



FEATURED PROJECT

# AUSTIN REGIONAL CLINIC CEDAR PARK

Designing Medical Offices for a Better Patient Experience

## PROJECT DETAILS

**Project Name:** Austin Regional Clinic Cedar Park  
**Location:** Cedar Park, Texas  
**Building Type:** Primary Care Medical Clinic  
**Stories:** 2  
**Building SF:** 20,287  
**Completed:** 2016

## AUSTIN REGIONAL CLINIC CEDAR PARK

- Improved Patient Experience
- Energy Efficiency
- Patient & Staff Comfort
- Durability & Low Maintenance

## THE OPPORTUNITY

Austin Regional Clinic (ARC) is a premiere medical service provider in Central Texas, with a goal to deliver better health outcomes and higher patient satisfaction, while at the same time lowering the cost of delivering these vital services. ARC understands how their facilities perform and the workplace environments that they create have a huge impact on achieving positive outcomes.

The healthcare market is also changing and becoming more competitive. Patients now have more choices about how and where they receive their care. This makes the clinic building an even more important part of their business.

## PROJECT TEAM

**Owner:**  
Kemp Properties

**Tenant:**  
Austin Regional Clinic

**Architects:**  
Neel Morton  
Office of Architecture

**General Contractor:**  
Austin Canyon Corporation

**Bautex Installer:**  
Whitetail Construction, Inc.

**Structural Engineer:**  
Jaster Quintanilla &  
Associates, Inc.

**Bautex Wall  
System Engineer:**  
Outlier Engineering, Inc.

## KEY DESIGNS AND FEATURES

Architect Neel Morton specified the Bautex Wall System in order to provide a healthier indoor environment for patients, as well as a safer and more comfortable workplace for health care providers. Consistent long-term performance and reduced maintenance and repair costs were also key selection factors.

Bautex was used for a majority of the exterior walls on both floors, with a final height just over 32 feet tall. The architecture and structural engineering teams used the Bautex walls as a primary load-bearing system for the building. The Bautex walls were connected to and integrated with several structural steel features in the building, demonstrating the speed, flexibility and efficiency of installing the Bautex Wall System.

The Bautex Wall System was also used to reduce construction time and costs over conventional multi-layer wall systems. The system provided the energy efficient continuous insulation as required by the latest codes. This level of insulation is an integral part of the Bautex Block and is included at no extra cost. Traditional walls require additional labor and materials to add this layer of continuous insulation.

The high-performance fluid applied Bautex Air and Moisture Barrier was used throughout the project on both Bautex Block, and, in several other areas, over conventional sheathing. Full-width stone and abuse-resistant exterior and interior wall finish systems were utilized to complete the project.

## CONCLUSION

Successful Innovation from Day One “We pride ourselves on being innovative and doing things outside the box at ARC. It just felt like the right thing to do, an opportunity to be first as far as working with Bautex for a medical facility. It just fits with our overall mission,” said Carlton Inniss, Senior Director of Clinical Operations for ARC. This new facility in Cedar Park is going to be an asset for ARC, its staff members, and their patients for the next half century and even longer.

## RESULTS

### Customer Experience

Quiet interior spaces and quality building construction and finishes gives patients and employees a premium experience.

### Employee & Patient Comfort

Stable indoor temperatures, low humidity, good air quality, and quiet indoor environment keep building occupants extremely comfortable in all seasons.

### Energy Efficiency

Continuous insulation, thermal mass, and tighter building envelope resulting in long-term energy savings.

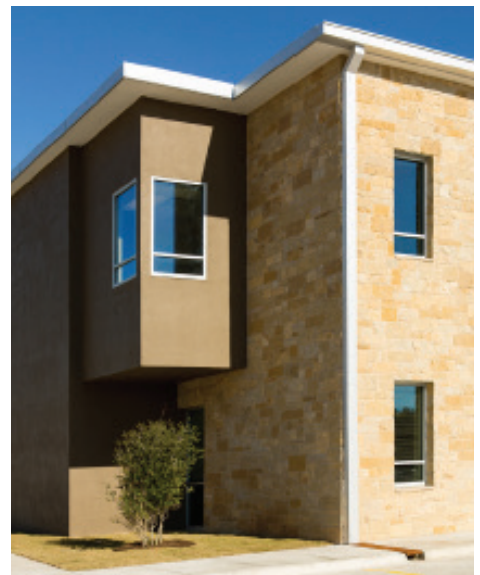
### Durability & Low Maintenance

Resilient materials that are mold-resistant, low-maintenance, storm-safe, and 4-Hour fire rated protect patients and healthcare providers.



*“We noticed right away one of the benefits of using the Bautex System is the noise absorption. We’re not hearing a lot of noise from the outside, and there’s not a lot of echoing on the inside. Staying cooler on the inside is another benefit.”*

*- Darlene Guynes,  
Clinic Manager, ARC Cedar Park*



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