



YMCA - Walnut Street

Client:
YMCA of Delaware

Design Professional:
Homsey Architects

Location:
Wilmington, DE

Delivery Method:
Construction Management

Key Challenges:

- To construct a new full service facility on the YMCA's existing site. The scope included an aquatic center with an Olympic size pool, daycare and fitness centers, multipurpose room, professional sized gymnasium, and administrative offices.
- To manage the project according to a critical schedule and to restore and integrate the original clock tower within the new structure.

The construction of the Walnut Street YMCA on its original 60 year old site represented an especially ambitious venture. It was the first urban YMCA to be totally rehabilitated in the United States in over ten years. Bancroft orchestrated 40,000 square feet of construction within an exceptionally constricted site whose perimeter included a residential area and 2 major roadways required to remain open throughout construction. This made site management, especially for lay down areas and contractor ingress and egress, highly challenging. Because of the building's high sloped roof, safety considerations called for the utilization of unique lanyard tie-offs to ensure fall protection. Unexpected site conditions created additional stress to the project's inflexible schedule, but Bancroft met all project parameters right on time and delivered a facility that exceeded the Y's expectations.