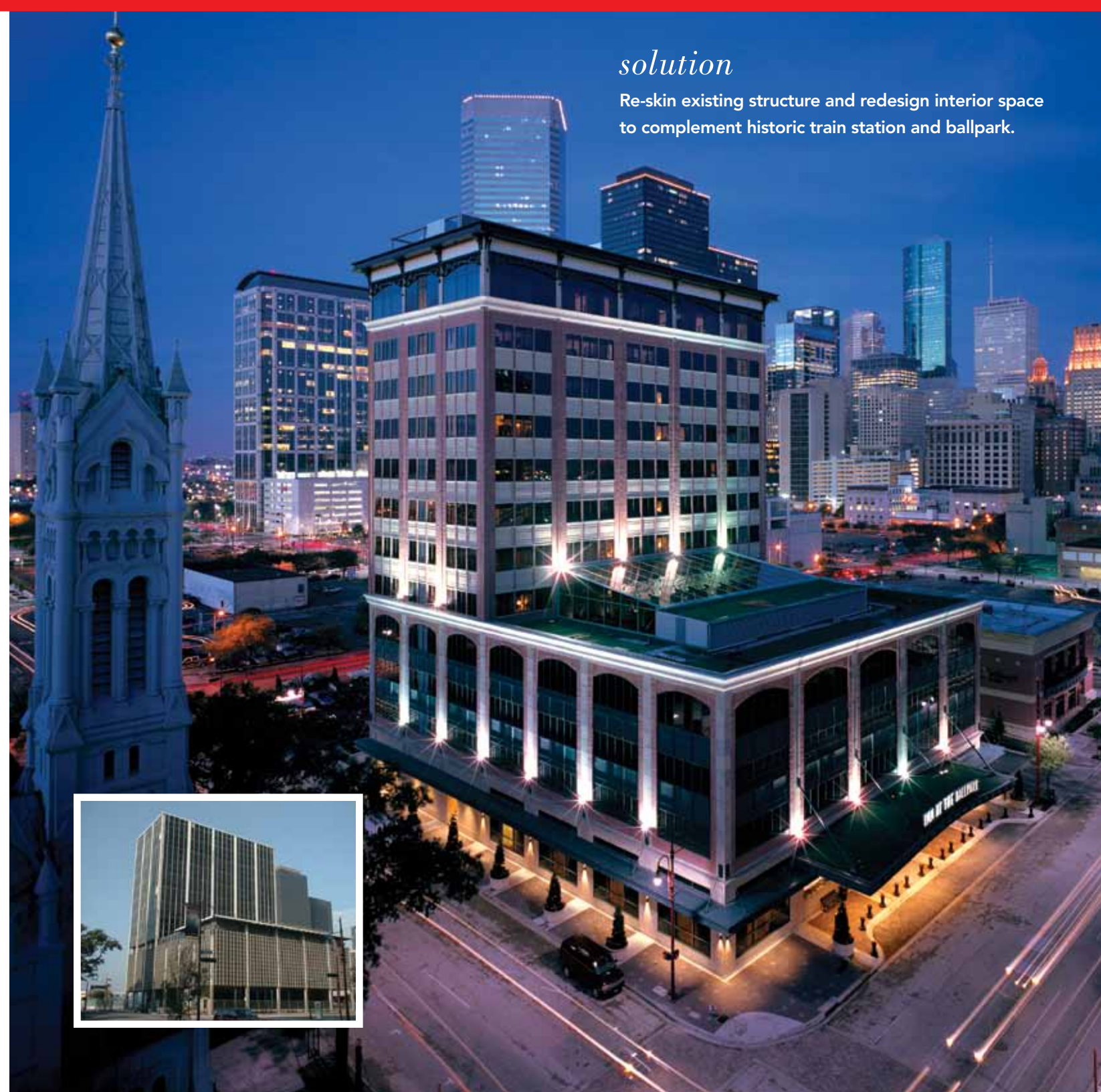


INN AT THE BALLPARK

Kirksey repurposed this 1960s World Trade Center office building into a four-star, full-service boutique hotel adjacent to Minute Maid Park. The focal point of this 201-key hotel is the four-story atrium containing a large lobby, bar, and lounge seating. The energy-saving redesign focused on replacing the "glass box" exterior while mirroring the ballpark's architecture by utilizing similar materials such as limestone and brick. The front entries originally placed at the east and west facades were relocated to the north, acknowledging Texas Avenue's new importance to the historical heart of downtown Houston.

challenge

Transform abandoned office tower into a 201-key hotel near downtown ballpark while maintaining sensitivity to surrounding area.



solution

Re-skin existing structure and redesign interior space to complement historic train station and ballpark.



HOUSTON HOUSE

The Houston House apartments were built in 1966 and immediately became a fixture of the Houston skyline. Kirksey was selected for the delicate task of modernizing this mid-century building while respecting its original classic design. The result is a transformed space including 396 renovated apartments, a new full-sized basketball court, updated lobby, fitness center, and resident amenity floor.

challenge

Modernize and reposition aging residential tower in Central Business District while respecting original classic design.

solution

Restore exterior and transform interior by adding amenities and creating a more open environment.

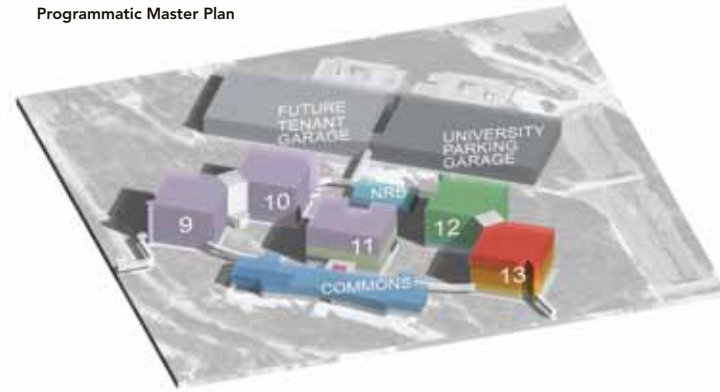


LONE STAR COLLEGE UNIVERSITY PARK

Kirksey played a key role in the adaptive reuse of Lone Star College's University Park, an existing office park formerly home to Compaq's world headquarters. The 1.2 million-square-foot complex contains seven buildings and two parking garages which have been renovated to house a new university center, an instructional satellite campus, a corporate college conference and training facility, and system administration and support space.

Kirksey's scope of services encompassed a feasibility study, programmatic master planning for the entire campus, and relocating program elements for adjacency and functional efficiency. Additional upgrades include modernizing the campus to meet current code requirements for educational facilities through the addition of a stair egress, structural and mechanical system upgrades, rest room expansions, and accessibility updates. Kirksey was also instrumental in establishing interior finishes that now define the campus standard.

Programmatic Master Plan



challenge

Execute adaptive reuse of former high-rise office complex to create college campus that merges satellite schools and houses a university center.



solution

Develop programmatic master plan and implement major shell building modifications and interior improvements to meet the functional and regulatory requirements for educational facilities.

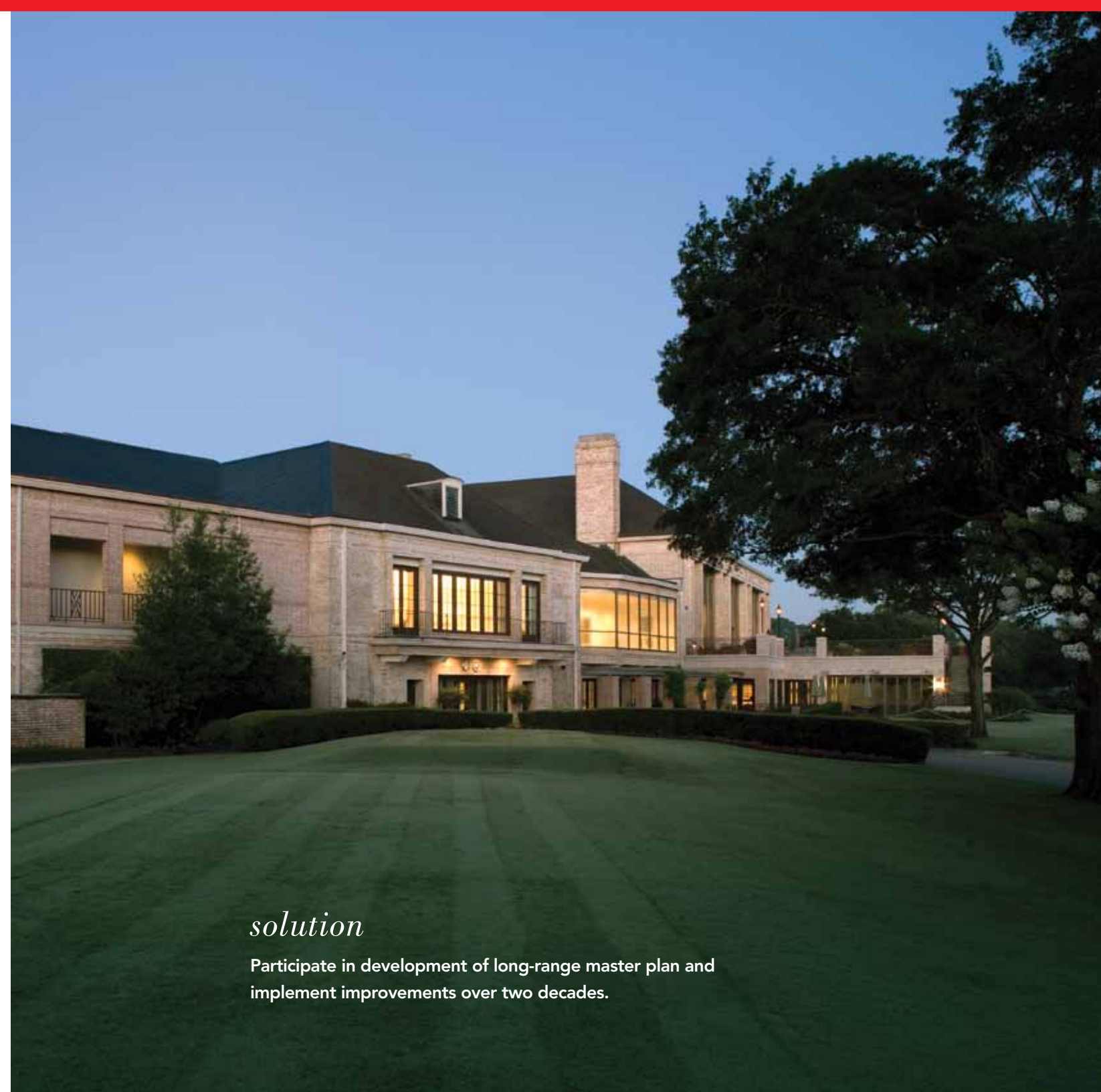
RIVER OAKS COUNTRY CLUB

Founded in 1923, River Oaks Country Club is a private club with approximately 1,500 members. Kirksey has been providing on-going services for this exclusive club for over 20 years. Master planning and renovations include the members lobby, Men's Grill, Hunt Room, Garden Room, Garden Terrace, men's and women's exercise rooms, ballroom, banquet kitchen, and third-floor meeting rooms. Additions include a new grill kitchen, management office, golf pro shop, bar, indoor/outdoor terrace, parking garage, and fitness center. Over the years and throughout numerous renovations, Kirksey has aided in updating the club while still maintaining its prestigious image and southern-style architecture.



challenge

Keep pace with the evolution of member needs and club trends at a landmark member-owned club.



solution

Participate in development of long-range master plan and implement improvements over two decades.

BRAZOSPORT COLLEGE

Brazosport College was founded in 1968 to serve the needs of the Lake Jackson Community and, in 1971, the award-winning main campus building opened. Almost 40 years later Kirksey was commissioned to design a major renovation and addition to the original main campus building. The project consists of a new 21,000-square-foot infill addition to house the Student Life Center and renovation of the library to accommodate additional stacks and technology demands. The phasing and construction schedule was complex and demanding, therefore BIM (Building Information Modeling) was utilized to facilitate coordination between the design team and the contractor. The Student Life Center was programmed, designed, and constructed in eight months and was completed on time and within budget. It was critical to the college that the character of the original design be respected, so great lengths were taken to preserve existing finishes and structural components. The result is a landmark facility that serves the growing community at Brazosport College.

challenge

Organize complex, multi-phased renovation of original main campus building.



solution

Combine multiple functions in one building, incorporating the latest technology and highlighting classic design elements.

HARRIS COUNTY PRECINCT TWO SYLVAN BEACH PAVILION

Sylvan Beach Pavilion has been a staple in the La Porte community since its opening in 1893. Hurricanes destroyed the original open-air pavilion, paving the way for the current modernist style building completed in 1956. Over the years, the pavilion was used for a variety of community-wide events but was damaged by several hurricanes, ultimately closing to public use. A local non-profit, Friends of Sylvan Beach Park & Pavilion, stepped in to secure three separate historic designations for the building and Kirksey was hired to breathe life back into the aging structure.

Restoring the building to prominence, while preserving the architectural details of the original design, was a challenge. A focal point of the building is the floor-to-ceiling window wall, a classic 1950s architectural feature. After extensive studies and coordination with the Texas Historic Commission, a new glazing system was installed mimicking the original design while complying with current coastal windstorm requirements. Additional improvements include reconstruction of the original circular bar, new entry bridge and egress ramp, and a restored observatory deck. Through a meticulous renovation process, the Kirksey team along with Harris County Precinct Two, successfully ensured that the Pavilion will be enjoyed for years to come.

challenge

Restore a historic structure located in a severe coastal environment while respecting the original design.



solution

Through careful study and planning, modernize the pavilion while maintaining original 1950s design elements.

HOUSTON ASTROS DIAMOND CLUB

The Houston Astros Diamond Club has been serving fans since 2000, and in 2012 Kirksey was hired to update this popular and exclusive club. The original space was highly compartmentalized and provided a buffet dining experience similar to a cafeteria.

By removing a stairwell, rerouting the surrounding circulation paths, and creating a unified dining experience, the functionality of the space was dramatically improved. Guests now have the opportunity to choose from a myriad of individual dining venues scattered throughout the space, including a salad bar, pasta bar, dessert bar, grill, soup bar, special feature station, pizza oven, and grab-and-go station. A variety of seating options are available as well, including a more intimate lounge area, bar, and private dining room. A 30-foot-wide by 6-foot-high panoramic live image from the ball field provides clubgoers a visual connection to the game, while an improved entry sequence from the club to the stadium keeps fans engaged throughout the entire game experience.

challenge

Modernize and improve the fan experience at an existing club serving the most exclusive home-plate area seats at a major league ballpark.



solution

Expand and open up the space, increasing fans' visual connection to the field, and provide a new centralized dining area.



LEE COLLEGE

Kirksey joined Lee College in their efforts to develop an updated campus master plan and renovate the existing 34,000-square-foot gymnasium utility. Infrastructure was concealed in covered walkways, and parking was moved to the perimeter of campus providing pedestrian areas and encouraging a sense of community. Additionally, Kirksey constructed two new signature buildings—the 75,000-square-foot Advanced Technology Center and the 43,000-square-foot, 1,500-seat Sports and Wellness Arena. Both facilities provide convertible space that can be utilized for concerts, speaking engagements, and expos.

challenge

Reorganize, beautify, and update campus to encourage student interaction.

Before



After



solution

Move parking to the perimeter of campus and create pedestrian plazas, encouraging students to enjoy newly created green spaces.



HOLLY HALL RETIREMENT COMMUNITY

Kirksey was retained by the 51-member Holly Hall Board of Directors to plan the redevelopment of their 20-acre licensed senior living facility near the Houston Medical Center. The original land was granted to Holly Hall in 1949 for use as Houston's first retirement community. Kirksey provided a feasibility study, master planning, and full architectural and interior design services. Planning concepts accounted for occupant migration during the sequenced two-and-a-half year construction period. The project includes a new 30,000-square-foot, 50-bed nursing facility; new 61,500-square-foot assisted living wing with 70 units; new 45,000-square-foot facility with 36 units of independent living apartments; new 7,800-square-foot administration building; and the renovation of the existing kitchen, independent living units, public spaces and amenities.

challenge

Renovate existing continuing care retirement facility to meet current market standards while allowing continued operation.

Before

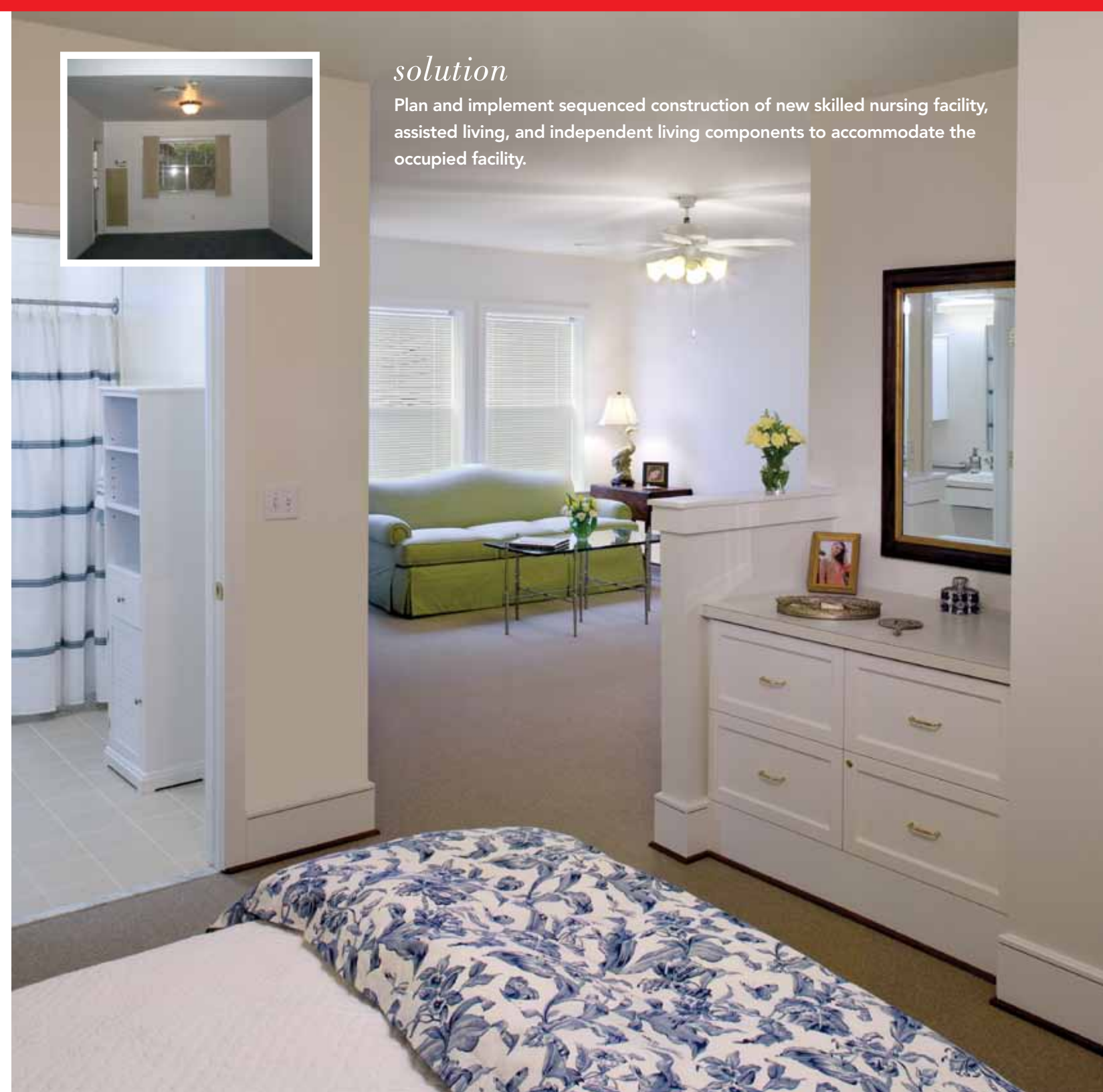


After



solution

Plan and implement sequenced construction of new skilled nursing facility, assisted living, and independent living components to accommodate the occupied facility.



Kirksey

ARCHITECTURE

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