

Texas Construction

Best of 2008



BEST OF
2008
AWARDS

Cypress Creek Family YMCA Programs Building, Houston

EXCELLENCE AWARD: Nonprofit, Design

Key Facts

Submitted by: Brave/Architecture

Owner: YMCA of Greater Houston, Houston

General contractor: PrimeTex Corp., Spring

Project manager: The Mathis Group, Sugar Land

Architect: Brave/Architecture, Houston

Structural engineer: CSF Civil, Structural & Forensic Engineering Solutions, Houston

Civil engineer: Johnston LLC, Houston

The new 17,000-sq-ft Cypress Creek Family YMCA Programs Building was planned on an existing YMCA site, situating the building within the 100-year flood plain and the revised 10-year flood plain set up after Tropical Storm Allison and adopted in June 2007.

Often, the 10-year flood plain places more stringent conditions on the elevation of the finished floor. In this case it put the finished floor of the structure 24 in. above the base flood elevation. To meet this requirement, the slab was raised and the site regraded with approximately 5 ft of select fill.

Because of the building's increase in elevation, the landscaping design focused

on transitioning gradually to surrounding lower areas around the building. Accordingly, storm mitigation was re-evaluated, enlarging the existing lake on the site.

The Programs Building serves approximately 300 children for after-school and summer programs. Clad in metal panels and stone, the pre-engineered steel structure offers flexibility in the floor plan's organization, allowing all secondary programmatic spaces to orient around the large exercise room.

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