



Texas Department of Licensing and Regulation

Architectural Barriers Project Details Page

Project #: TABS2026007469

Registration Date: 12/8/2025

<https://www.tdlr.texas.gov/TABS/Projects/TABS2026007469>

PROJECT

Project Name: Cosmos
Project Number: TABS2026007469
Facility Name: Highpoint
Location Address: 6801 River Place Boulevard
Austin, TX 78726
Location County: Travis
Start Date: 3/15/2026
Completion Date: 4/15/2027
Estimated Cost: \$610,000,000
Type of Work: Renovation/Alteration
Type of Funds: This project is privately funded, on private land for private use.
Scope of Work: TENANT IMPROVEMENTS FOR A BUSINESS OCCUPANCY WITHIN 4 SECTORS OF EXISTING 5-STORY CAMPUS BUILDING, INCLUDING LEVEL 03 STRUCTURAL REINFORCEMENT, NEW INTERIOR PARTITIONS, CEILINGS + LIGHTING + RESTROOM UPGRADES, AND MODIFICATIONS TO MEP and IT systems
Square Footage: 234,000 ft²
Are the private funds provided by the tenant? Yes
Current Status: Project Registered

PERSON FILING FORM

Contact Name: Kaiyah Florence

RAS

RAS Name: DAVID C,DEMING
RAS #: 129
RAS Address: 16222 CRYSTAL HILLS DR
AUSTIN, TX 78737
RAS Phone: (512) 940-4226

OWNER

Owner Name: KARLIN RIVER PLACE LLC
Owner Address: 11755 WILSHIRE BOULEVARD Suite 1400
Los Angeles, California 90025
Owner Phone: (310) 806-9700
Contact Name: David A. Cohen (Karlin Asset Management, Inc.)

TENANT

Not Assigned

DESIGN FIRM

Design Firm Name: M. Arthur Gensler Jr. & Associates, Inc.
Design Firm Address: 1011 South Congress Avenue Building 1, Suite 200
Austin, Texas 78704
Design Firm Phone: (512) 867-8100

Registered accessibility specialists (RAS) set and collect the fees for their services. Contact the RAS directly if you have questions about their performing plan review or inspection services.

In accordance with 16 TEX. ADMIN. CODE §68.52, the owner of a building or facility must obtain an inspection from a RAS no later than the first anniversary of the completion of construction. A request for inspection must be made by submitting a written request for inspection to the RAS no later than 30 calendar days after the completion of construction.