

NAYLOR & BREEN BUILDERS, INC.



Counseling Service of Addison County - 89 Main St.
Middlebury, Vermont



Naylor & Breen as construction manager on this office renovation and addition project worked with the owner and architect for many months before the start of construction to help coordinate design with a phased construction schedule to allow the owner to continue operation with full staff and customers throughout the construction phase. When the project was started mid summer upon approval of funding, the owner advised the construction team that the funding had been cut to eliminate any available funds for any change orders. At the same time the addition excavation began, Naylor & Breen rolled up their sleeves to recommend and price value engineering options to reduce project costs. After much hard work and cooperation between the full project team, the first change order was executed 6 weeks later to include 11 items ranging from site work to structural to finish changes to save over \$21,000. By the end of the project, almost \$100,000., approximately 10% of the Guaranteed Maximum Contract amount was saved on project costs. The project was completed on schedule with an extremely pleased client. Construction was phased, working around constant occupancy, starting with the 2,500 square foot addition completed in November 2008. The client was then moved from the existing building into the addition for completion of 8,600 s/f of renovations through January 2009.

Project: CSAC - 89 Main
Renovations & Addition
Middlebury, Vermont
Owner: Counseling Service
of Addison County
Contact: Bill Claessens
(802) 388-6751

Architect: Scott + Partners
Tyler Scott

Project Manager:
Terry White
Superintendent:
Don Houle
Contract Type:
Construction Management