

Construction Neighborhood December Report



December 1, 2021



3515 West Dallas St. Regent Square Update

Construction Activities: December 2021

- Cleaning of Amenity areas is taken place.
- Units are being completed.
- Retail spaces will continue being built out.
- Scaffold/exterior finishes are in progress along the South side of building.
- Courtyard landscaping and pavers are finishing on Level 4.
- Underground utilities on W Dallas and Dunlavy will continue.
- There will be road repair on W. Dallas after underground work is complete.
- Pavers are being installed in Retail Plaza.

Traffic & Pedestrian Routing/Road Closures

- See the attached maps for traffic and pedestrian and lane/road closures.
- Expect slow traffic on W. Dallas and Dunlavy due to underground work and concrete restoration.
- Intersection of W. Dallas and Dunlavy will be closed during weekends to complete underground telecom/electrical work.

What to expect this month:

- Trucks delivering cabinets, appliances, doors, and countertops.
- Traffic control on W Dallas and Dunlavy will be modified to accommodate next phase of activities.
- Fire Alarm testing will be ongoing. Most of the testing will be done during the day but there will also be evening testing as required by Fire Department. Late testing will start at 5:00 pm and could last until 10:00 pm. Testing for this phase should be wrapping up this month.

Contact Information

**For more information or questions,
please contact Ryan Temple.**

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Project Information

Schedule:





September 2019 to December 2022

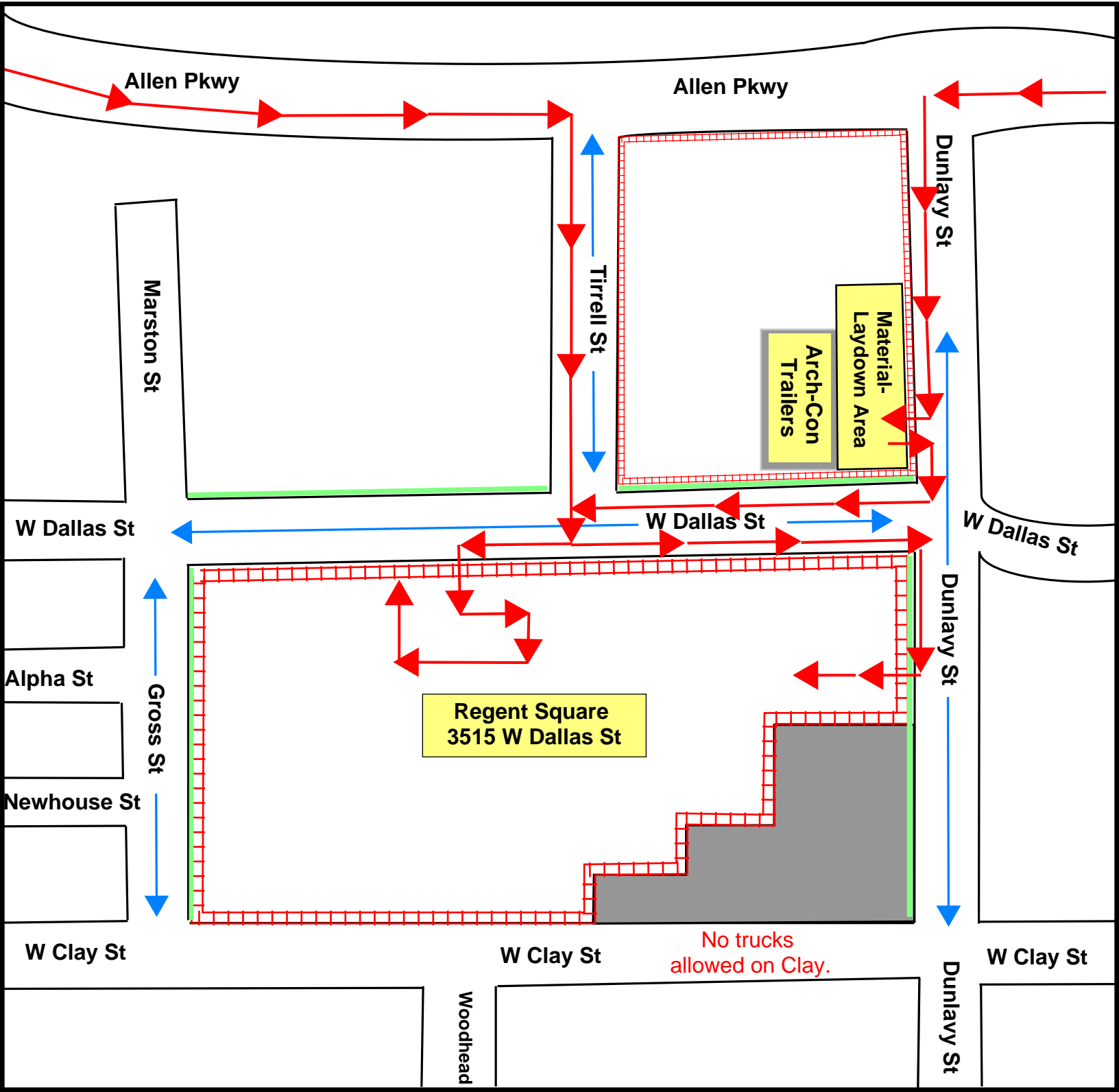
Upcoming Construction Milestones:

Phase 1 to be complete this month.

"It's not a mess...it's Under Construction."

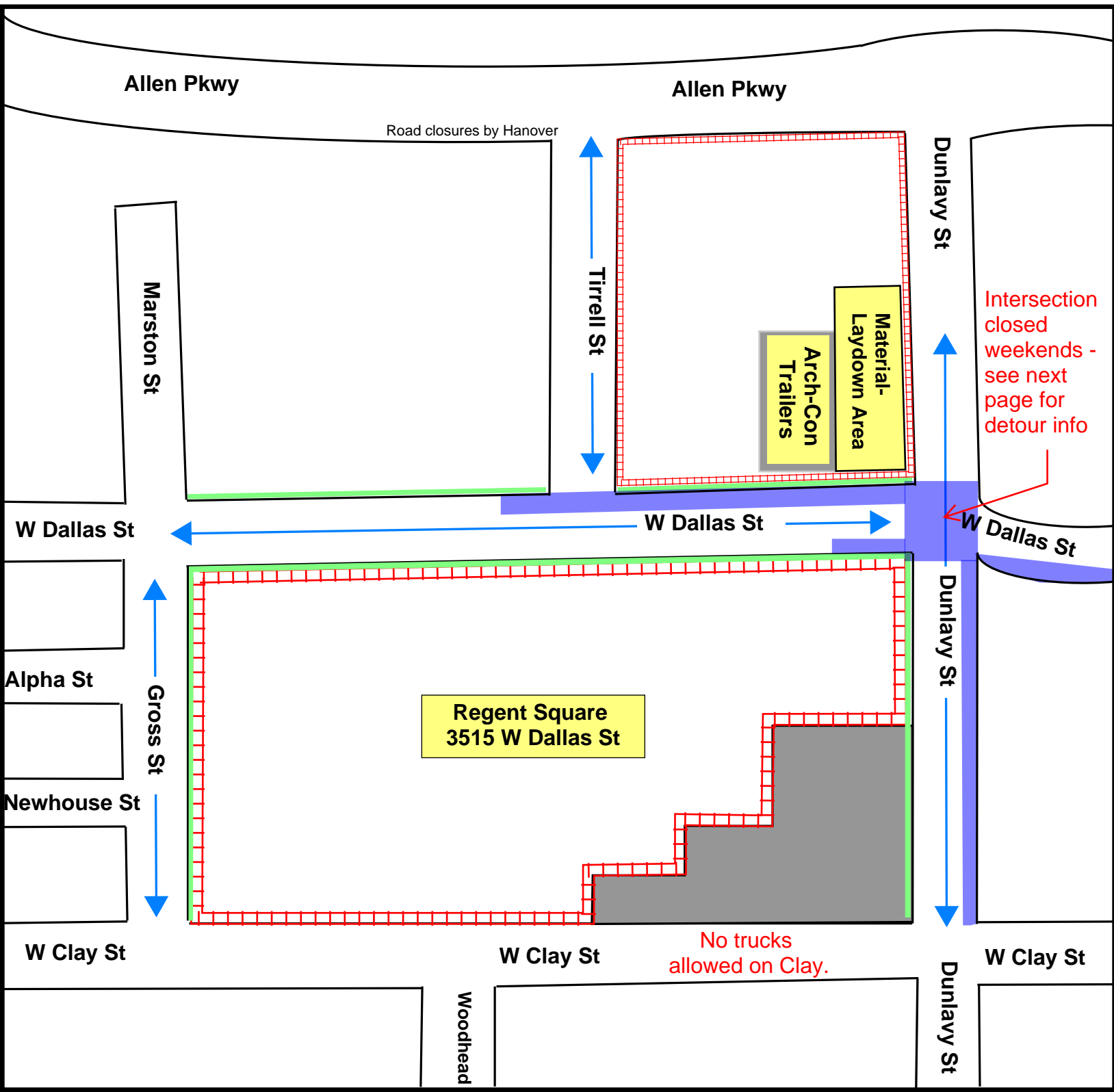
Pedestrian Map - 3515 West Dallas

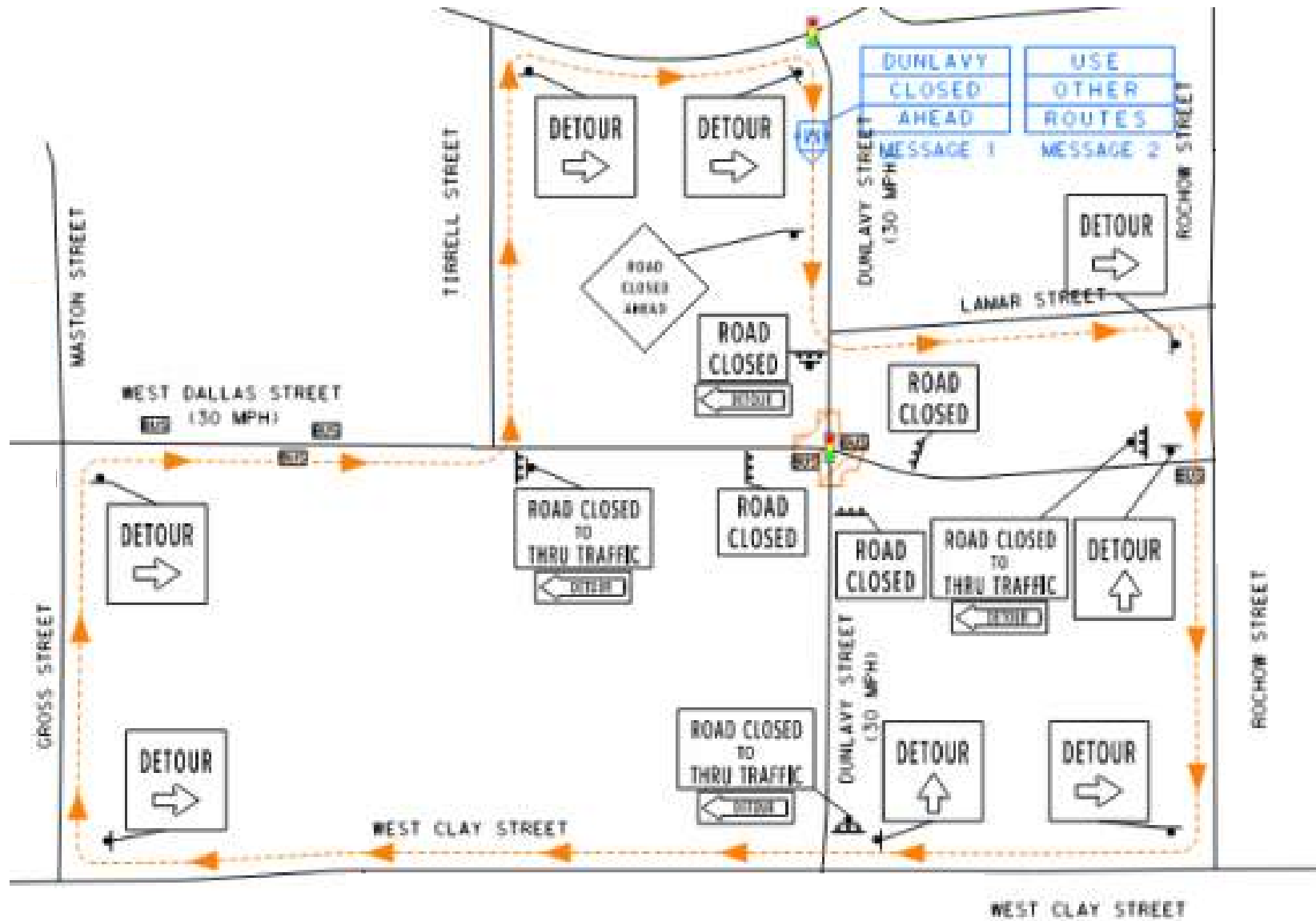
-  SIDEWALKS & PEDESTRIAN WALKS OPEN
-  TRAFFIC (BOTH DIRECTIONS)
-  DELIVERY ROUTE
-  CONSTRUCTION FENCE



Road Closure Map - 3515 West Dallas

 LANE CLOSURES





Progress Pictures

December 1, 2021



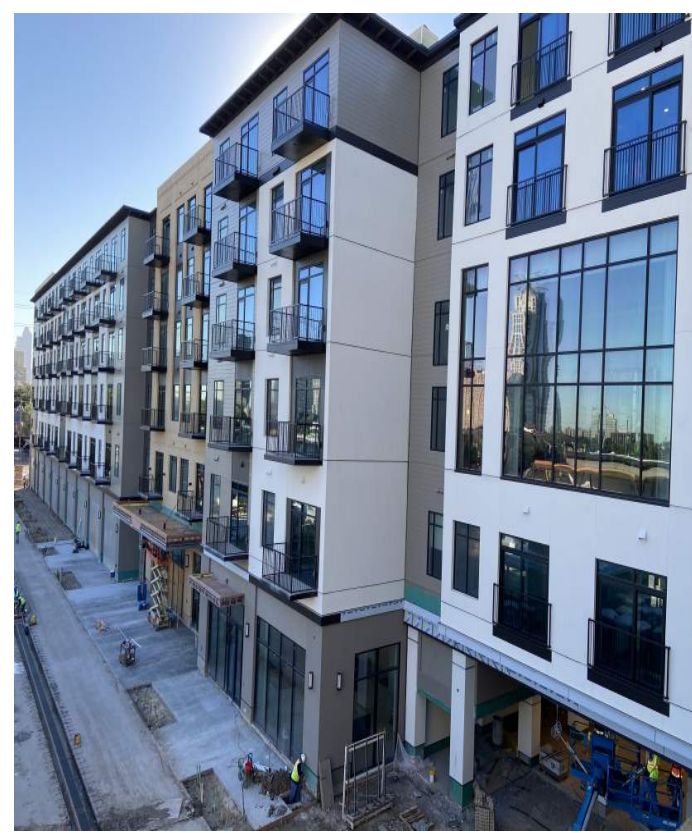
What's going on up there?

Courtyard



Amenities





Exterior Facades

- Siding and brick installation are in progress.
- Waterproofing and stucco installation is in progress.
- Balcony railings are in progress.
- North entry road work is in progress.

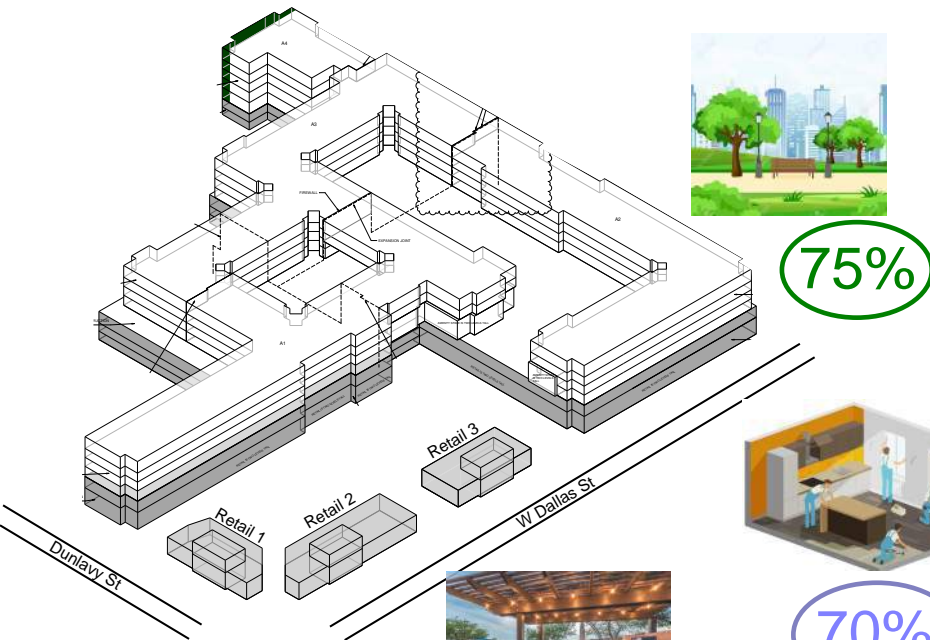


Retail Pavilions



Regent Square Project Schedule

- 01 - Concrete Structure: Jan 2020 - Dec 2020
- 02 - Building Framing: Sept 2020 - June 2021
- 03 - Building Exterior: Feb 2021 - Nov 2021
- 04 - 4th Floor Courtyard: April 2021 - Dec 2021
- 05 - Interiors: Mar 2021 - Oct 2022
- 06 - Landscape/Hardscape: June 2021 - Oct 2022
- 07 - Retail Shell Build Out: July 2021 - Dec 2021
- 08 - Multifamily Building: Dec 2019 - Oct 2022



75%



70%



95%



90%



06 Landscape/Hardscape

Includes driveways, sidewalks, pavers, planters, plants, trees, benches

05 Building Interiors

Unit finishes such as, flooring, cabinets, painting, window covering, appliances, etc.

04 4th Floor Courtyard

Courtyard will be located on the 4th floor of the building and will have a pool, spa, grilling stations, a bar and landscaping.

03 Building Exterior

The exterior of the building consists of stucco, windows, masonry, roof and siding.