

NAYLOR & BREEN BUILDERS, INC.



Gadd Brook Residences at Sugarbush Warren, VT



Naylor & Breen's site division was awarded the Site and Infrastructure package at the Gadd Brook condominium project at Sugarbush resort. Although this was bid out as a hard bid/lump sum project, N&B and Sugarbush agreed to convert the package into a Construction Management arrangement. This allowed N&B and the design team to work openly and collaboratively to fine tune the overall project scope, schedule, and price. Working in this manner was hugely successful as it allowed for collaboration on the phasing of work to comply with State stormwater parameters along with the adjacent business owner's operations and needs.

Owner: Sugarbush Resort
Jim Westhelle
(802) 583-6725

Architect: The Design Group
Jim Edgcomb
(802) 496-5255

Project Managers:
Terry White/Leo Fairbanks
Superintendent:
Dennis Breitagan

Contract: Cost + fee with GMP

Completed: Early Summer 2016

After the initial control points were established on-site, Naylor & Breen took over all layout, coordination and construction for the project. The project scope included mass cuts and fills, storm line re-routing, sewer line re-routing, water extensions, power extensions, parking lots, excavation and backfill for the building, sidewalks and curbs, a timber frame bridge and more.



The overall site package totaled just over \$800,000 which resulted in a fairly substantial savings to the project from the original bid amount. The work went so smoothly that N&B was able to complete much of the project that was originally slated to happen in the spring of 2016.

We urge you to contact the design team and or Sugarbush for their take on Naylor & Breen's performance on this project.