

NAYLOR & BREEN BUILDERS, INC.



Applegate Housing
Bennington, Vermont



Project: Renovations to the
Applegate Apartments

Bennington, VT

Owner: Applegate Housing
Limited Partnership,

c/o Housing Vermont,
Burlington, Vermont

Architect: Tom O'Brien

Northern Architects

Burlington, Vermont

(802)658-1953

Project Manager:

Robert J. Naylor

Superintendent: Don Houle

Completion: November 1998

This project consisted of the complete renovation of (23) multi-unit affordable housing buildings and complete demolition of (4) buildings; conversion of (3) existing apartment units to handicap accessible units; expansion of the existing Site Office to create a Community Building; installation of new gas-fired hydronic heating systems for space and water heating; site modifications to improve storm water and sanitary drainage; replacement of existing paving and curbs; walkway demolition, replacement, and construction; retaining wall construction; installation of foundation insulation and drainage; complete interior renovation of existing units; work includes site work, demolition, concrete, rough and finish carpentry, roofing, insulation, doors and windows, finishes, specialties, heating, plumbing, and electrical.

This was a demanding schedule with tenants maintaining occupancy throughout the project. Completed units needed to be turned over to the Owner for occupancy in order to move tenants out of the next units to be renovated. Compliance with the project schedule is an absolute necessity; as buildings were turned over at a rate of one per week.

Close attention to coordination of the subcontractors' work and our own forces' work, as well as adjustments to the workforce and work hours were ongoing in order to maintain the pace of completing one 4-unit building each week.