

NAYLOR & BREEN BUILDERS, INC.



Marble Works Residences Middlebury, Vermont



Located in Middlebury's historic Marble Works District, the new construction of this 70,205 sq. ft. building including 30 one, two and three-bedroom residences, each 950-2,550 sq. ft. in size, with heated underground parking and storage space. Construction started in September 2006 with blasting and removal of over 5,000 cubic yards of ledge for a concrete and steel basement garage structure on a tight site sandwiched between the main street of the Marble Works neighborhood to the east and a steep slope down to Otter Creek to the west. Wood framing of 4 floors above the garage continued through the following winter with Naylor & Breen

carpentry crews, the use of a tower crane, and just-on-time deliveries of floor framing and wood panel walls. Floors were then finished from the top down with the first certificate of occupancy (CO) for levels 3 and 4 received 7/24/07, less than 11 months after the start of construction.

Subsequent CO's were received on 8/10, 8/22 and 9/4/07 for each floor below, allowing the developer to close on sales and occupy condominium units as early as possible. Naylor & Breen exceeded contract commitments for both schedule and cost with savings shared by the owner and construction manager at completion.

Project:
Marble Works Residences
Middlebury, VT

Owner:
Catamount/HIS/
Marble Works, LLC
Larry Williams
(802) 343-4648

Architect:
Lemay + Youkel Burlington,
Vermont
Bill Gallup (now at Maclay)
(802) 496-4004

Project Manager:
Terry White
Superintendent:
Kevin Burke
Contract Type:
Construction Management





"The developers of the Marble Works Residences and the Middlebury South Village Professional Office Building both brought Naylor & Breen on-board as the Construction Managers/Builders near the completion of schematic design. This was perfect timing as it allowed the A/E team to get Naylor & Breen's professional assessment of the value and cost of the design decisions made to date. At the offset of their involvement on each project, N&B produced detailed cost estimates which reflected their interpretation of the preliminary designs and mechanical systems. Their experience working on multiple similar projects allowed them to very accurately interpret the quality and complexity of the preliminary design documents. Their very first cost estimates were therefore realistically accurate and allowed the A/E team to develop final designs and systems within the developer's project goals and budget."

**-Bill Gallup
Maclay Architects**