

JEFFERSON APARTMENTS

LEWES, DELAWARE

The Severn Companies hired Gillis Gilkerson to complete renovations on Jefferson Apartments, a +/- 41,050 square foot affordable housing complex located at 825 Kings Highway in Lewes, Delaware.

Jefferson Apartments I, the original community, was constructed in 1981 and is made up of 39 residential units spread throughout five 2-story buildings. There is also has a free-standing rental office onsite. Gillis Gilkerson's renovations included the installation of new windows, doors, roofing, siding, flooring, appliances and HVAC systems.

The second phase of work included a +/- 450 square foot addition to the rental office as well as the comprehensive renovation of four additional buildings within Jefferson II, each totaling +/- 7,684 square feet. Gillis Gilkerson replaced all building systems and installed new windows, doors, kitchens, bathtubs updated all other surfaces. Jefferson II has a unit mix of 16 one-bedroom units and 16 two-bedroom units.

"We are grateful for the completion of the apartments at Jefferson II in time to get the residents back in their homes," said Arthur Edwards, Jr., President of The Severn Companies. "We believe this was made possible by the quality site supervision provided by Dale Reinhold. Dale's masterful control of the site, the suppliers and the subcontractors were like a conductor directing an unruly orchestra. On site progress was consistent and organized. When problems were encountered, Dale professionally provided solutions. Dale's quality site supervision made the Jefferson II project a success."

The project was funded by a USDA Rural Development mortgage, Low Income Housing tax credits from Delaware State Housing Authority, equity from The Richman Group Affordable Housing Corporation, and a construction loan from TD Bank. Gillis Gilkerson Project Manager Robin Steininger worked in partnership with Architectural Alliance, Inc. and KM Construction Consulting, LLC to complete the scope of work on time and on budget.

"We have worked with Gillis Gilkerson before on other projects such as Hollybrook Apartments in Laurel, Dunbarton Apartments in Georgetown and Seaford Apartments in Seaford, Delaware. We keep going back because they are on time and on budget. When times were tough, Gillis Gilkerson helped us out."

ARTHUR EDWARDS JR. | OWNER & PRESIDENT, THE SEVERN COMPANIES



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