

NAYLOR & BREEN BUILDERS, INC.

Frederic Duclos Barstow Memorial School
Chittenden, Vermont



Naylor & Breen Builders was the Construction Manager on this project, including historic restorations and additions to an old 1930's era brick elementary school. The schedule was very aggressive with phased construction carefully orchestrated to isolate and begin work in early May 2002, turn over all renovated spaces for school opening in September 2002,

then complete the new gym area in the fall. Through the construction management delivery method, Naylor & Breen aggressively bid out subcontractor packages and was able to work with the Owner and Architect to convert these savings to nearly \$250,000 of added value "wish list" items incorporated in the work. The representative in charge for the State of Vermont Department of Education, Cathy Hilgendorf, has written, *"To have such a beautiful result, completed on schedule and within budget, is not to be taken for granted and doesn't happen by accident."* The main entry was maintained with a new lobby to the new gym with custom trophy cabinets built by Naylor & Breen utilizing old glass doors found in storage and restored. The old gym was divided into two floors with new wood frame construction to include four large new classrooms and support spaces. The new gym and support spaces were built within an old courtyard of approximately 6,700 SF that was filled-in with new structural steel and concrete construction. The old 1930's "Hall" was restored with the old small stage, windows and other finishes restored to original condition. Old windows to the courtyard (new gym) were creatively filled-in with natural wood and glass storage cases, custom built at Naylor & Breen's millwork shop.

Project: Renovations & Additions to the Frederic Duclos Barstow Memorial School, Chittenden, Vermont

**Architect: NBF Architects, P.C.
John Berryhill
Project Manager: Terry White
Superintendent: Donald Houle
Contract Type:
Construction Management**

