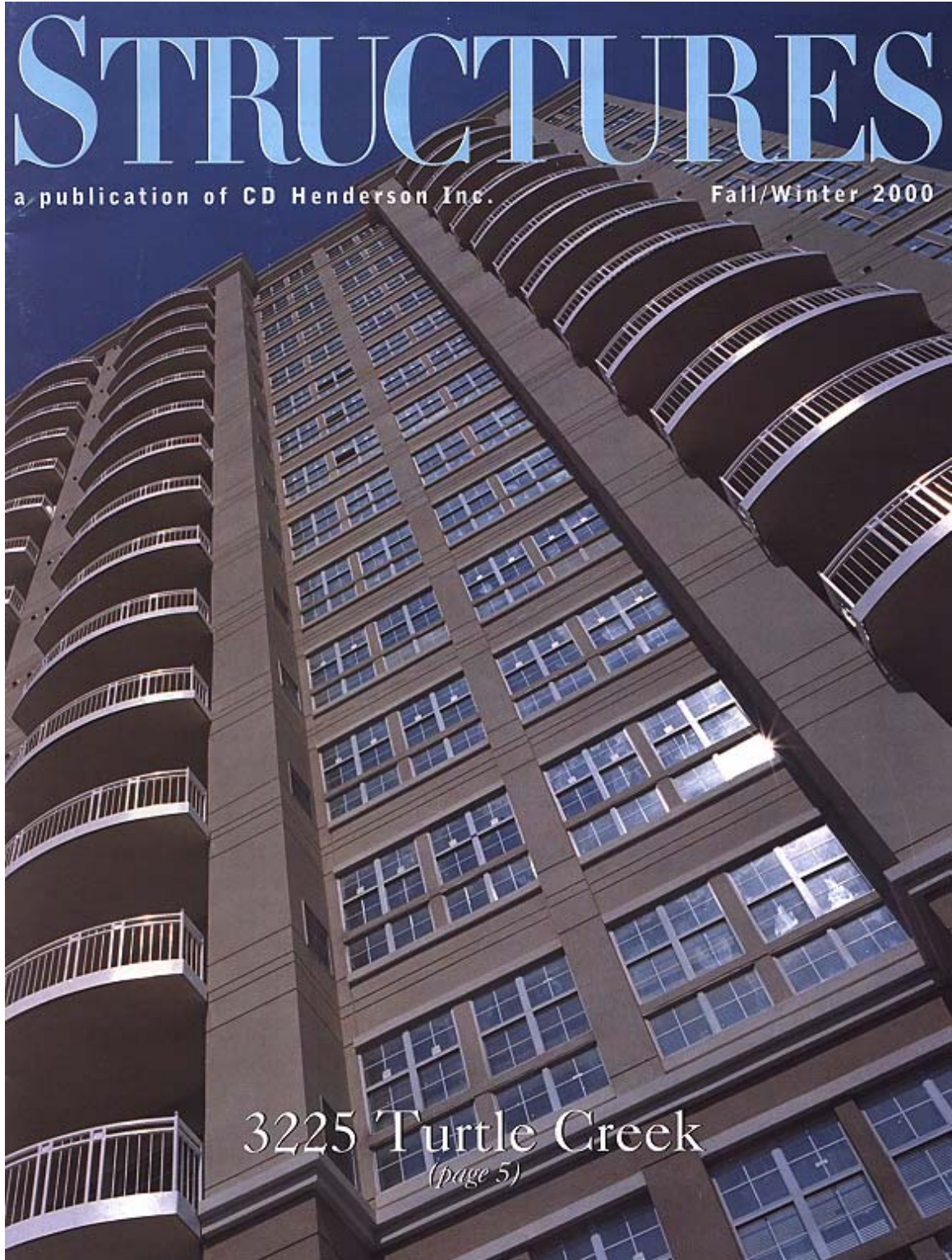


# STRUCTURES

a publication of CD Henderson Inc.

Fall/Winter 2000



3225 Turtle Creek  
*(page 5)*

## 3225 TURTLE CREEK SOARS HIGH ABOVE UPTOWN DALLAS

**W**hen CD Henderson began 3225 Turtle Creek in February 1999, it was the largest project ever undertaken by the company and the largest high-rise apartment complex of its kind ever built in the history of the Dallas-Fort Worth area. Now nearing completion, 3225 Turtle Creek stands as a monument to the skill of CD Henderson's team. The multimillion-dollar luxury apartment complex, which will include 603 apartments and two multi-story parking garages, is the company's crowning achievement.

Located in the heart of "Uptown" Dallas near the prestigious Mansion hotel, 3225 Turtle Creek sits on 3.8 acres and

encompasses almost 1 million square feet. The complex consists of four towers: Building A with 22 stories, Building B with 18 stories and Buildings C and D with 16 stories each. The towers form a U-shaped enclave, offering its residents dramatic views of downtown Dallas and the greenery that is Turtle Creek.

### *Outinord "Tunnel Form" System Speeds Construction Process*

The towers were constructed using the Outinord "Tunnel Form" system, a technique designed in France and specially fabricated for use on the 3225 Turtle Creek project. This revolutionary concrete forming system, known for its dimensional accuracy, quality and efficiency, allows the walls and ceiling of a floor to be poured simultaneously.

*cont'd. on pg. 7*



*Aerial view of 3225 Turtle Creek*

When the schedule worked at its optimum, the CD Henderson team was able to put into place more than 400 tons of material on two separate buildings every day.

"The tunnel form process gave us a systematic approach to finishing the structural concrete," said Dale Parker, who served as senior project manager for 3225 Turtle Creek. "It allowed us to top out the building with amazing speed."

During each pour, the concrete underwent inspection with concrete test cylinders to approve its strength before construction progressed to the next floor. After each pour, heaters were placed inside the tunnel form system to aid the curing of the concrete. The next morning, the forms were removed and reassembled on the floor above while the electrical, plumbing and HVAC rough-in was completed, then the concrete team placed the rebar and closed the forms. The concrete was placed into the forms and finished by the late afternoon, and the process started all over again the next morning.

"One of our proudest accomplishments is that this tremendously aggressive schedule of high-rise construction was achieved without a single serious accident," said Parker.

### ***Thinking Outside the Box***

The shell of 3225 Turtle Creek consists of a Dryvit Exterior Insulation Finish System applied over stud metal framing. "One of our value-added or cost-saving ideas was to increase the thickness of the exterior insulation to 3 inches in lieu of interior insulation," said Parker. "This decision saved the owner approximately \$80,000."

cont'd. on pg. 9



3225 towers over Turtle Creek Blvd.



Apartment interior at 3225 Turtle Creek



Spacious dining rooms inside 3225 Turtle Creek apartments



3225 Turtle Creek apartment kitchen

Another value engineering idea presented by CD Henderson and mechanical subcontractor TD Industries was to install through-the-wall HVAC units instead of the rooftop units typically used in multi-family construction. This proposal saved the owner \$150,000 in up-front construction costs by reducing labor and the amount of copper tubing required. "In addition, long-term savings will be realized because these units will require less maintenance," said Parker.

Two parking garages, five stories and seven stories each, were constructed using precast concrete and are connected to the resident towers.

By working closely with the owner, Genesis Real Estate Group, and the architect, Gromatzky Dupree & Associates, CD Henderson was able to speed up the construction process. "We were able to fast-track the project by starting work with a set of construction drawings only 60 - 70 percent complete, while the design details were being finalized," said Parker.

### ***Upscale, Uptown Living***

The property of 3225 Turtle Creek features not only high-quality construction, but every convenience a resident could hope for, with an extensive list of amenities. After a hard day of work in

the hectic metropolis of downtown Dallas, 3225 Turtle Creek is an oasis of comfort and leisurely living, with two heated swimming pools and Jacuzzis, one surrounded by a garden at ground level, and one atop the five-story parking facility. Near the pool areas are two massage rooms, two dry sauna rooms and three health and fitness centers with the latest in exercise equipment. The property also features a professionally landscaped Reading Garden.

Similar to five-star hotels, 3225 Turtle Creek has an expansive "lobby" area with marble flooring and a reading library formed in the style of a lounge.

Because many of its residents are business professionals, 3225 Turtle Creek offers a host of time-saving services and facilities, including two business centers complete with PCs, fax machines and other necessary office equipment; a library; two ATMs; on-site storage; 24-hour concierge desk; on-site dry cleaning and laundry pick-up and delivery services.

In addition, 3225 Turtle Creek has contracted with GroceryWorks.com for routine deliveries to the complex, as well as eatZi's Market & Bakery to perform a function, similar to room service, of bringing dinners or lunches twice a week.

*cont'd. on pg. 10*

The designer interiors of 3225 Turtle Creek apartment homes are finished with painstaking detail, with the finest materials. Each home contains 10-foot ceilings, crown moulding and seven-foot divided-light windows.

Each kitchen features polished black granite floors and countertops with matching black appliances, along with custom cabinetry in a handsome, honey maplewood finish.

The spacious bathrooms are beautifully appointed in Cream of Marfel marble, with garden-style marble bathtubs, separate shower stalls and marble vanities and floors.

To enjoy the impressive view of the surrounding area, 3225 Turtle Creek's homes feature large outside terraces and sundecks, many of which overlook Lee Park and downtown Dallas.

In addition, each apartment includes high-tech individual alarm systems and high-speed Internet access.

The first units of 3225 Turtle Creek were leased in August 2000, and the entire project will be substantially completed in December 2000.

### ***The Project Team:***

Owner .....Genesis Real Estate Group

General Contractor .....CD Henderson Inc.

*Rick Givens, Contract Manager/Executive in Charge*

*Dale Parker, Senior Project Manager*

*Alan Curry, Project Manager/Project Engineer*

*Matt Letlow, Project Manager/Project Engineer*

*Harvey Harris, Project Superintendent*

*Ripley Mack, Project Superintendent*

*Reese Goewert, Project Superintendent*

Architect .....Gromatzky Dupree & Associates

Structural Engineer .....Tseng Consulting Group, Inc.

MEP Engineer .....Basharkhah Engineering, Inc.

Consulting Structural Engineer .....Nelson Consulting  
Architectural Engineers, Inc.

Civil Engineer .....Brockett\*Davis\*Drake, Inc.

Landscape Architect .....Leeming Design Group



*Bar inside 3225 Turtle Creek apartments*



*Bathroom at 3225 Turtle Creek*