

NAYLOR & BREEN BUILDERS, INC.



Hickory Street Neighborhood | Phase I
Rutland, Vermont



Hickory Street is the first of a multi-phase multi-unit affordable housing project featuring a unique blend of 7 buildings for a total of 33 units, varying from one to four bedrooms. Many of the units are fully handicap accessible for special needs. The site location was the former Forest Park Public Housing project that was constructed in the 1970's.

Naylor & Breen poured the concrete foundations during the winter months. This challenging site work continued into spring with Naylor & Breen contending with Mother Nature on an already wet site and record breaking rainfall. Significant consideration has been given to energy-efficiency on this project.

The larger buildings are equipped with roof-top solar panels with a thick rubber roofing material. The 5 smaller units have asphalt roofing with some metal roofing details sprinkled in. The entire project called for Marvin Integrity windows, the use of dense pack cellulose insulation in the walls, and spray foam insulation in the attics and around all the exterior windows and doors for air-tight energy efficient buildings. The bulk of the work has been performed by Naylor & Breen's own forces including the concrete, framing, siding, most roofing and interior and exterior finishes.

Project: Hickory Street
Neighborhood
Rutland, VT

Owner: Rutland Housing Authority
Kevin Loso

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c/o Housing Vermont

Amy Dohner

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Architect: Duncan Wisniewski
Architecture

Michael Wisniewski

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Project Manager: Kevin Burke

Superintendent: Kevin Burke

Completed: October 2011

We are on our third large project with Naylor & Breen and they are great to work with: Organized, professional, quality work, excellent paperwork and communications, including with subcontractors, and a solid commitment to working as a team.

On Hickory Street, a new neighborhood in Rutland with multiple building designs, I am continually impressed with project manager/project super Kevin Burke. As architects, we are proud of our ability to see both the whole and all the many details but Kevin always seems to be two steps ahead of me. I am often astounded how he can be working on scheduling, monthly requisitions and coordinating subs at the same time he is questioning me on how two pieces of wood aren't quite coming together on Detail 7, Page 93 of the construction set while remaining calm and pleasant through it all.

- Michael Wisniewski