



# Northwest Dental Center

San Antonio, Texas

**PROJECT TYPE**  
Renovation/Remodel

**BUILDING AREA**  
2,200 Sq. Ft.

**CONSTRUCTION COST**  
\$350,000

**CONSTRUCTION DATES**  
August 2009 - April 2010

**GENERAL CONTRACTOR**  
Prodigy Commercial Construction

**DESIGN/BUILD SERVICES**  
Project Management  
Pre-Design  
Schematic Design  
Construction Documents  
Construction Administration  
Bidding and Negotiation  
Regulatory Approvals

Acuform was initially contacted for this project because of our knowledge regarding site development within San Antonio; however our understanding of the challenges inherent with the development of a raw piece of dirt proved to be more valuable and aided in the success of this project. After searching for land to construct a new medical office, we determined that our client's budget was going to stretch much further with an existing building. We recommended the purchase of a former bank with the intent to gut the interior. The building had been vacant for a year, but the structure and the roof were in great condition. The resulting building maintained the general box plan of the former bank with a new, modern front entry. The patient spaces were carefully considered as oversized picture windows permitting ample natural light and decent views. While this renovation project involved much less work for Acuform, it was clearly the best solution for our client.

“ In order to accommodate a tight budget, Acuform recommended reusing an existing bank facility which provided an alternate solution saving the owner \$200,000 in construction costs. ”

The new plan included four operatories, a laboratory, sterilization, administrative offices, consultation room, employee break room, and a waiting area. By utilizing the existing building shell and with site improvements, we not only saved the owner significant money but commenced construction sooner than anticipated. The total project cost, including the land and existing building, was \$700,000 or \$200,000 less than their budget. With the savings, the owner purchased a \$100,000 x-ray machine during construction which we squeezed into the already tight building.

