

Victory Block G

Dallas, TX

ELECTRICAL CONSTRUCTION CASE STUDY



FSG provided ground-up electrical and tenant finish-out for the 2300 block of South Victory Park, Dallas' premier entertainment district.

Owner

Lennar Multi-Family Communities

Project Type

Electrical Construction

Contract Amount

\$7,850,860.00

General Contractor

Archer Western

Electrical Contractor

FSG Electric

Architect

RTKL Associates, Inc.

Challenge

This project highlighted the skills of some of the best minds in the construction industry. FSG partnered with Archer Western, Lennar Multifamily Communities, and RTKL Associates, Inc. to elevate one of Dallas' aging downtown areas into a trendy, bustling destination with a luxury residential tower, upscale movie theater, dining and retail, and a parking garage.

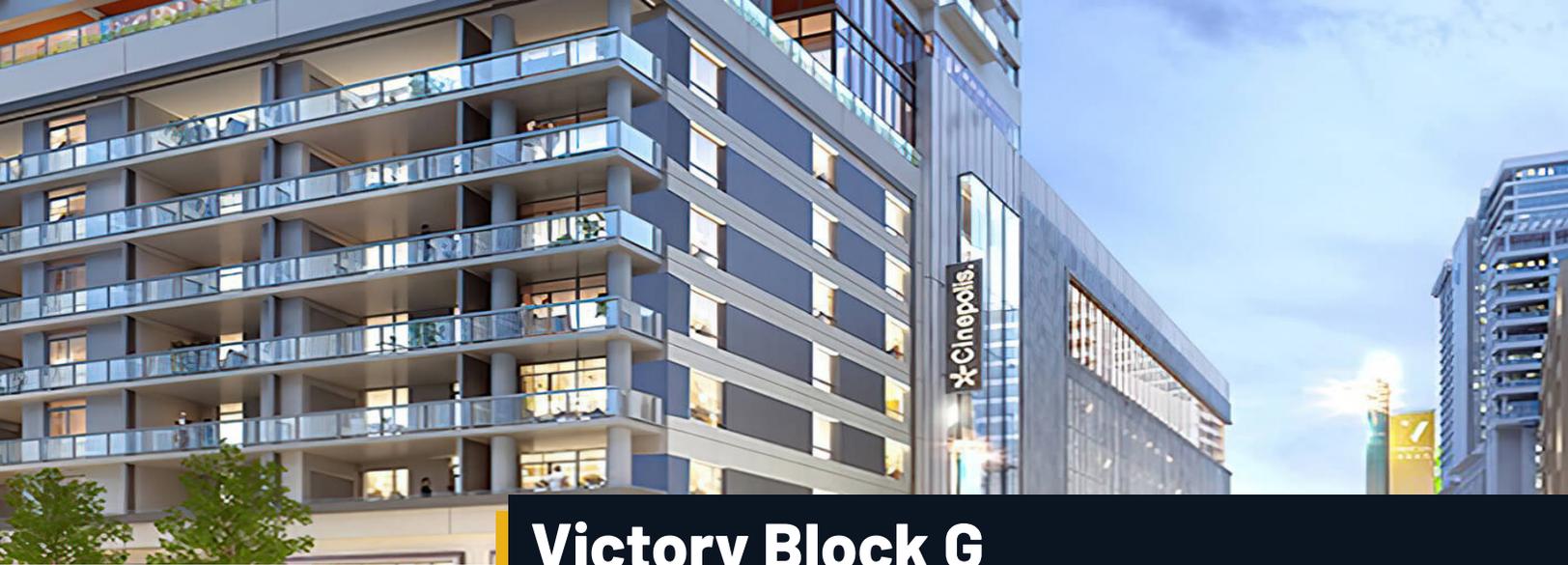
To complete this project, FSG electrical teams would need to work around the challenges of tight side streets, busy foot and car traffic, and limited parking. These elements made hauling and storing materials difficult for the 200+ construction employees who worked on this two-year project.

Solution

FSG successfully completed all the electrical work for the shell and core, as well as the tenant finish-out stages of construction for this luxury 26-story high-rise building. True to form, the team deftly negotiated every challenge that arose during the project and delivered only solutions.

As mentioned, the primary challenge for this project involved space. Recognizing this fact, FSG employed stringent logistical planning to compensate for the lack of storage space at the job site. FSG's project management maintained excellent communication with the general contractor, distributors, and other trades to ensure deliveries adhered to a strict schedule, and that only the exact amount of material required was delivered to the limited staging areas available for the project.





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Result

FSG delivered its project work scope as agreed, despite the limitations of the job site. The final project includes 23 residential floors with 285 apartments, 15,000 square feet of indoor amenity space, and 8,000 square feet of outdoor amenity space on the eighth floor. A six-level parking garage is located adjacent to the residential tower, with a 41,814 square-foot, 763-seat cinema located above the parking garage.

The project was constructed to meet LEED standards, and the finished product revealed a visually stunning, upscale multi-family living and entertainment property for Lennar Multifamily Communities.

