

June 2026 Construction Narrative – Saratoga Retirement Community Expansion

During June 2026, construction activities span both Phase 1 and Phase 2, reflecting a transition from vertical construction and building enclosure toward interior finishes in Phase 1, while Phase 2 focuses on early-stage site development and utility infrastructure.

Phase 1 work is centered on the cottage buildings and the fitness addition. Interior finishes are a major focus throughout June, beginning with completion of sheetrock taping and finishing in June. Crews progress into installation of doors and frames, tile work at bathrooms, and installation of kitchen and bathroom cabinetry. Painting activities begin mid-month with primer and first coat applications, while countertop fabrication and installation proceed concurrently. Flooring installation continues into July, followed by base installation toward the end of the month. Plumbing fixtures and interior trim preparations begin as the spaces approach substantial completion.

Exterior work advances in parallel, with flashing and waterproofing completing at the beginning of the month. Lath and stucco installation progresses throughout June, representing a significant advancement in the building envelope. Site improvements also continue steadily, including curb, gutter, and sidewalk installation early in the month, followed by concrete driveways and walkways. Toward the end of June, work shifts to installation of pavers and irrigation systems, supporting forthcoming landscaping operations.

The fitness addition progresses through its final interior finish stages during June. Activities include flooring, painting, ceilings, and MEP fixture trim-out. By the latter part of the month, the building nears completion with pre-punch activities underway. Exterior façade finishes and associated site improvements, including ADA parking, walkways, irrigation, and landscaping, are also completed during this period.

Phase 2 construction remains in its early stages, with June activities focused on enabling work and utility infrastructure. For Building A, crews perform sequential relocation of gas, power, and water utilities following initial mobilization. These activities are critical to preparing the site for upcoming excavation and foundation work.

Simultaneously, Building C work advances along Colfax Lane, where demolition and excavation operations are performed to facilitate new roadway construction and utility realignment. Storm and sewer systems are rerouted during June, laying the groundwork for future building and site development.