

Texas Retina

Woodway, Texas

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exas Retina Associates is located in 15 different cities throughout Texas and has had a presents in Waco, Texas for over 15 years. The physicians at Texas Retain Associates are ophthalmologists who sub specialize in treatment of diseases and conditions affecting the eye's retina. Jeff Brockette, CEO/Owner of Texas Retina Associates,

decided it was time for Texas Retina, Waco, to have a new home. Mr. Brockette hired, Blue Fin Design, out of Austin, Texas to bring his vision of the Waco Location to reality. Warren Ince and his design team advised Jeff Brockette to interview and hire a Construction Manager to assist with the project budget and schedule. Although, Mazanec Construction Company had no prior experience working with Blue Fin Design, nor a prior relationship with Jeff Brockette, Mazanec was selected and hired as the Construction Manager/General Contractor for Texas Retina Waco.

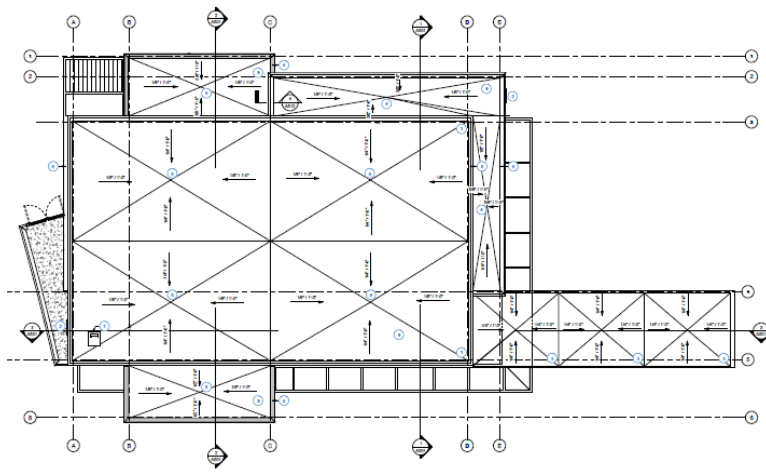


Difficulty in Construction resulting from design, location, materials, etc.

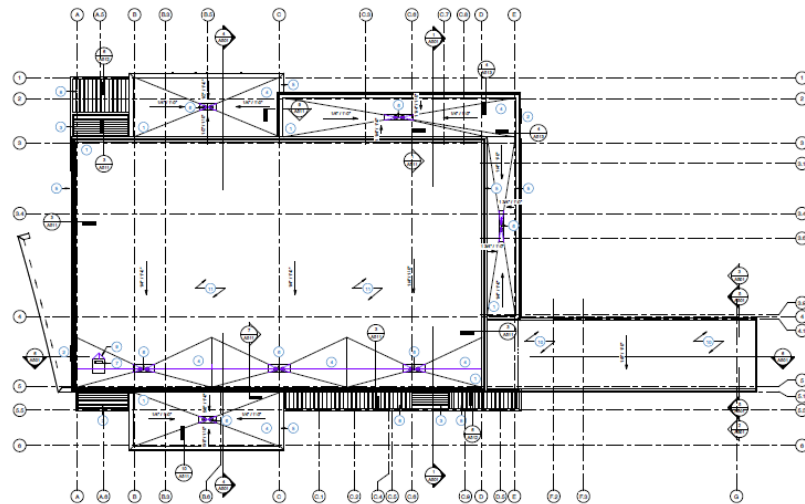
Although the new medical office for Texas Retina Waco is a typical 8,900 square foot structural steel, metal framed building, Mazanec Construction Company was hired in September of 2021. In the later part of 2021 and the start of 2022, the construction market was in disarray. Supply chain issues continued, and material prices were volatile due to the recent pandemic. Mazanec Construction received preliminary design documents from Blue Fin Design and went to work on the construction budget. Throughout the Pre-construction phase, Mazanec Construction put together a detailed budget and project schedule, but two items were impacting the construction schedule and drawing out the construction completion date, steel bar joists and tapered insulation. For some reason, bar joists were in high demand and all steel suppliers could not guarantee a delivery date. Mazanec Construction was able to work with Blue Fin Design and their structural steel engineers to change all the bar joists to W-Shape Steel Members (I-Beams). Changing the bar joist to W-Shaped members had to be closely coordinated with the MEP design team to ensure proper ceiling clearances.



Not only were steel bar joists scarce, but also tapered roofing insulation. Mazanec Construction quickly pointed out the design team, in lieu of providing and installing tapered insulation, to change the structural design and slope the steel and metal deck to eliminate the need for tapered insulation. This change not only saved the construction schedule, but also saved the owner approximately \$30,000. Making these changes early on during design had little to no impact on Blue Fin and their design team to complete their construction documents by late November 2021.



Roof Plan with tapered Insulation



Roof Plan with Sloped Steel & Deck

Unusual Construction Techniques Involved

Something unique about the new Texas Retina Clinic, was the type of sheathing system specified by the design team. Although ZIP Wall sheathing system is widely used in the residential market, Mazanec Construction had never seen it specified on a commercial building. Typically, the sheathing system consists of a gypsum board over metal studs, a field applied liquid air barrier, with rigid insulation mechanically attached in the field over the gypsum wall board to achieve the required R-Value. The ZIP Wall sheathing system is a 1" rigid insulation adhered to 5/8" structural OSB board, with a surface applied air barrier all in one. The product is mechanically installed over the metal studs and the sheathing joints are waterproofed with joint tape provided by the ZIPsystem manufacturer.



Final Appearance and Quality of Finished Product



From the start of the initial design, Blue Fin and Texas Retina had an idea on paper and Maznaec Construction's team was able to replicate and exceed everyone's expectation with the finished product.

The exterior of Texas Retina Waco boasts a covered drive through entrance that invites it's patients to main entrance of the medical office building. The canopy is built out of 8" structural tube steel and the canopy soffit is clad with a Smoked Birch MAC Metal Wall / Soffit Panel manufactured in Saint-Hubert, Quebec.

The Smoked Birch MAC Metal Panels were not only featured on the entrance canopy soffit, but also mixed in with the building elevations. Blue Fin Design also incorporated a horizontal metal wall panel with a concealed fastener manufactured by Peterson Aluminum to give the building veneer contrast.



The exterior veneer not only included two different type of metal wall panels, but also two different types of masonry veneer. Blue Fin selected a sawn face 12" x 24" cream limestone as it's field colored veneer quarried out of Florence, Texas, and a dark smoked bronze, Norman sized brick manufactured by Yankee Hill Brick Co. The contrast between the two masonry veneers mixed in proportionally with the two different metal wall panels, truly sets Texas Retina Waco apart from any other medical office building in Central Texas.



Once inside of Texas Retina Waco, the interior finishes tie in with the exterior finishes. The main lobby is a large welcoming open space with high ceilings, large format 18" x 36" floor tile, and a wall clad with 24" x 48" tile with the Texas Retina Associates letters cuts out of ½" thick aluminum, finished in Duradonic bronze to tie in with the exterior paint finishes. The exterior brick veneer is used to clad the wall that separates the entrance lobby from the receptionist counter. The receptionist counter is made up of a dark walnut plastic laminate slat wall flanked with lower ADA accessible solid surface countertop with a water fall front manufactured by Cambria.



The receptionist area is backed by a wall that separates the staff work area from public view. This wall is finished with an elegant wall covering made by Wolf Gordon and accents the Aluminum Bronze Texas Retina Associates brand.

The waiting room is a large and comfortable room with some special features as seen in pictures below. The "cloud" ceilings in the waiting room are a custom intersecting 30 inch by 30 inch tile with a built in 4 inch by 4 inch square down light. The two cloud ceilings are seperated by a 72" custom round light fixture hung with aircraft cable suspended from the steel structure. Blue Fin Design also incorporated two midcentury accent walls manufactured by Modular Arts. The walls not only act as a visual accent, but also absorb sound to keep the room nice and quiet.





Another unique characteristic about Texas Retina Waco, is the how the building functions for the doctors and staff. The corridors for the clinic as well as the offices are located around the outside perimeter of the building footprint. This allows for staff and doctors to navigate through the clinic and perform their duties as efficient as possible. You will notice that there are a number of large exterior openings around the perimeter of the building to allow natural lighting and exterior elements into the building. This makes for a more enjoyable and comfortable work environment.



Timeliness of Completion

Mazanec Construction broke ground in February 2022 and turned the keys over to Texas Retina in September 2022. Through the proper planning during the preconstruction phase, Mazanec Construction completed Texas Retina Waco in less than 8 months.

