

CaseStudy

EXTRA SPACE STORAGE NEW BUILD IN A CHALLENGING ENVIRONMENT



PROBLEM



Extra Space Storage, the nation's second-largest self-storage facility, planned to build a new facility in Roxborough, adjacent to Manayunk. Anyone familiar with the region will recognize the inherent difficulties that the area presents, but the particular development site and timeline created additional challenges as well.

- **Location:** between a regional public transportation system (SEPTA) and an old Amtrak rail system, creating a particularly tight space to operate. Material transport in and out of the worksite had enhanced headwinds.
- **High resident traffic:** requisite road closures for both safety reasons & operational efficiencies.
- **Sewer and water systems:** Due to placement, had to be shut off at various points throughout the project.
- **Environmental testing:** Proper removal of contaminated soil before the build could take place.
- **Weather factors:** Significant levels of rain led to weather delays.

The FGX Group served as the Owner's Representative for the project to ensure successful execution in the challenging environment.

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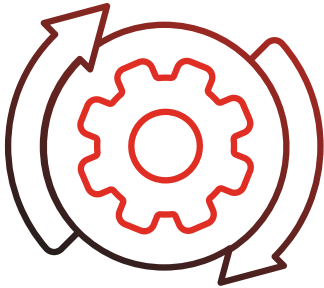




SOLUTION

FGX joined the project from pre-construction through completion to help assemble the team, coordinate and communicate with the team throughout the project's lifecycle, and keep everything within the estimated timeline and budget in the face of known and unknown challenges. Overseeing all of these details enabled the building owner to focus on his priorities, knowing that the project was in capable hands.

FGX closely communicated with local authorities to receive the appropriate permissions for road closures, water and sewer shutdowns, and to maintain a good relationship with local residents. Further, they ensured appropriate regulatory compliance to remediate the soil and move forward with the build. And, with experience on their side, they created a budget and timeline that allowed for the flexibility to deal with unexpected issues and still get the project completed within the owner's expectations.



RESULTS

Although the project experienced some delays at the start, FGX had planned for such contingencies and was able to successfully mitigate each issue that arose in a timely manner. Due to their careful planning and execution, the project was completed on budget and within the expected timeframe, enabling local residents to resume their normal activities and the owner to launch the latest addition to the Extra Space Storage roster.