



FEATURED PROJECT

# ISLA BLANCA PARK PHASE II

Durable and Resilient Construction for Modern Coastal Park Facility

## PROJECT DETAILS

<b>Project Name:</b>	Isla Blanca Park Phase II Improvements
<b>Location:</b>	South Padre Island, Texas
<b>Building Type:</b>	Public Event Buildings
<b>Stories:</b>	1
<b>Building SF:</b>	Various
<b>Completed:</b>	2019

## THE OPPORTUNITY

This is Phase II of a multipurpose project, we are designed on the additional structures that have not been developed yet.

The Architect does work on the Gulf Coast and in the Valley, we were already drawn into all the plans so we did not have to make a push to utilize Bautex.

## PROJECT TEAM

**Owner:** Cameron County Parks and Recreation

**Architects:** Ginac Architects

**General Contractor:** Noble Texas Builders

**Bautex Block Installer:** RGV Alliance Construction, LLC.

**Bautex Wall System Engineer:** 13th LV Structural Engineers, PLLC

**Structural Engineer:** Half Associates, Inc.

## KEY DESIGNS AND FEATURES

The Bautex Wall System was selected for all of the exterior walls of the buildings and was used to provide additional structural capacity for the building. The walls were coated with the Bautex Air and Moisture Barrier and then finished with StuccoMax Exterior Wall Finish and paint.

- Bautex walls are the primary load bearing system for the building.
- Two of the interior Bautex walls were designed and built to create moment frames that provide the entire lateral (shear) resistance for the structure.
- Designed and constructed for highest wind zone (Seaward).
- Solid monolithic walls without organic materials or wall cavities prevents moisture and mold problems in this hot-humid climate.
- Abuse-resistant magnesium-oxide cement based stucco finish system for impact resistance and long term durability in harsh environment.

## CONCLUSION

Bautex proved to be the most cost-effective and fastest way to build the Dolphin Cove building considering the harsh coastal environments and the county's desire for a long service life. Specifying Bautex simplified the architectural design and allowed the structural engineer to fully rely on the wall system to achieve the loadings required for the project. Dolphin Cove is the first of several buildings in Isla Blanca Park that are utilizing the Bautex Wall System.

## RESULTS

### Fast Construction

Using the Bautex Wall System accelerated construction by allowing a single contractor to build the structural walls in one mobilization.

### Structural Simplicity

Bautex was able to provide all of the structural requirements for the building which simplified both design and construction.

### 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 to protect this important community asset.

