

NAYLOR & BREEN BUILDERS, INC.



Black River Overlook Apartments
Ludlow, VT

Owner: Housing Vermont
Contact: Rich Wickman
(802) 863-8424

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

Project Manager:
Kim Levins
Superintendent:
John Crossman

Contract: Construction Management

Completed: In Progress

Black River Overlook in Ludlow, Vermont began as a 25 unit five building occupied apartment complex. Four out of the five existing buildings are being completely overhauled and the fifth unit is being completely removed, converting the entire property from an initial 25 unit complex into a 22 unit facility. The scope of this project includes the complete renovation of all units—including new interior finishes, light fixtures, plumbing fixtures, and kitchens. The exterior renovations include 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 in November. Naylor & Breen is about half way through this year-long, four building renovation. Naylor & Breen has been continually working 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 residence have remained on-site throughout all of the construction work.

