



Construction Update

Project Update | Folkestone at the Promenade

Construction | Schedule

West Block:

- continue brick & stone veneer (south and Rice St. elevations)
- continue finishes: taping, painting, cabinets, millwork, tile and flooring within units
- complete standing seam roofs
- continue vapor barrier / insul.
- continue awnings at S. elev.
- cont. M&E trimming w/in units
- finish aluminum storefronts
- finish sheetrocking
- finish elevators 3 & 4

Plaza Block:

- continue patio railings
- Continue stucco and metal panels
- continue common area doors/hardware
- continue taping/drywalling of retail spaces
- continue Owner finishes in units
- Finishing stone and brick

Up and down, up and down. Our winter weather continues to fluctuate as progress on the building holds steady to the schedule. Activity is also taking place both “up” and “down” on both building interiors/exteriors... here’s a run-down of what we’ve accomplished in January and February:

West Block: The past two months we’ve completed and turned over two retail spaces. In addition, we’ve finished the ext. masonry on the west elevation, all framing, resident windows/doors, sheetrocking on Lvl. 2 & 3 at the north/west sides, all Mech/Elec/Plmbg/Fire Protection rough-ins and finished the customization process for Sr. Housing residents. Elevator installation is ongoing, along with finishes such as: taping, painting, cabinets, millwork, tile and flooring.

Plaza Block: Roofing finished in January. Mech/Elec/Plmbg rough-ins continue, followed by Owner finishes within the units. Continuing exterior finishes of brick, stone, stucco and metal panels. Patio railings and trellis work has started. Common area doors, hardware and other finishes is ongoing.

Infrastructure Phase II: Work will resume in spring when winter comes to an end. North Engel street was poured out and completed in the past 2 months! Temporary barriers and signage was placed around Regatta for resident move-ins.



Above: Regatta entrance sign

Above Right: View from All Ages Club Rm

Right: first cabinets in Sr. Housing units



Infrastructure:

- with good weather, we’ll resume at SE/NW corners of Regatta
- site furnishings being procured for spring startup, will start setting pots and installing benches on finished Ph.2 hardscape later

Construction Contact



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