

NAYLOR & BREEN BUILDERS, INC.



Black River Overlook Apartments Ludlow, VT

Owner: Housing Vermont
Lynn Mansfield
(802) 863-8424

Architect: S2 Architecture
Steve Schenker
(802) 985-5595

Project Manager:
Kim Levins
Superintendent:
John Crossman

Contract: Construction Management

Completed: December 2015

Black River Overlook began as a 25 unit, five building occupied apartment complex. Four of the five existing buildings were completely overhauled and the fifth unit was completely removed, converting the entire property from an initial 25 unit complex into a 22 unit facility. The scope of this project included the complete renovation of all units—including new interior finishes, light fixtures, plumbing fixtures, and kitchens.



Exterior renovations included an entire building envelope upgrade by installing 2" of rigid insulation, a sophisticated air sealing detail, new windows and exterior doors, and spray foam insulation in the attics. A new central pellet boiler system with an exterior, automatic feed pellet silo was installed. Naylor & Breen continually worked with Stewart Property Management and Housing Vermont to carefully and systematically complete all work necessary with as little inconvenience and disruption to the residents as possible as the residents have remained on site throughout all of the construction work.

