

NAYLOR & BREEN BUILDERS, INC.



Hinds Lofts
Burlington, Vermont



Project:
Hinds Lofts
Burlington, VT

Owner:
Catamount/Howard II, LLC
Erik J. Hoekstra,
Development Manager,
(802) 363-5165

Architect:
Lemay + Youkel
Bill Gallup (now at Maclay)
(802) 496-4004
Project Manager:
Terry White
Superintendent:
Don Houle
Contract Type:
Construction Management



Located on a tight building site in Burlington, this project consisted of the renovation of an existing building and the addition of one floor, to construct 5 floors of residential occupancy with 15 condominium units.

Naylor & Breen overcame numerous challenges on the project,

starting with petroleum contamination discovered in the basement, which was isolated by installation of a special 60 mil thick vapor resistant membrane under the entire basement slab and integrated into basement wall construction. After framing an additional floor for 2 penthouse units, more demolition was requested to reframe penthouse partitions for a custom loft for purchase by the principal architect. Construction continued on a fast track basis while the architect redesigned the penthouse level just ahead of information needed by the various finish trades. The project scope of work was also limited by partial funding for the first 2 months of construction pending additional unit presales confirmed with the owner's authorization on 9/25/07 to proceed with all of the work. In spite of such changes, the initial contract schedule needed to be extended by just 2 weeks for a total project duration of approximately 9 months.

