

BUILDING & CONSTRUCTION

NORTHEAST

BUILDING A STRONGER REGION

THE HIGH LIFE

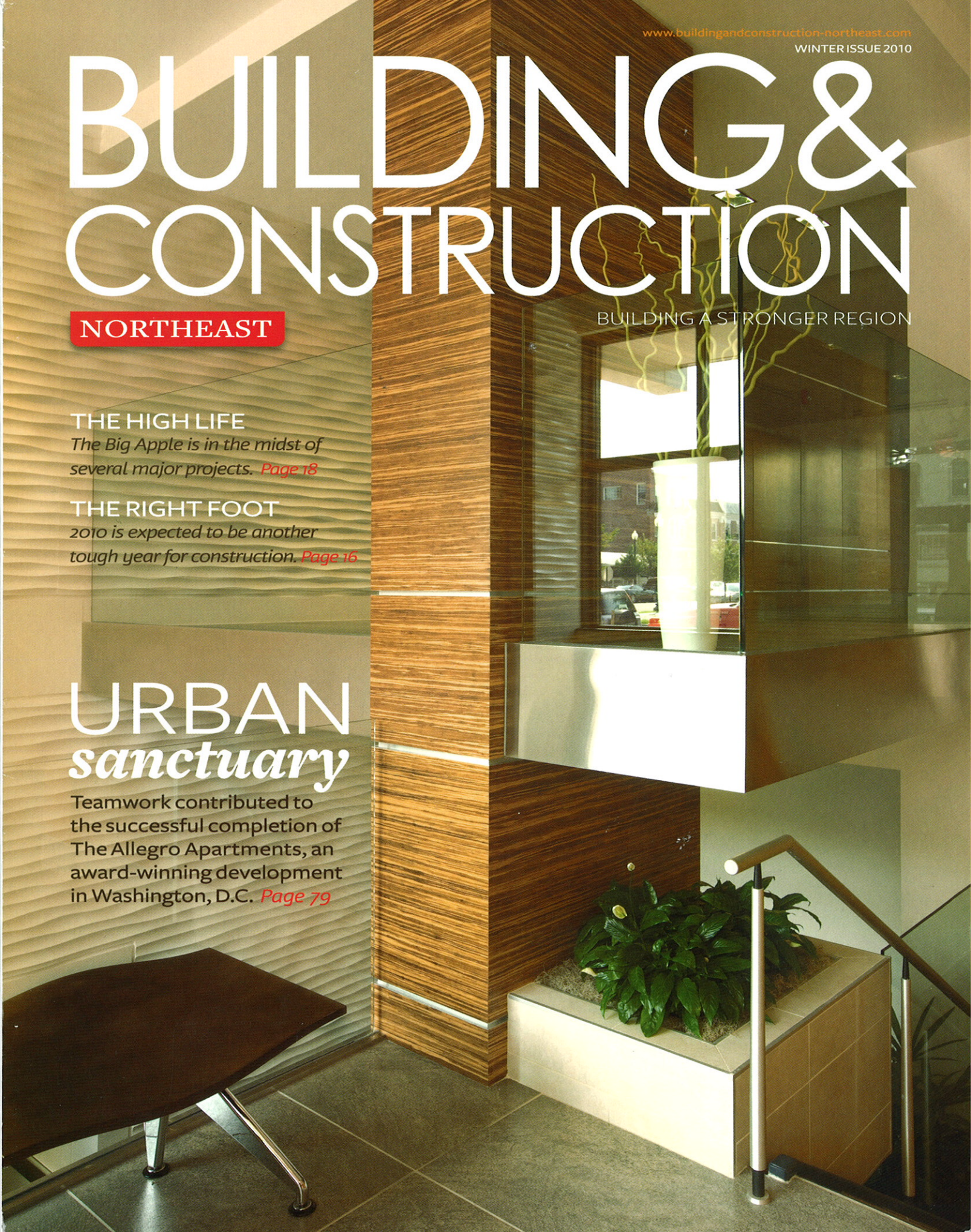
The Big Apple is in the midst of several major projects. [Page 18](#)

THE RIGHT FOOT

2010 is expected to be another tough year for construction. [Page 16](#)

URBAN *sanctuary*

Teamwork contributed to the successful completion of The Allegro Apartments, an award-winning development in Washington, D.C. [Page 79](#)



Built to Last

➤ Foulger-Pratt shows off its multifamily development and construction expertise at the Park Potomac Place, where it acted as the developer and general contractor.

"We are adept in the construction of a variety of structural systems suitable to multifamily residential development."

> Foulger-Pratt



Foulger-Pratt

www.foulgerpratt.com

Headquarters: Rockville, Md.

Employees: 179

Services: Development, contracting and property management

➤ **Foulger-Pratt had the makings of a** turnkey real estate operation well before its competitors used the term “turnkey” to describe their competitive edge. The Rockville, Md.-based firm specializes in base building and interior construction, real estate development, property management and site cleaning.

Foulger-Pratt is a family-owned company. Established in 1963, the firm has decades of experience in commercial

real estate services. The company has developed and built more than 50 projects in the Washington, D.C., region, representing a construction value of more than \$1.2 billion. It also has more than 20 projects in the development pipeline valued at more than \$800 million, and is managing more than 4.6 million square feet of commercial space.

Foulger-Pratt Contracting has completed several of the most notable multifamily residential projects in the Washington, D.C., region over the past several years, including major urban redevelopments and new suburban construction. Its work includes the restoration of downtown historic landmarks, new luxury waterfront communities,

student apartments, senior living facilities, and residential towers within major new transit-oriented developments.

“We are adept in the construction of a variety of structural systems suitable to multifamily residential development, as well as the importance of incorporating the latest building measures for sustainable construction,” the firm maintains. “Our work is consistently recognized for its high-quality and long-term lifecycle performance, resulting in favorable feedback from tenants, property managers and building owners.”

Park Potomac Place

Park Potomac Place is one of the larger mixed-use multifamily developments in

Foulger-Pratt's portfolio. Park Potomac, located off I-270 in Potomac, Md., is a masterplanned development, which will include 450 luxury condominium units, 570,000 square feet of Class A office space, 145,000 square feet of retail, and a 156-room four-star boutique Kimpton Hotel. Park Potomac also will include 150 luxury Brownstone town homes (developed by EYA) and a central plaza with a water feature, a fire pit and outdoor gathering space.

In 2006, the developer/contractor completed the first 10-story condominium tower with 80 high-end residences. The units include premium finishes and appliances, expansive windows, hardwood floors and gourmet kitchens. The development includes two levels of below-grade parking, a clubhouse with a clubroom, two fireplaces, a fitness cen-

ter, guest suites, a circular pool and a landscaped plaza area.

In late 2007, Foulger-Pratt started construction on "Building E" - a 160,000-square-foot Class A office building that also features 14,000 square feet of ground floor retail space. In September 2008, the company celebrated the groundbreaking of the new 50,000-square-foot Harris Teeter supermarket and 10,000 square feet of adjacent retail space. The market will feature gourmet and prepared foods, as well as traditional market items.

Park Potomac place also will utilize renewable wind energy to offset some of its energy use, Foulger-Pratt announced in February.

The developer will purchase more than 34 million kilowatt-hours of wind energy, which will power approximately

4.8 million square feet of its office space. The purchase has been made through Clean Currents LLC, a D.C. area clean energy business, which will supply wind energy in the form of renewable energy credits. In September, the company earned a 2009 Green Power Leadership Award from the Environmental Protection Agency (EPA) for the wind power purchase.

According to the EPA, Foulger-Pratt Management's current green power purchase is equivalent to avoiding the carbon dioxide emissions of nearly 5,000 passenger vehicles per year, or the equivalent amount of electricity needed to power more than 3,000 average American homes annually.

Foulger-Pratt continues to be a family-owned organization, with a strong commitment to its community, it says. ☉

providing sustainable project consultation, coordination & instruction

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FRANCE
Sustainable
Solutions

6692 SOUTH CHEROKEE STREET
LITTLETON COLORADO 80120

Courtney C. France, Principal
Phone: 303-325-5945
E-Mail: courtney@francesustainable.com



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PILLAR CONSTRUCTION, INC.

5649-S General Washington Drive | Alexandria, VA 22312
P:(703) 941-5891 | F:(703) 941-5893 | info@PillarConstruction.com

www.pillarconstruction.com