



VICTORY BLOCK G & CINEPOLIS

Dallas, Texas

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

cinépolis

Owner

Lennar Multifamily Communities

Contract Type

Electrical Construction

General Contractor

Archer Western

Electrical Contractor

FSG Electric

Architect

RTKL Associates, Inc.

Client

Cinépolis & The 23 Victory Park Apartments

Address

2300 block of Victory Park Lane

SQFT

318,000+

CHALLENGE

This project can be considered a meeting of some of the best minds in construction. FSG partnered with Archer Western, Lennar Multifamily Communities, and RTKL Associates, Inc. to elevate the aging area into a trendy, bustling destination with a luxury residential tower, upscale movie theater, dining and retail, and a parking garage. The busy downtown location meant the FSG electrical team had 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

As the electrical contractor, FSG successfully completed all the electrical work for the shell and core as well as tenant finish-out stages for this luxury 26-story, high-rise. In true expert form, the team quickly executed solutions to all the apparent challenges. While the team could not create more storage space, they could compensate with stringent logistical planning for material staging and daily material storage. Leadership maintained excellent communication with the general contractor, distributors, and other trades to ensure deliveries adhered to a strict schedule to guarantee only the exact amount of material necessary was delivered. This project highlights include 285 upscale apartments and impressive amenities, a six-level parking garage, and 41,000 square feet of luxury cinema space with premier finishes worthy of this stunning building.

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