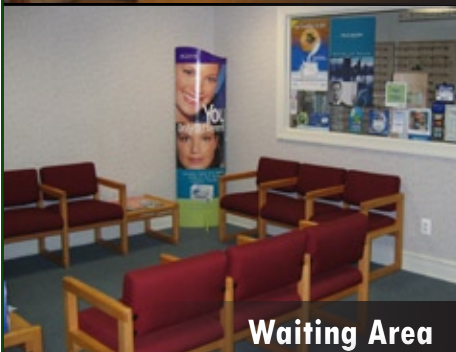




Kitchen



Lobby



Waiting Area



Project Profile

Client:

Lutheran Senior Services

Design Professional:

Design Collaborative

Location:

Wilmington, DE

Delivery Method:

Construction Management

Key Challenges:

- To renovate 31 low-income, assisted living apartments in order to include handicap accessibility, modern furnishings, updated mechanical and electrical systems and more.
- To minimize downtime allowing the Owners to continue to rent all of the building's apartments without interruption or loss of revenues.

Luther Towers II

The Luther Towers II project encompassed the renovation of the first three floors of a 10-story apartment building. Originally all of the apartments served as low-income housing, however with this renovation, the first three floors were converted to both low-income and assisted living apartments. The updates included two nursing stations, a new commercial kitchen, an activities room, a hair salon, a market, a gift shop and more. The building's common areas were renovated to add comfort and convenience. The project's site work included the installation of a new gazebo and patio.

Bancroft assisted the Owners by working with the Department of Housing and Urban Development (HUD) to finance the Luther Towers II project. In fact, more than \$70,000 in savings was returned to HUD at the project's completion. Bancroft also worked closely with the City of Wilmington to allow temporary occupancy of one floor at a time in order to give the Owners rental revenues earlier than expected.