



Pickett, Kelm & Associates, Inc.
Consulting Structural Engineers

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Whole Foods at Sixth & Lamar

PROJECT LOCATION: AUSTIN, TX

PROJECT OWNER:
SCHLOSSER DEVELOPMENT CORP.

CONSTRUCTION COST:
\$39,000,000 (SHELL)

ARCHITECT: HKS, INC.

GENERAL CONTRACTOR:
HENSEL PHELPS CONSTRUCTION

PROJECT COMPLETED: 2005



Retail Center, Parking Garage & Office Tower

PROJECT DESCRIPTION:

Pickett, Kelm & Associates, Inc. provided structural engineering design for this 795,000 square foot retail and office headquarters complex for Whole Foods in downtown Austin, Texas. The complex includes a six-story, 206,000 square foot, corporate office building, a three-level, 900 car parking garage, an 81,000 square foot retail store, and common areas and courtyards.

Three levels of underground parking, with loading docks and central plant, were provided below the retail portion of the project. Structured courtyards, with decorative paths, landscaping, seating, trellis structures and a water feature, are provided at the northeast and northwest corners of the property.

Escalators for pedestrians and shopping carts are provided from the parking levels to the retail level. Elevator cores provide pedestrian and freight access from the parking levels to the office building and the store. A lobby, with a curved curtainwall which extends 140 feet high, provides access to the office tower and the store from the street level. The store finishes consist of a stained concrete topping slab floor, and exposed structure with an oversized skylight at the roof. A monumental structured stair and elevator provide access to the courtyard area on the roof, which includes decorative pavers, seating, landscaping, playscape, shade structures and a dining terrace. A raised floor system in the office tower provides flexible tenant electric and communication routing, in addition to innovative underfloor HVAC delivery. The lowest level of the office tower has direct access to the roof courtyard.



PKA closely coordinated with the owner, architect, contractor and other engineering consultants to develop fully detailed and coordinated structural drawings for the project. The foundation system consists of shallow drilled straight shafts founded in limestone. The loading dock, parking structure and retail floor consist of conventionally reinforced concrete skip joists spanning to post-tensioned concrete beams. The retail roof framing and office building superstructure consist of a composite concrete floor slab spanning to steel beams and girders. Braced frames are utilized to resist lateral wind loads. The building cladding consists of stucco and limestone with punched windows and curtainwalls.