

CaseStudy

ARTS AND CRAFTS HOLDINGS/LOVE CITY BREWING MODERN RENOVATIONS TO HISTORIC BUILDINGS



PROBLEM



Arts + Crafts Holdings is an up-and-coming developer that focuses on bringing creative, modern, mixed-use projects into fruition in historic buildings (100+ years old) at the northern edge of Center City Philadelphia.

Arts + Crafts was simultaneously developing many buildings in the area – including one for Love City Brewing – and needed the expertise of The FGX Group to manage all aspects of the project so they could focus on their growing real estate business. Some unique challenges included:

- Creating design and construction possibilities to support the modern environment Arts + Crafts sought, while maintaining the integrity of old buildings;
- Coordinating with municipal authorities and utilities to bring old buildings to code;
- Working around the schedules and needs of existing office and residential tenants.

Additionally, as construction got underway for Love City Brewing, many old sinkholes were discovered under the foundation, which were expected to impact the timeline and budget.

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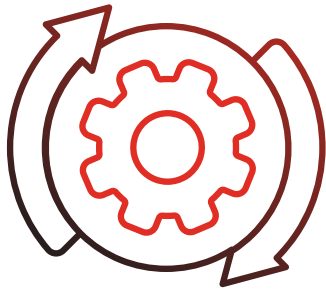
FGX
PROJECT MANAGEMENT + COST ESTIMATING



SOLUTION

As project manager, FGX provided the following services to ensure the project was completed in a safe and efficient manner, while preserving historic details:

- Conceptual budget development
- Multi-phased planning
- Design
- Contractor selection
- Construction management
- Cost control
- Sinkhole remediation



RESULTS

Because of FGX's diligence and strategic planning, all the projects in the Arts + Crafts portfolio were completed on time and within budget. Arts + Crafts continues to expand its real estate holdings in Center City Philadelphia, and Love City Brewing opened in 2018 and is extremely popular – and many of its reviews on social media mention its beautiful space in an old building.