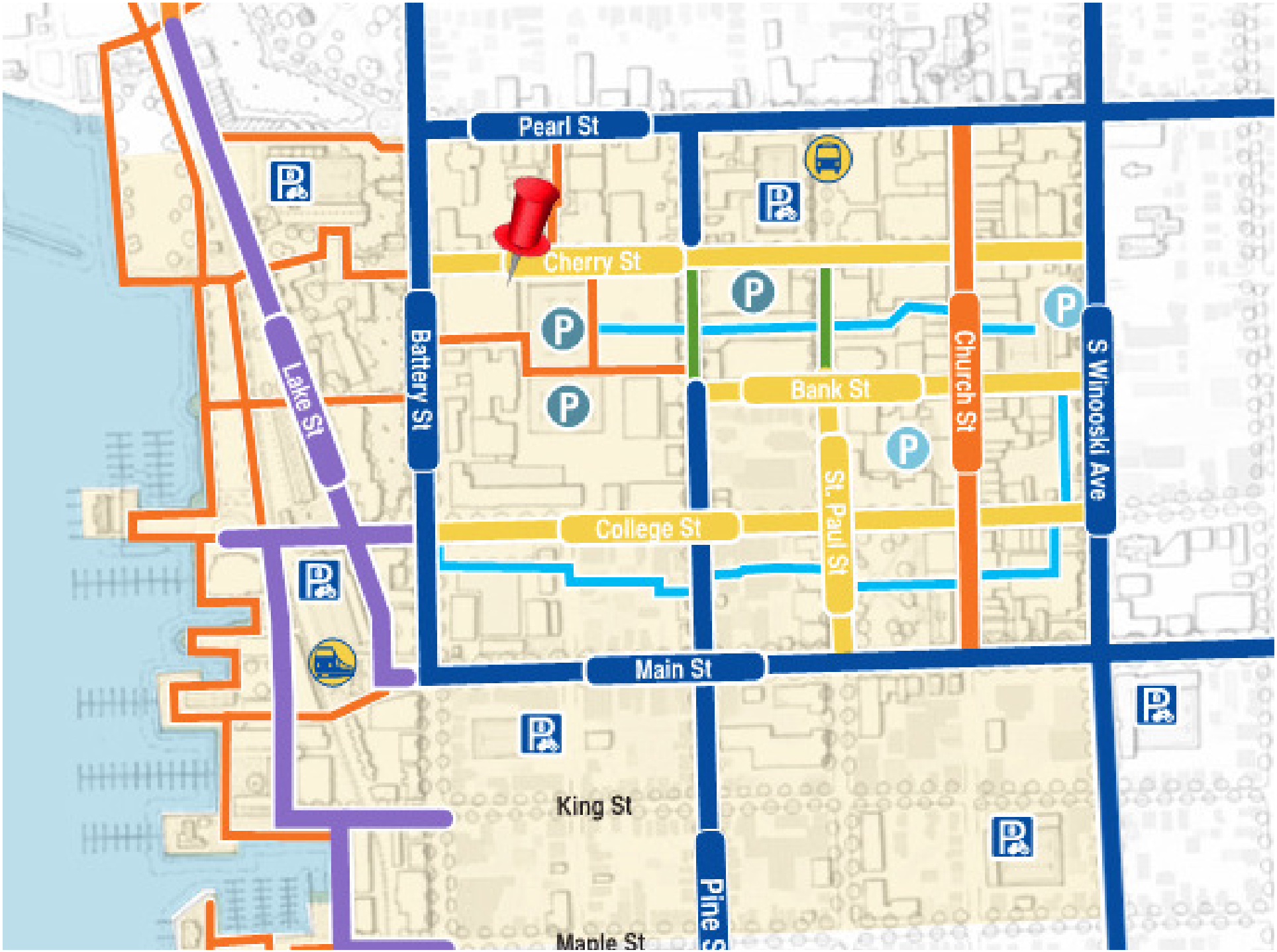
SUCCESSFUL PROJECTS FROM AROUND THE STATE

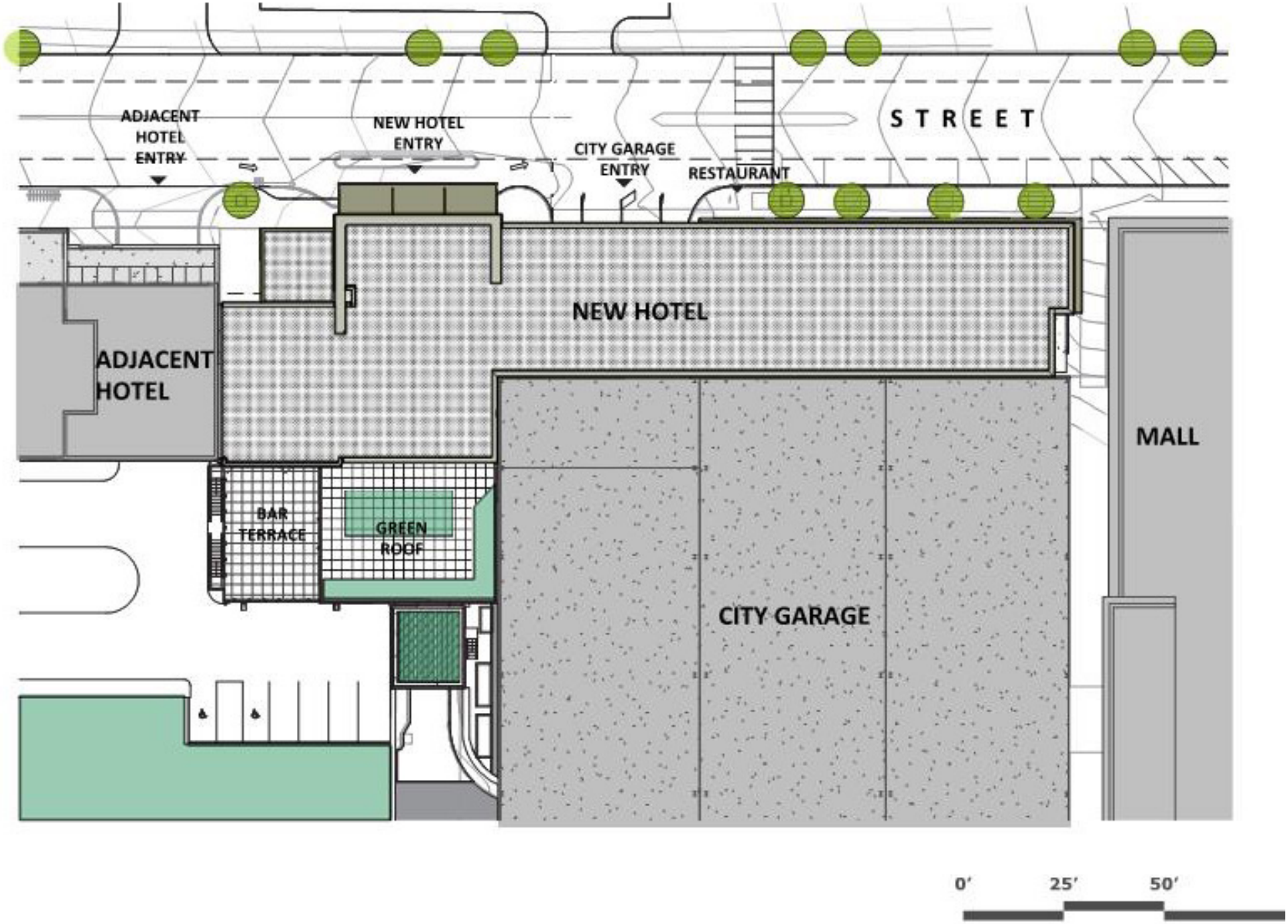
white + burke

VERMONT DEVELOPMENT CONFERENCE

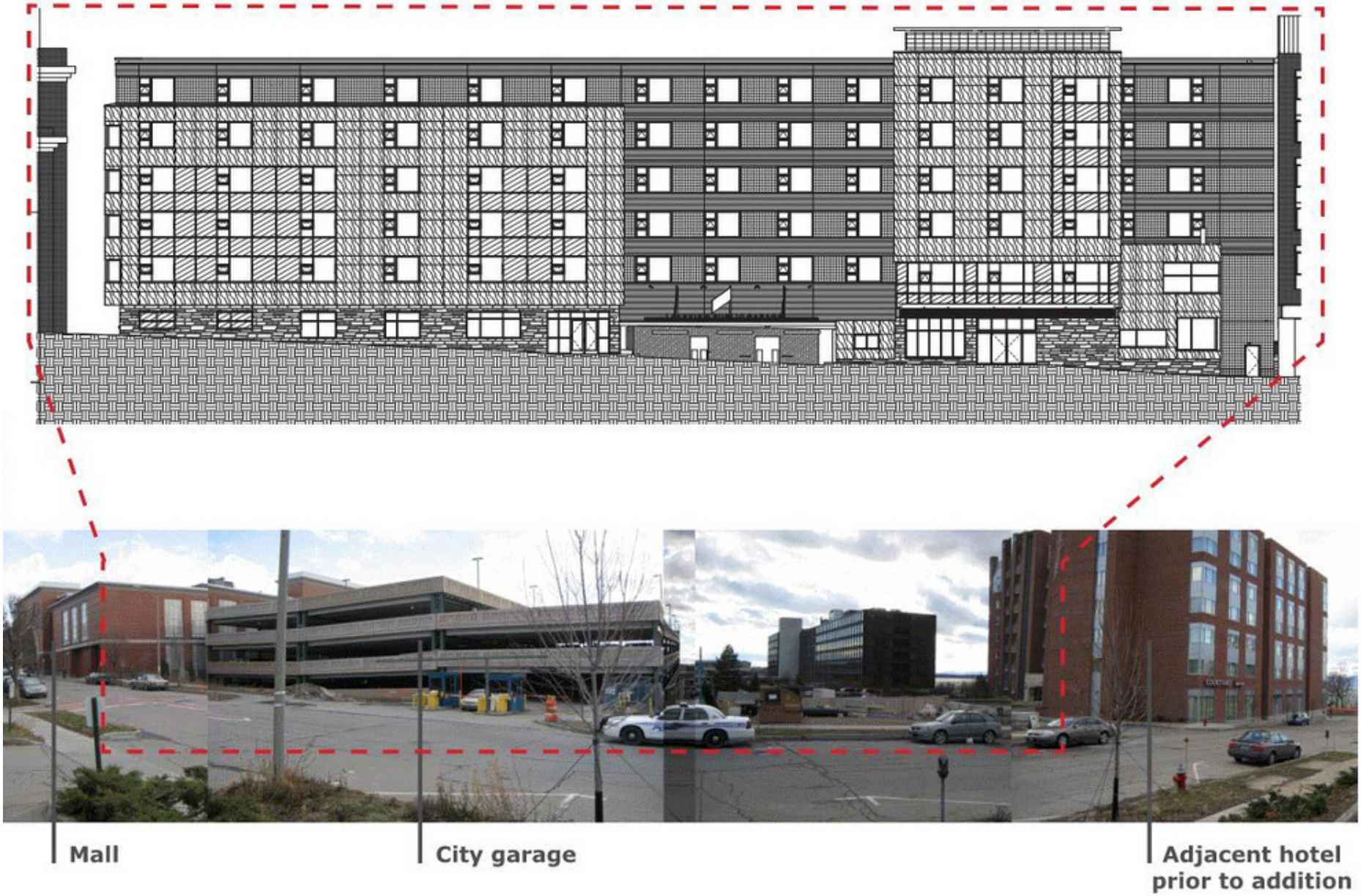
www.hotelvermontdesign.squarespace.com

HOTEL
VERMONT


Pearl St
Cherry St
Battery St
Lake St
Church St
S Winooski Ave
Bank St
St. Paul St
College St
Main St
King St
Pine St
Maple St

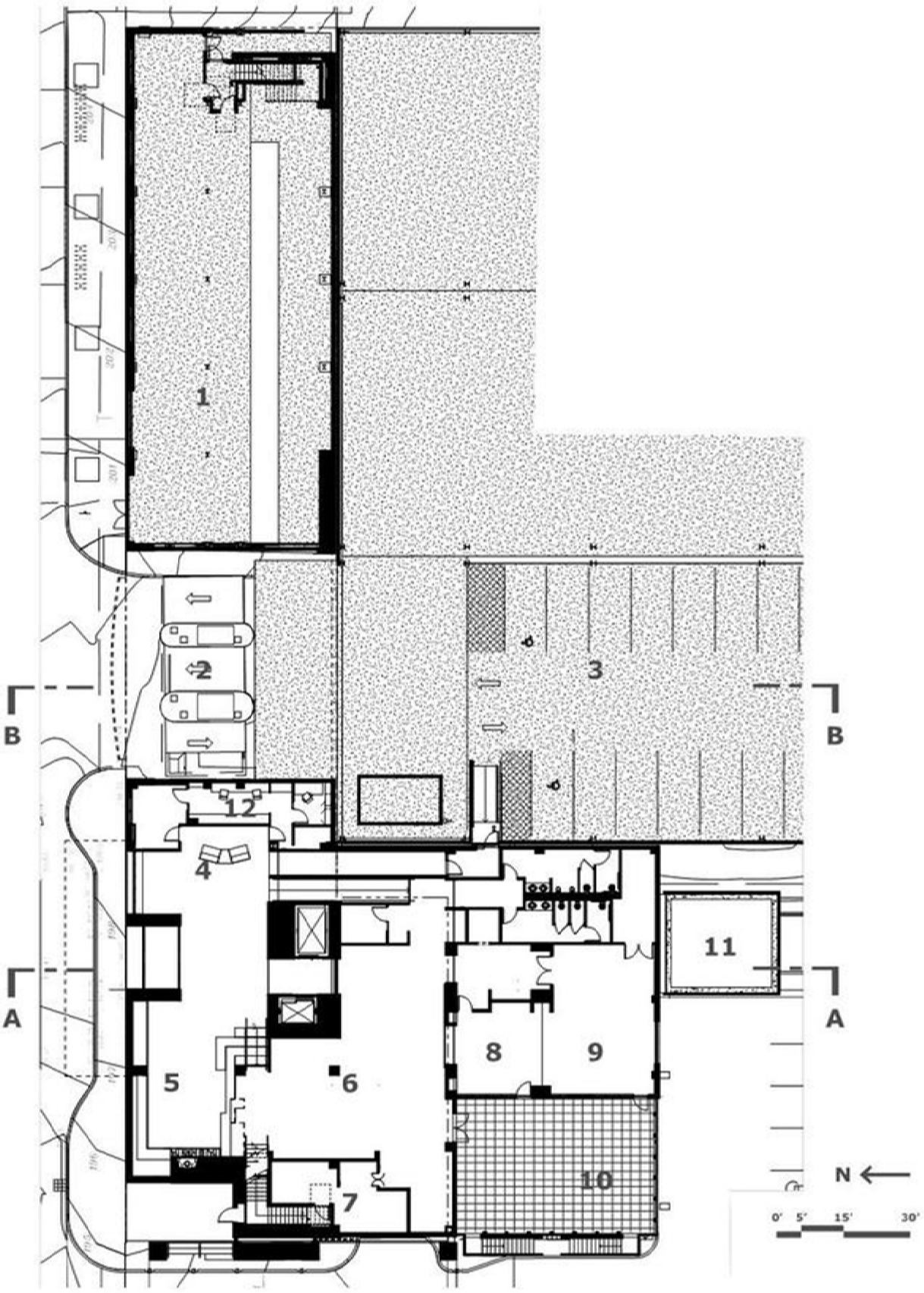

ADJACENT HOTEL ENTRY
NEW HOTEL ENTRY
CITY GARAGE ENTRY
RESTAURANT
STREET
NEW HOTEL
ADJACENT HOTEL
MALL
BAR TERRACE
GREEN ROOF
CITY GARAGE
0'
25'
50'


macy's


Mall
City garage
Adjacent hotel
prior to addition


HOTEL
VERMONT
Juniper


HOTEL
VERMONT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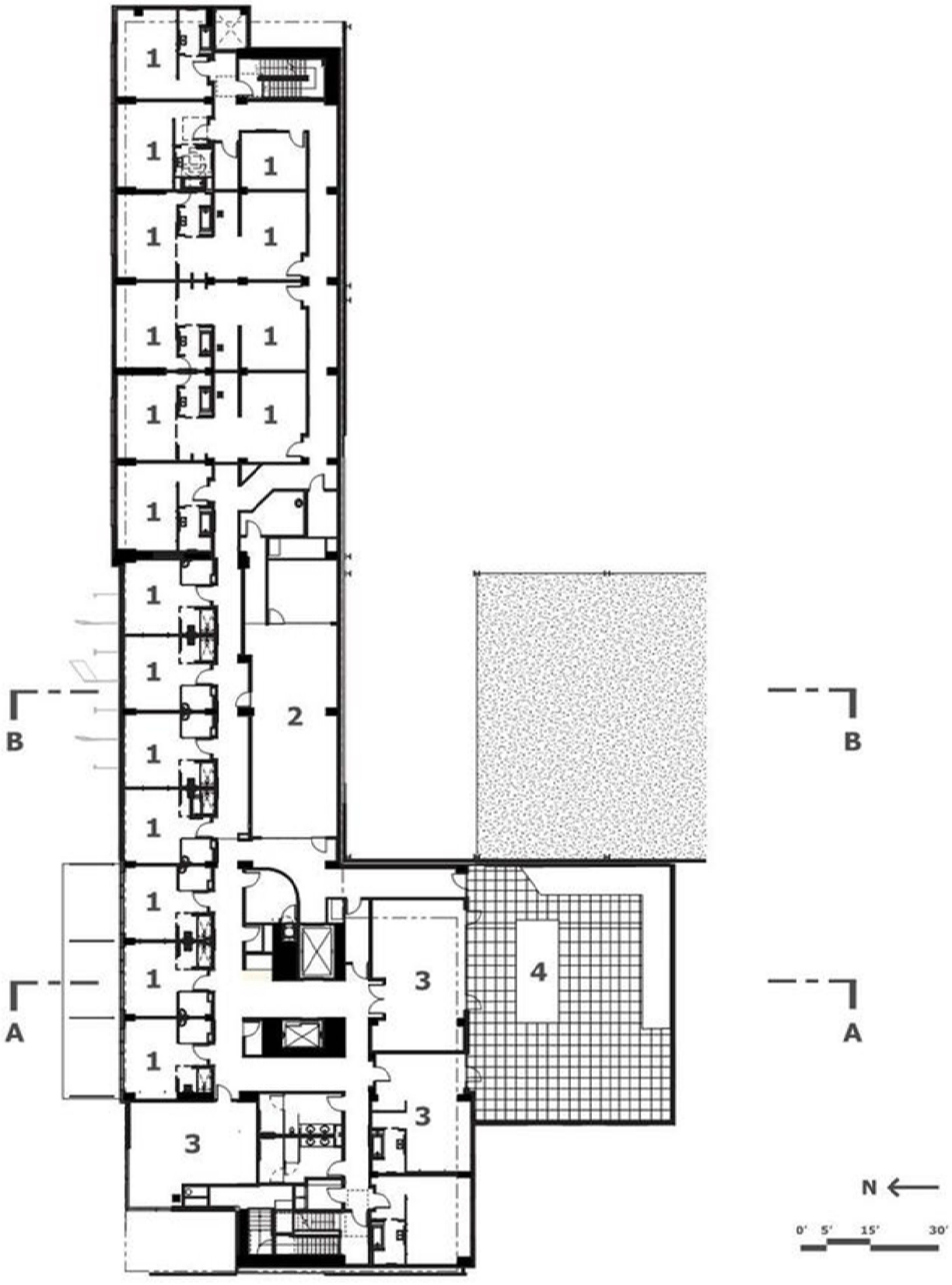
0' 5' 15' 30'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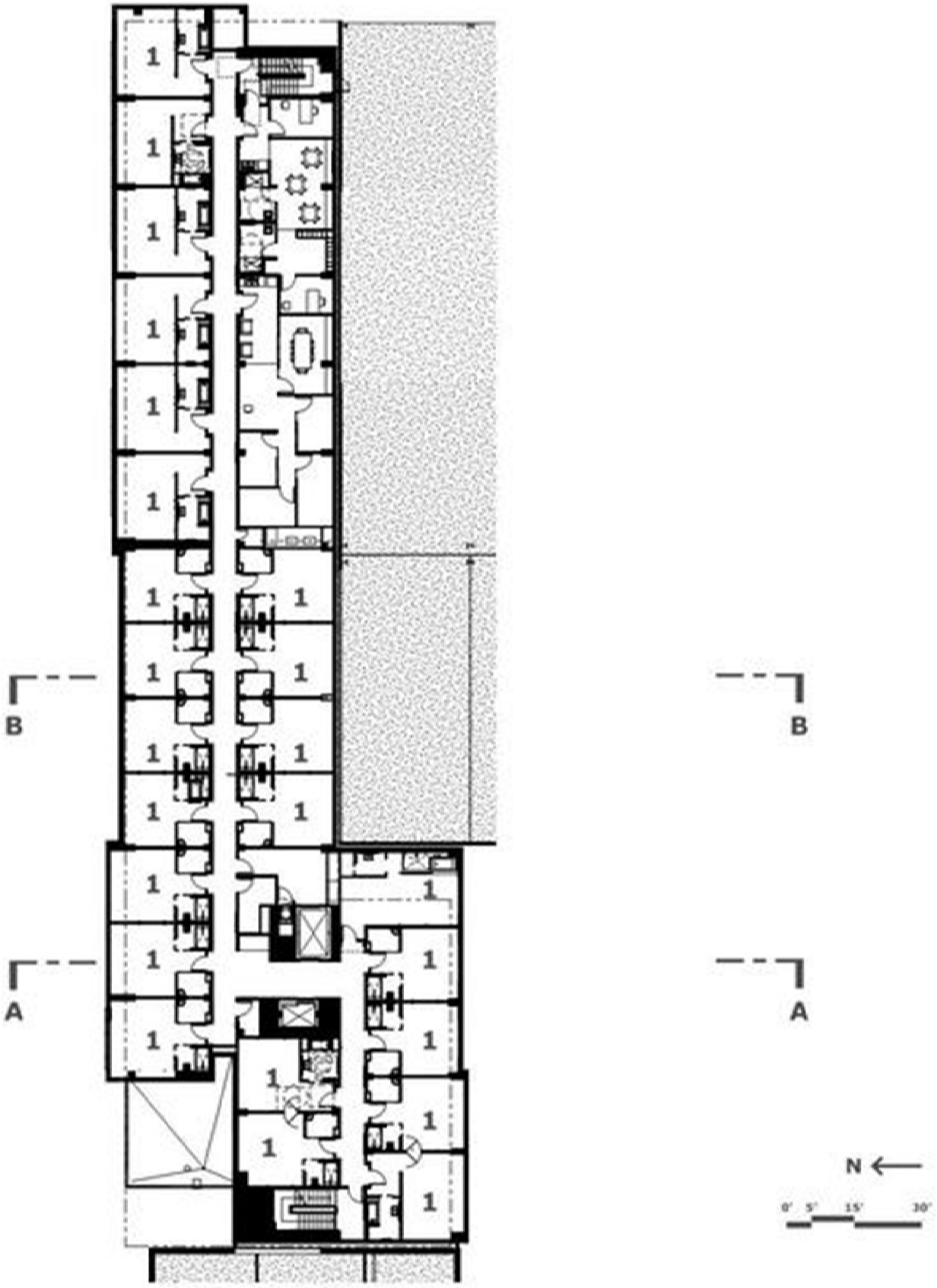
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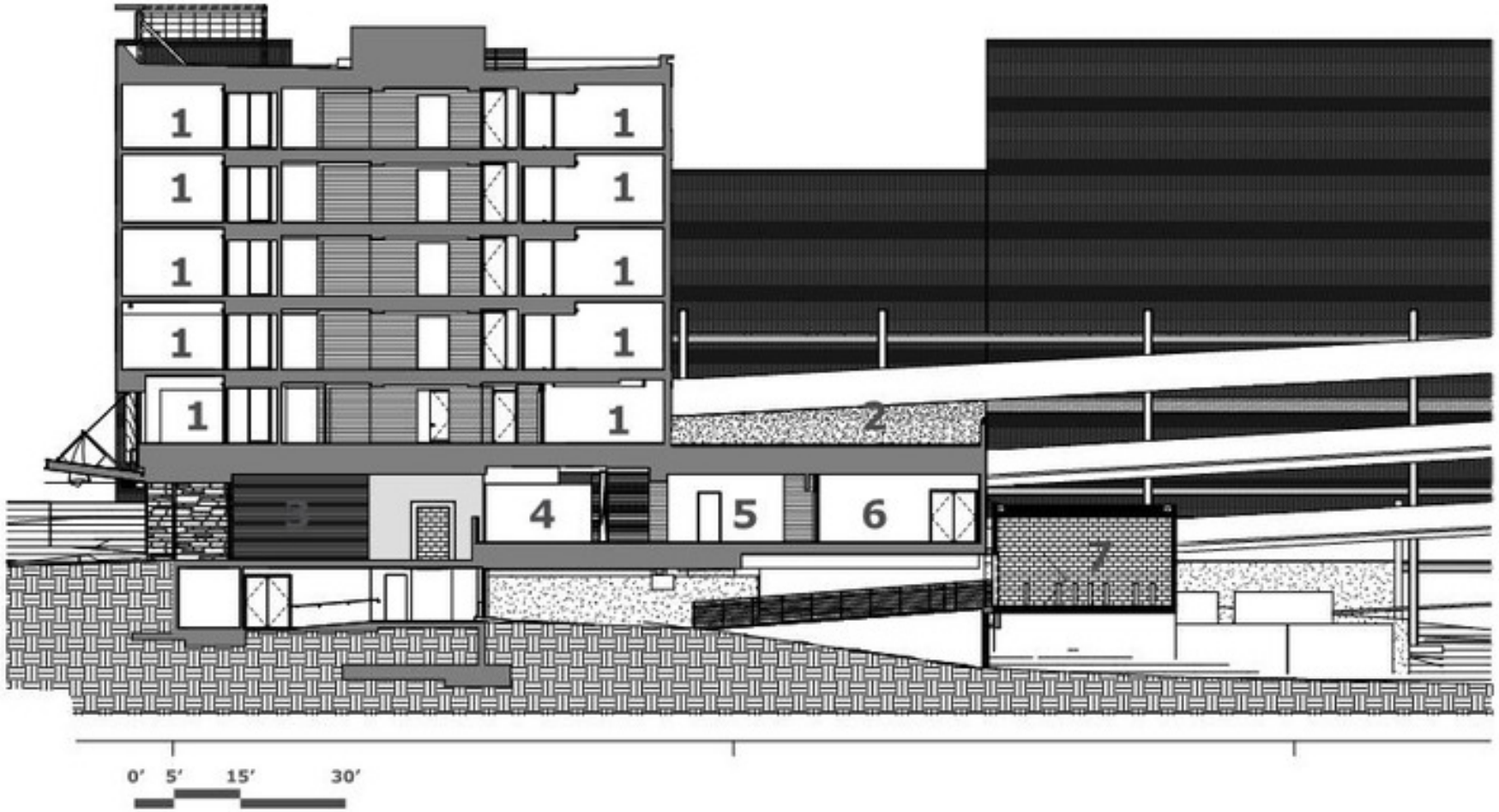
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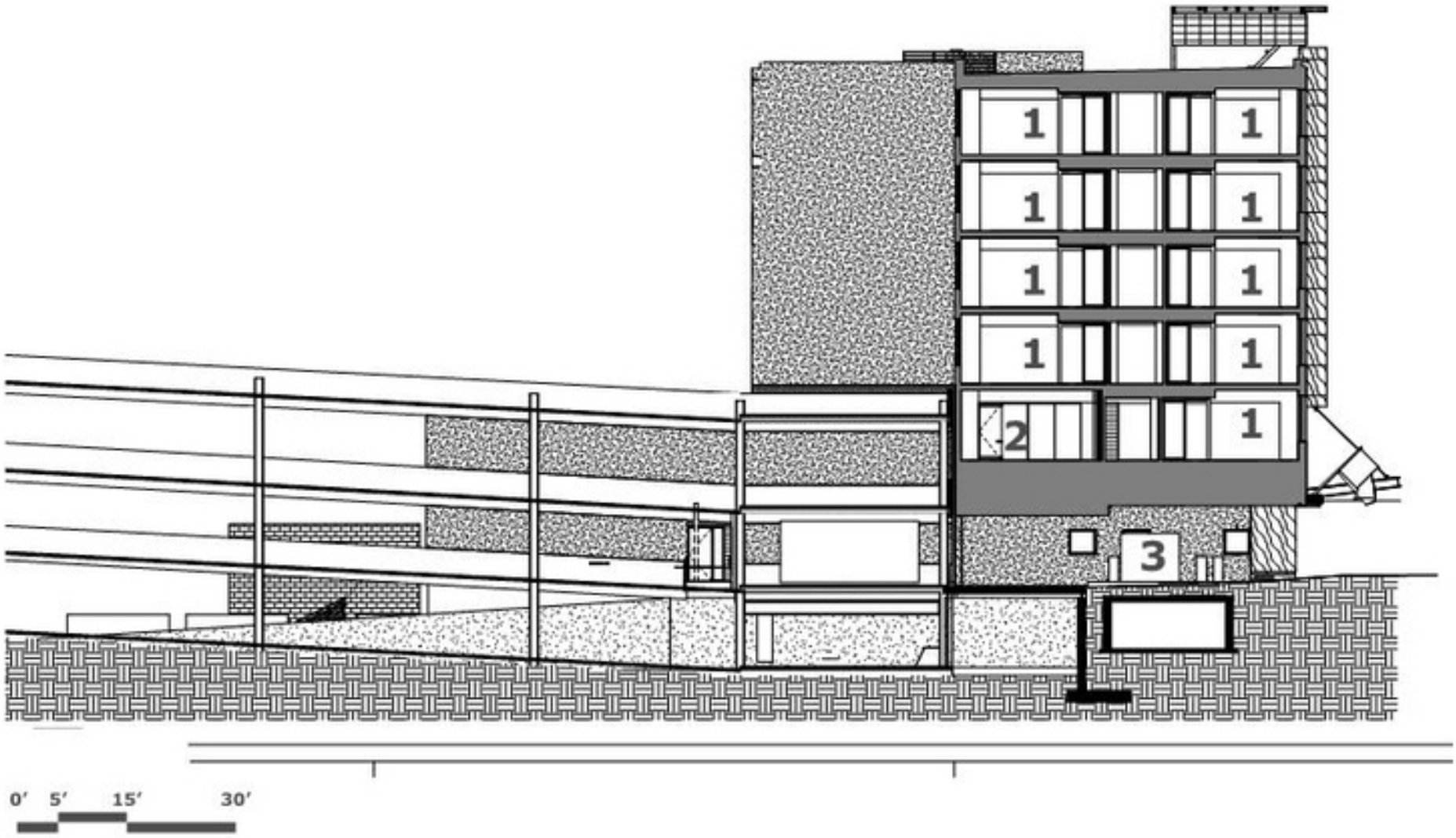
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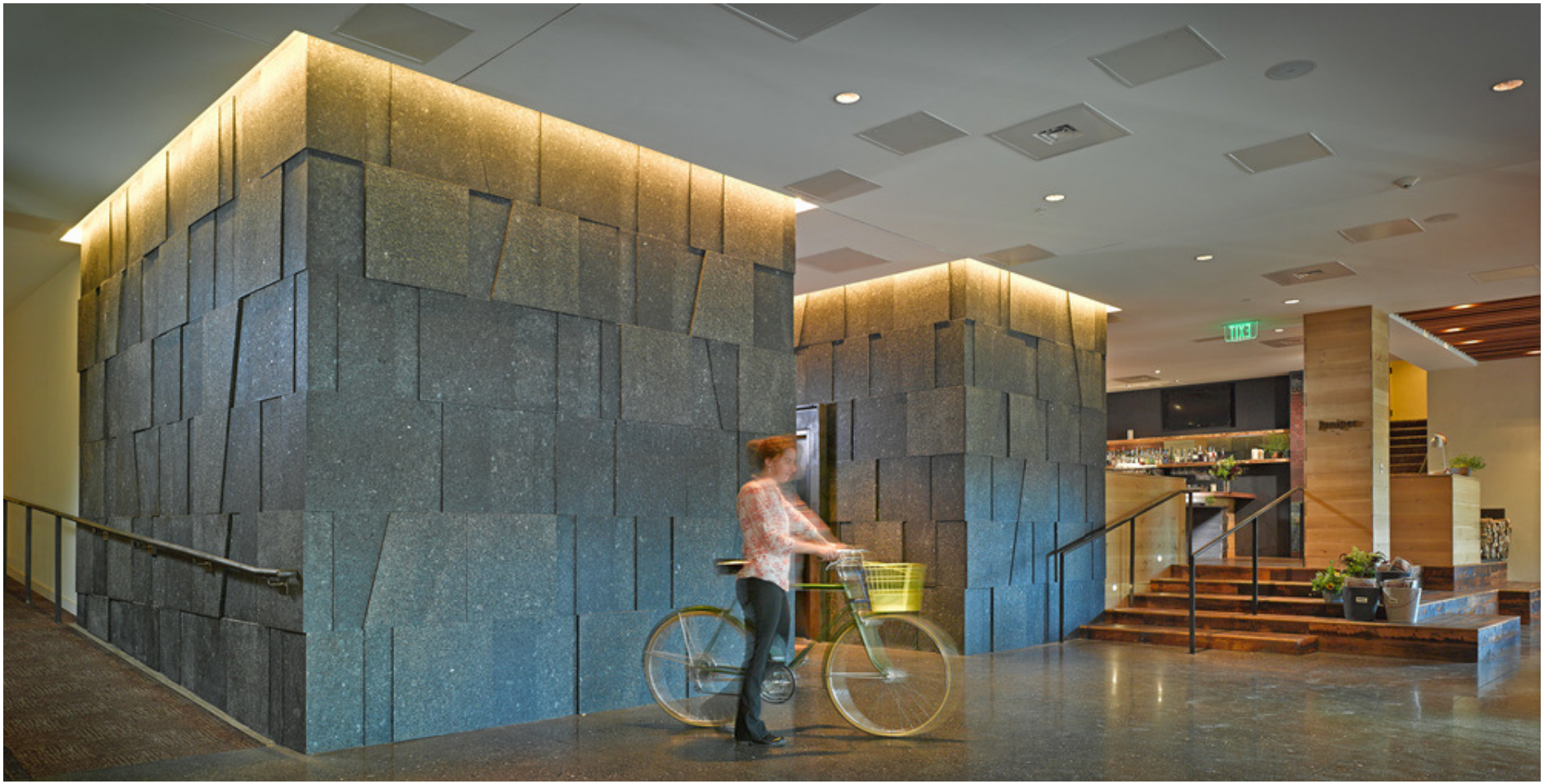
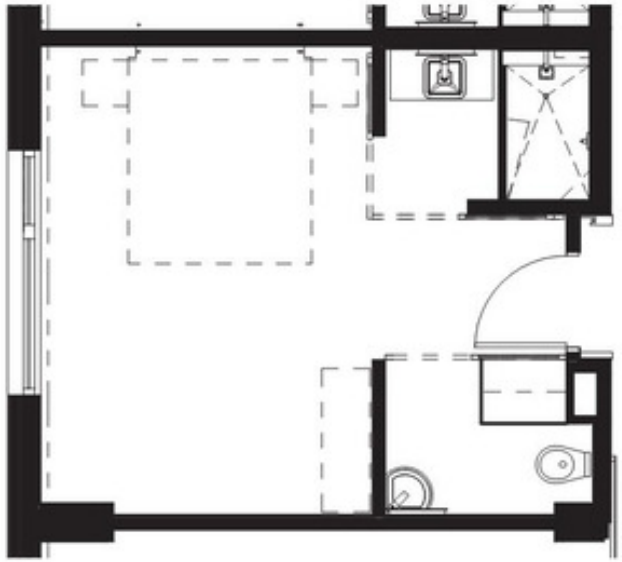
0'
5'
15'
30'


ARRIVAL
HOTEL VERMONT


EXIT


EXIT
Juniper



HOTEL VERMONT

OWNER: HOTEL VERMONT

CHUCK DESLAURIERS

JAY CANNING

JACK WALLACE - PROJECT MANAGER

OPERATOR: WESTPORT HOSPITALITY

ARCHITECT: SMITH BUCKLEY ARCHITECTS

PRINCIPAL-IN-CHARGE: ISRAEL D. SMITH, AIA

TEAM: CLEARY O. BUCKLEY, RA; LOUIS D. KRAFT; REBECCA LEET, AIA, CSI (SPECIFIER)

DIGITAL RENDERINGS: LINCOLN BROWN ILLUSTRATION

INTERIOR DESIGNER: TRUEXCULLINS INTERIORS

PRINCIPAL-IN-CHARGE: KIM DEETJEN, ASID

LIGHTING CONSULTANTS:

EXTERIOR: J & M LIGHTING

INTERIOR: AVAILABLE LIGHT

STRUCTURAL ENGINEER: ENGINEERING VENTURES PC

MECHANICAL ENGINEER: JW DANFORTH & M/E ENGINEERING (DESIGN-BUILD)

ELECTRICAL ENGINEER: LN CONSULTING

LANDSCAPE DESIGN: LANDSHAPES

CIVIL ENGINEER: CIVIL ENGINEERING ASSOCIATES

CONSTRUCTION MANAGER: PC CONSTRUCTION

PHOTOGRAPHER: WESTPHALEN PHOTOGRAPHY

SBA
SMITH BUCKLEY ARCHITECTS

NORWICH UNIVERSITY

Integrated Design & Construction Success Stories

SHAWN BRENNAN, AIA FREEMAN FRENCH FREEMAN, ARCHITECTS

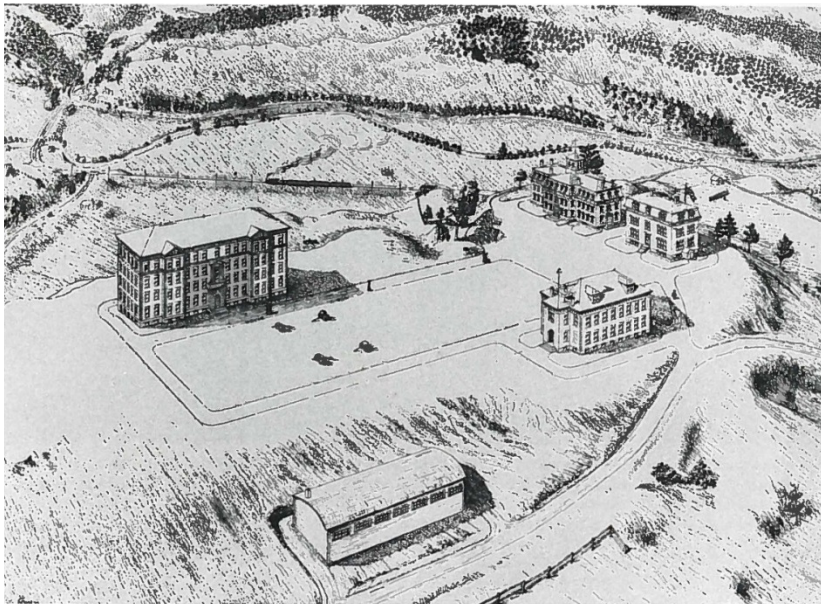
NOVEMBER 4, 2015

FREEMAN FRENCH FREEMAN, ARCHITECTS

- Established in 1937
- Staff of 20
- Diverse project type experience
- Multiple project delivery methods

NORWICH UNIVERSITY – GROWTH & SCALE

- Oldest private military school in the U.S. (1819)
- Undergrad enrollment 2,600



1904

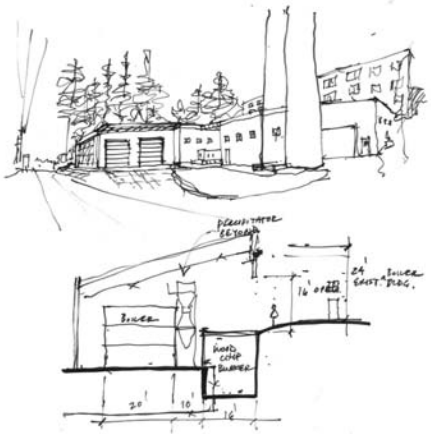
2015

MY FAVORITE SLIDE

Not one AIA G-Series document was issued:

- G701 – Change Order
- G702/G703 – Application and Certification for Payment
- G709 – Work Changes Proposal Request
- G710 – Architect's Supplemental Instructions
- G714 – Construction Change Directive
- G716 – Request for Information

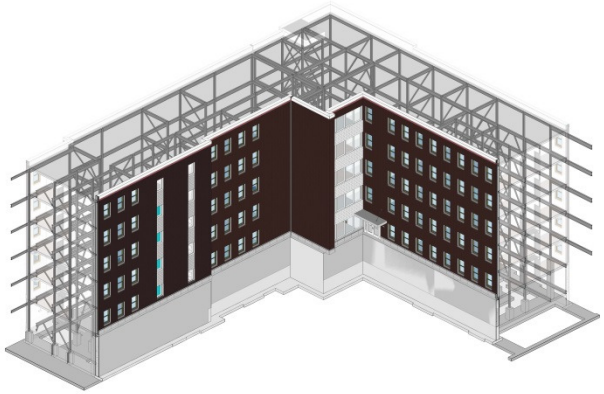
INTEGRATED PROCESS STARTS WITH DESIGN



Owner controls the process from concept sketch to finished renderings

The vision... **and the reality!**

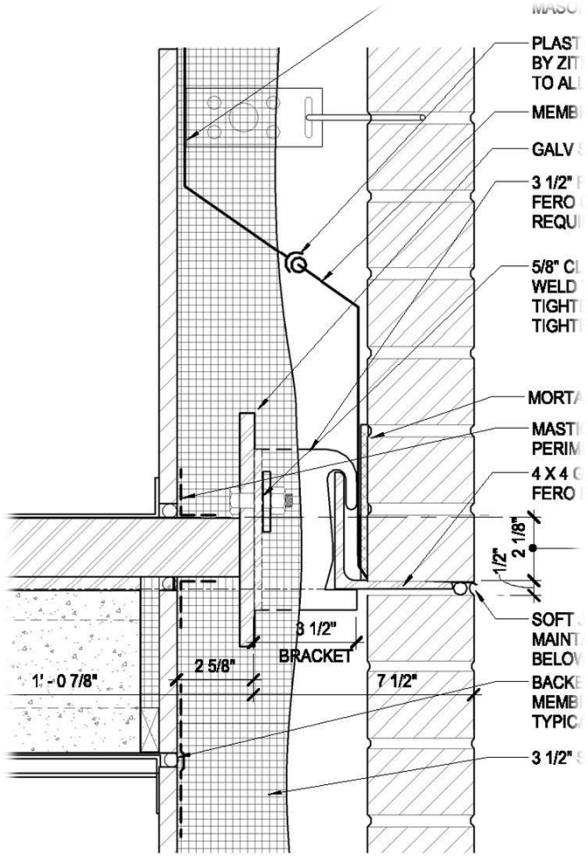
PROJECT TEAM MEMBERS



Team technical capabilities are crucial to project success

COLLABORATION & INNOVATION

Saving time and money while creating a better product

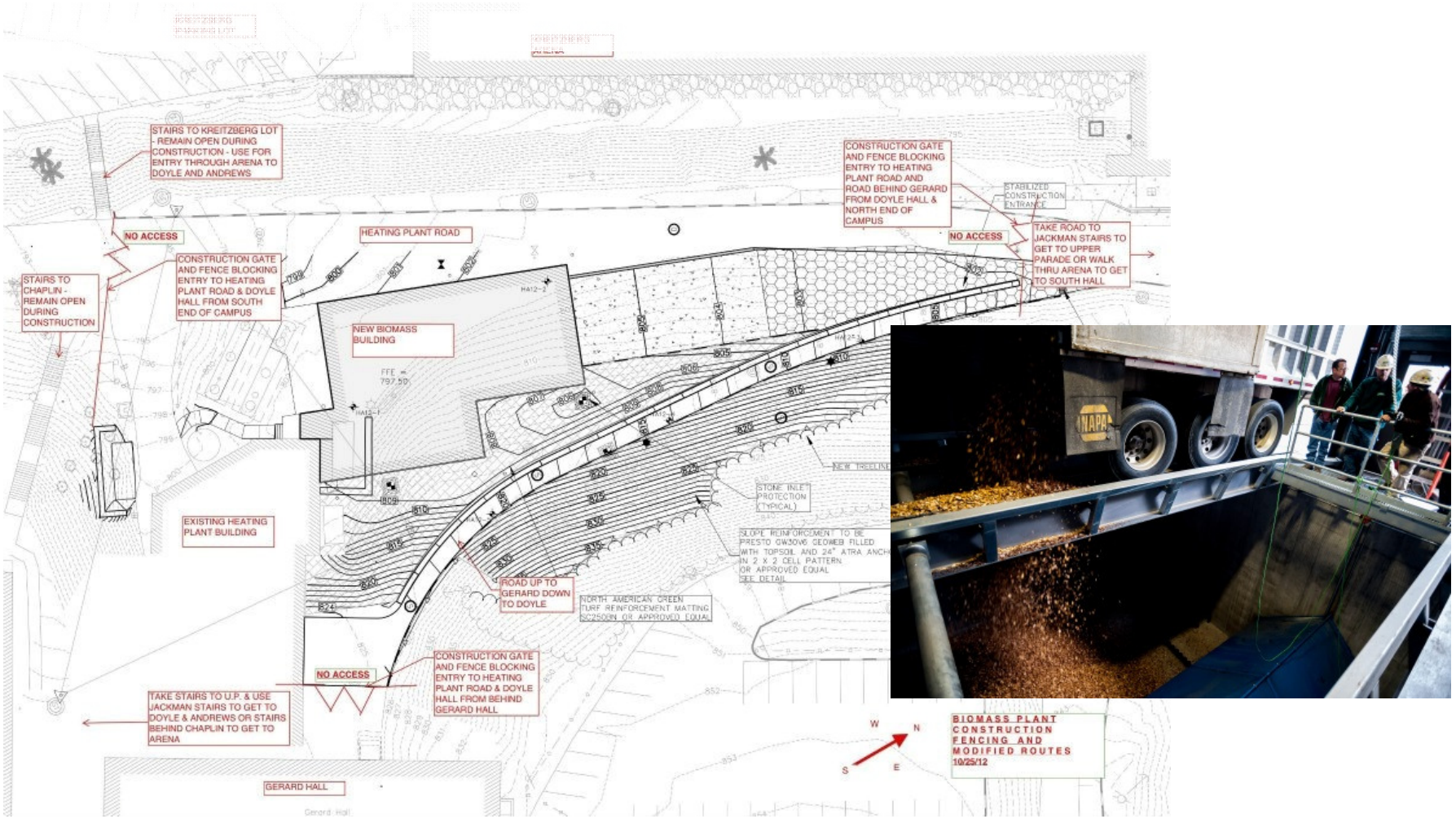


COMPLEXITY AND SIZE ARE MANAGEABLE

- Project delivery methods
- Existing site conditions
- Construction types
- Permitting

INTEGRATION INFORMS DESIGN

Constructability analysis helps to determine optimal design



INTEGRATION INFORMS CONSTRUCTION

Design adjustments are fluid during construction

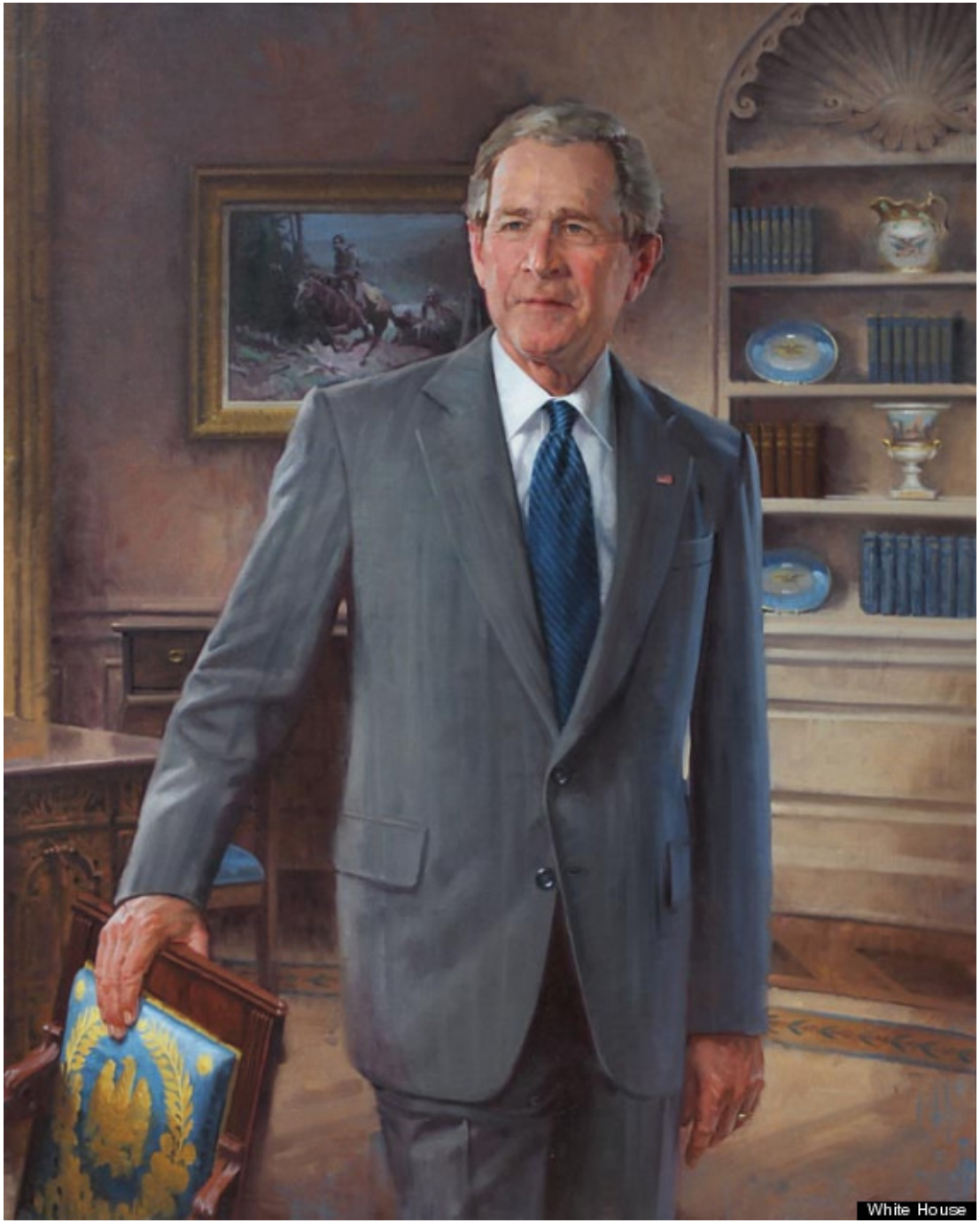
RISK AND REWARD

Owner controls the team
and has direct control over
budget and schedule


KING ARTHUR
NEVER BLEACHED
FLOUR
Leading the way to
Better Bread and Pastry
Particular Housewives
have used it for years.
Ask for it!
SANDS, TAYLOR & WOOD CO. BOSTON.
KING ARTHUR FLOUR


MILLED FROM 100% U.S.A. WHEAT
KING ARTHUR FLOUR
Naturally Pure and Wholesome
BAKE YOUR BEST
UNBLEACHED
ALL-PURPOSE
FLOUR
Strong enough to make high-rising yeast breads, yet mellow enough to create tender pastries. A versatile premium enriched flour perfect for most baking needs.
NET WT 5 LBS (2.27kg)

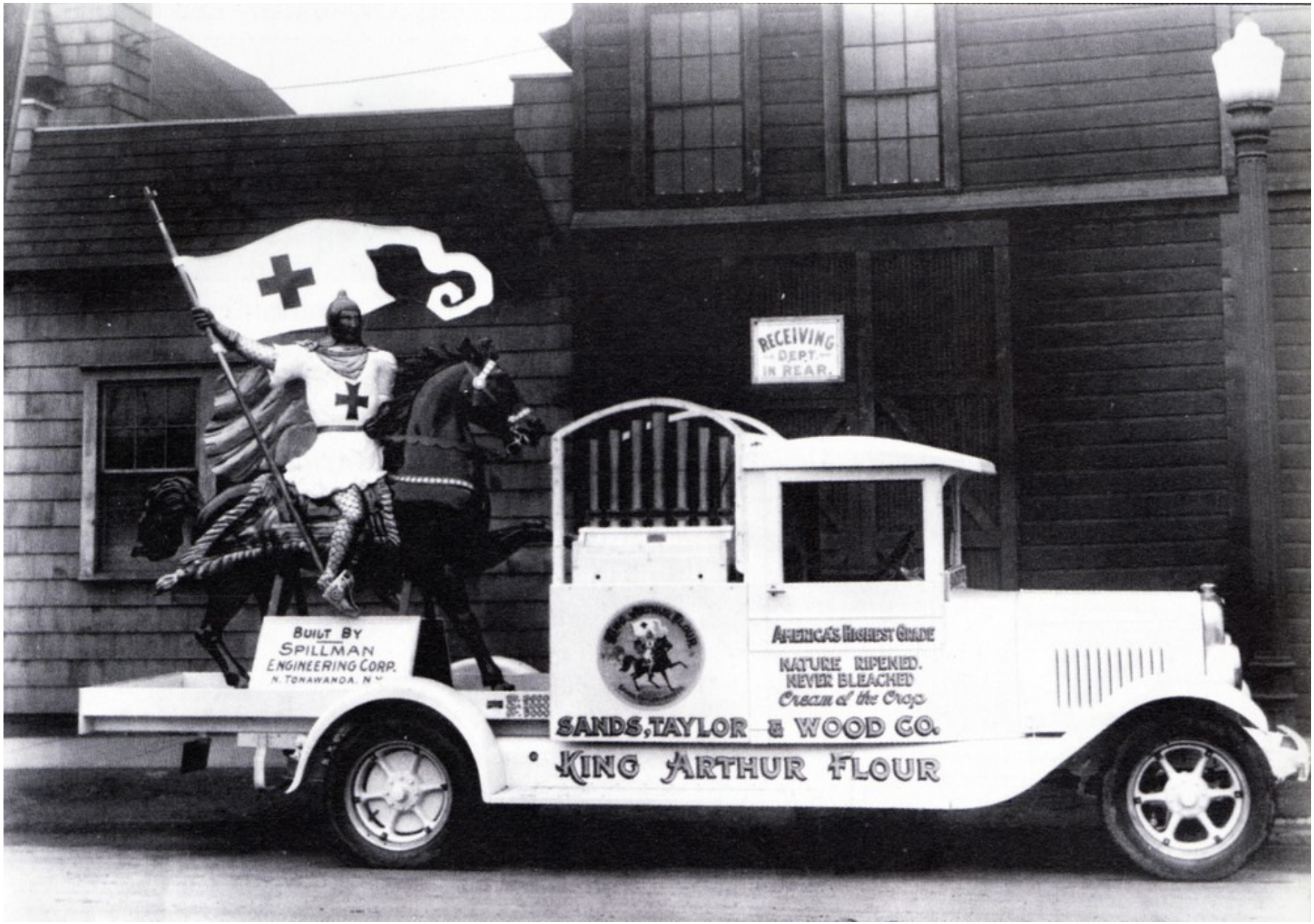

132
Thetford
132
10
91
King Arthur Flour
- Bakery, Café, Store...
89
120
Hartford
4
Lebanon
Enfield
Canaan
89
12
Hartland


White House


GROCER
OSBORNE & Co


FOURTH
NATIONAL
BANK
NATIONAL
BANK
SANDS-
TAYLOR
& WOOD-
CO-


KING ARTHUR FLOUR
NEVER BLEACHED
KING ARTHUR
FLOUR · TEA · COFFEE
SANDS-TAYLOR & WOOD CO.
TR 6-8423
A16505


RECEIVING
DEPT.
IN REAR.
BUILT BY
SPILLMAN
ENGINEERING CORP.
N. TONAWANDA, N.Y.
AMERICA'S HIGHEST GRADE
NATURE RIPENED.
NEVER BLEACHED
Cream of the Crop
SANDS, TAYLOR & WOOD CO.
KING ARTHUR FLOUR


KING ARTHUR FLOUR
FLOURS

August 2008


OLCOTT
PUMP
STATION
6"
6"
Connecticut River Byway
Hopson Ln
3A
3B
5
Norwich Meadows
KING
ARTHUR
FLOUR
1B
1A
2A
91
13
Mill Rd

VALLEY NEWS

Published on the *Valley News* (http://www.vnews.com)

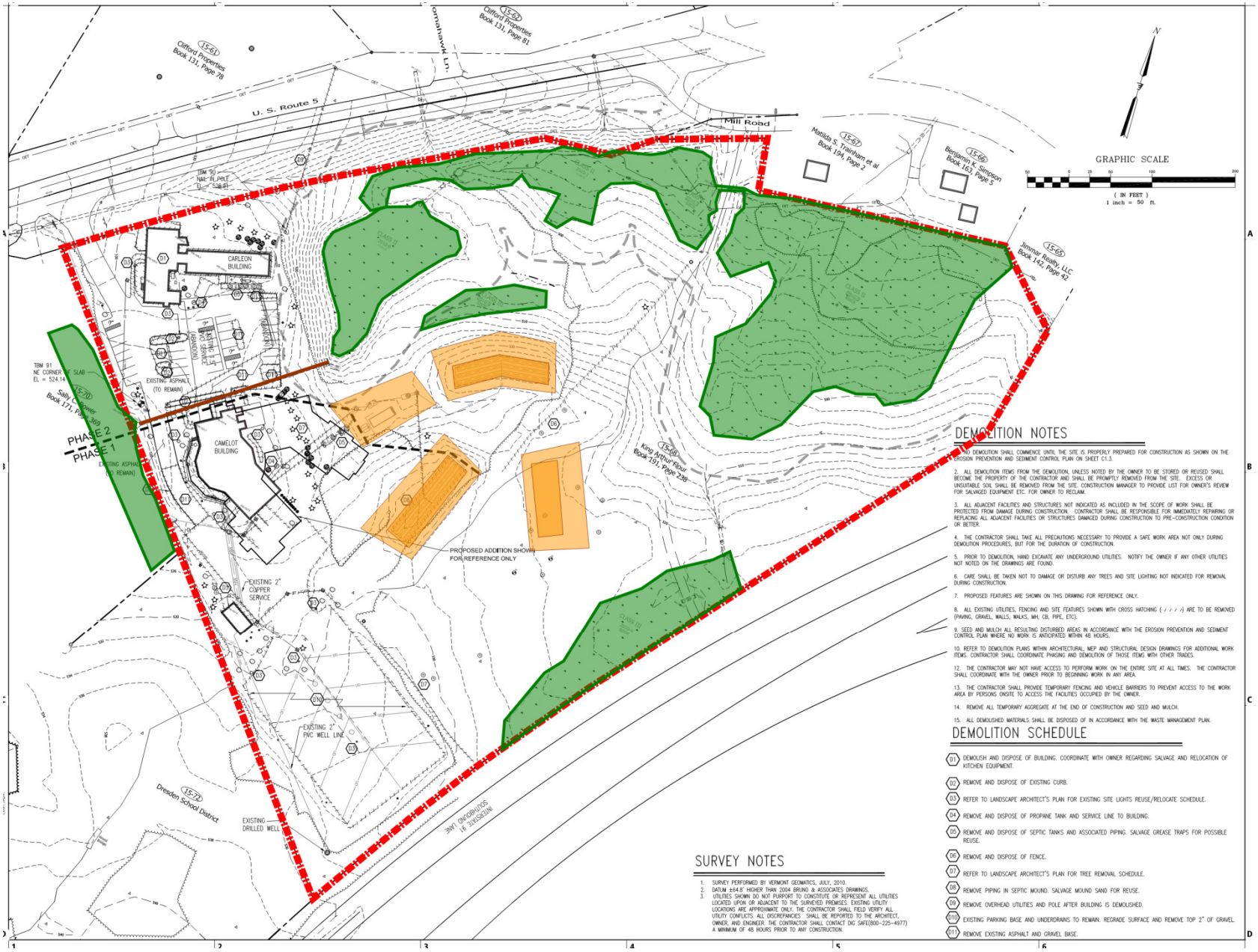
One of John F. Kennedy's Last Acts: President Signed Dresden District Law Shortly Before Assassination

By Thomas Blinkhorn
Valley News Correspondent
Tuesday, November 19, 2013
(Published in print: Tuesday, November 19, 2013)

Hanover — One of the last bills President Kennedy signed before his assassination on Nov. 22, 1963, created the Dresden Interstate School District, which serves students from Hanover and Norwich and which many believe was the first interstate school district in the country — or at least the first to be approved by Congress.

Kennedy's signing of the bill, which took place in mid-November 1963, brought to an end a long, complex and often tumultuous series of legislative and legal hurdles that started about 15 years earlier.

Norwich realized that it needed a bigger high school to accommodate a growing student population. The options, debated in endless town meetings, included building a brand-new school in Norwich or trying to work out an arrangement with Hartford or Hanover to get better access to their high schools.



DEMOLITION NOTES

1. NO DEMOLITION SHALL COMMENCE UNTIL THE SITE IS PROPERLY PREPARED FOR CONSTRUCTION AS SHOWN ON THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN ON SHEET C1.3.
2. ALL DEMOLITION ITEMS FROM THE DEMOLITION, UNLESS NOTED BY THE OWNER TO BE STORED OR REUSED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE. EXCESS OR UNSUITABLE SOIL SHALL BE REMOVED FROM THE SITE. CONSTRUCTION MANAGER TO PROVIDE LIST FOR OWNER'S REVIEW FOR SALVAGED EQUIPMENT ETC. FOR OWNER TO RECLAIM.
3. ALL ADJACENT FACILITIES AND STRUCTURES NOT INDICATED AS INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATELY REPAIRING OR REPLACING ALL ADJACENT FACILITIES OR STRUCTURES DAMAGED DURING CONSTRUCTION TO PRE-CONSTRUCTION CONDITION OR BETTER.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK AREA NOT ONLY DURING DEMOLITION PROCEDURES, BUT FOR THE DURATION OF CONSTRUCTION.
5. PRIOR TO DEMOLITION, HAND EXCAVATE ANY UNDERGROUND UTILITIES. NOTIFY THE OWNER IF ANY OTHER UTILITIES NOT NOTED ON THE DRAWINGS ARE FOUND.
6. CARE SHALL BE TAKEN NOT TO DAMAGE OR DISTURB ANY TREES AND SITE LIGHTING NOT INDICATED FOR REMOVAL DURING CONSTRUCTION.
7. PROPOSED FEATURES ARE SHOWN ON THIS DRAWING FOR REFERENCE ONLY.
8. ALL EXISTING UTILITIES, FENCING AND SITE FEATURES SHOWN WITH CROSS HATCHING (/ / / /) ARE TO BE REMOVED (PAVING, GRAVEL, WALLS, WALKS, MH, CB, PIPE, ETC).
9. SEED AND MULCH ALL RESULTING DISTURBED AREAS IN ACCORDANCE WITH THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN WHERE NO WORK IS ANTICIPATED WITHIN 48 HOURS.
10. REFER TO DEMOLITION PLANS WITHIN ARCHITECTURAL, MEP AND STRUCTURAL DESIGN DRAWINGS FOR ADDITIONAL WORK ITEMS. CONTRACTOR SHALL COORDINATE PHASING AND DEMOLITION OF THOSE ITEMS WITH OTHER TRADES.
12. THE CONTRACTOR MAY NOT HAVE ACCESS TO PERFORM WORK ON THE ENTIRE SITE AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO BEGINNING WORK IN ANY AREA.
13. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING AND VEHICLE BARRIERS TO PREVENT ACCESS TO THE WORK AREA BY PERSONS ONSITE TO ACCESS THE FACILITIES OCCUPIED BY THE OWNER.
14. REMOVE ALL TEMPORARY AGGREGATE AT THE END OF CONSTRUCTION AND SEED AND MULCH.
15. ALL DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH THE WASTE MANAGEMENT PLAN.

DEMOLITION SCHEDULE

01 DEMOLISH AND DISPOSE OF BUILDING. COORDINATE WITH OWNER REGARDING SALVAGE AND RELOCATION OF KITCHEN EQUIPMENT.

02 REMOVE AND DISPOSE OF EXISTING CURB.

03 REFER TO LANDSCAPE ARCHITECT'S PLAN FOR EXISTING SITE LIGHTS REUSE/RELOCATE SCHEDULE.

04 REMOVE AND DISPOSE OF PROPANE TANK AND SERVICE LINE TO BUILDING.

05 REMOVE AND DISPOSE OF SEPTIC TANKS AND ASSOCIATED PIPING. SALVAGE GREASE TRAPS FOR POSSIBLE REUSE.

06 REMOVE AND DISPOSE OF FENCE.

07 REFER TO LANDSCAPE ARCHITECT'S PLAN FOR TREE REMOVAL SCHEDULE.

08 REMOVE PIPING IN SEPTIC MOUND. SALVAGE MOUND SAND FOR REUSE.

09 REMOVE OVERHEAD UTILITIES AND POLE AFTER BUILDING IS DEMOLISHED.

010 EXISTING PARKING BASE AND UNDERDRAINS TO REMAIN. REGRADE SURFACE AND REMOVE TOP 2" OF GRAVEL.

011 REMOVE EXISTING ASPHALT AND GRAVEL BASE.

SURVEY NOTES

1. SURVEY PERFORMED BY VERMONT GEOMATICS, JULY, 2010.
2. DATUM ±64.8' HIGHER THAN 2004 BRUNO & ASSOCIATES DRAWINGS.
3. UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES. EXISTING UTILITY LOCATIONS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY CONFLICTS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT, OWNER, AND ENGINEER. THE CONTRACTOR SHALL CONTACT DIG SAFE(800-225-4977) A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION.

truexcullins WORKPLACE
209 BATTERY STREET BURLINGTON, VERMONT 05401 USA
Phone 802.658.2775 800.227.1076
ARCHITECTURE | INTERIOR DESIGN TRUEXCULLINS.COM

ENGINEERING VENTURES PC
ENGINEERING VENTURES
208 FLYNN AVENUE, SUITE 2A
BURLINGTON, VERMONT 05401
802-893-6225

LIEBERT ENGINEERING
147 ALLEN BROOK LANE
WILLISTON, VERMONT 05495
802-879-5476

ORW LANDSCAPE
46 SOUTH MAIN STREET
PO BOX 65
WHITE RIVER JUNCTION, VT
05001

RSG INC.
55 RAILROAD ROW
WHITE RIVER JUNCTION, VERMONT 05001
802-295-4999

No.	Description	Date

KING ARTHUR FLOUR

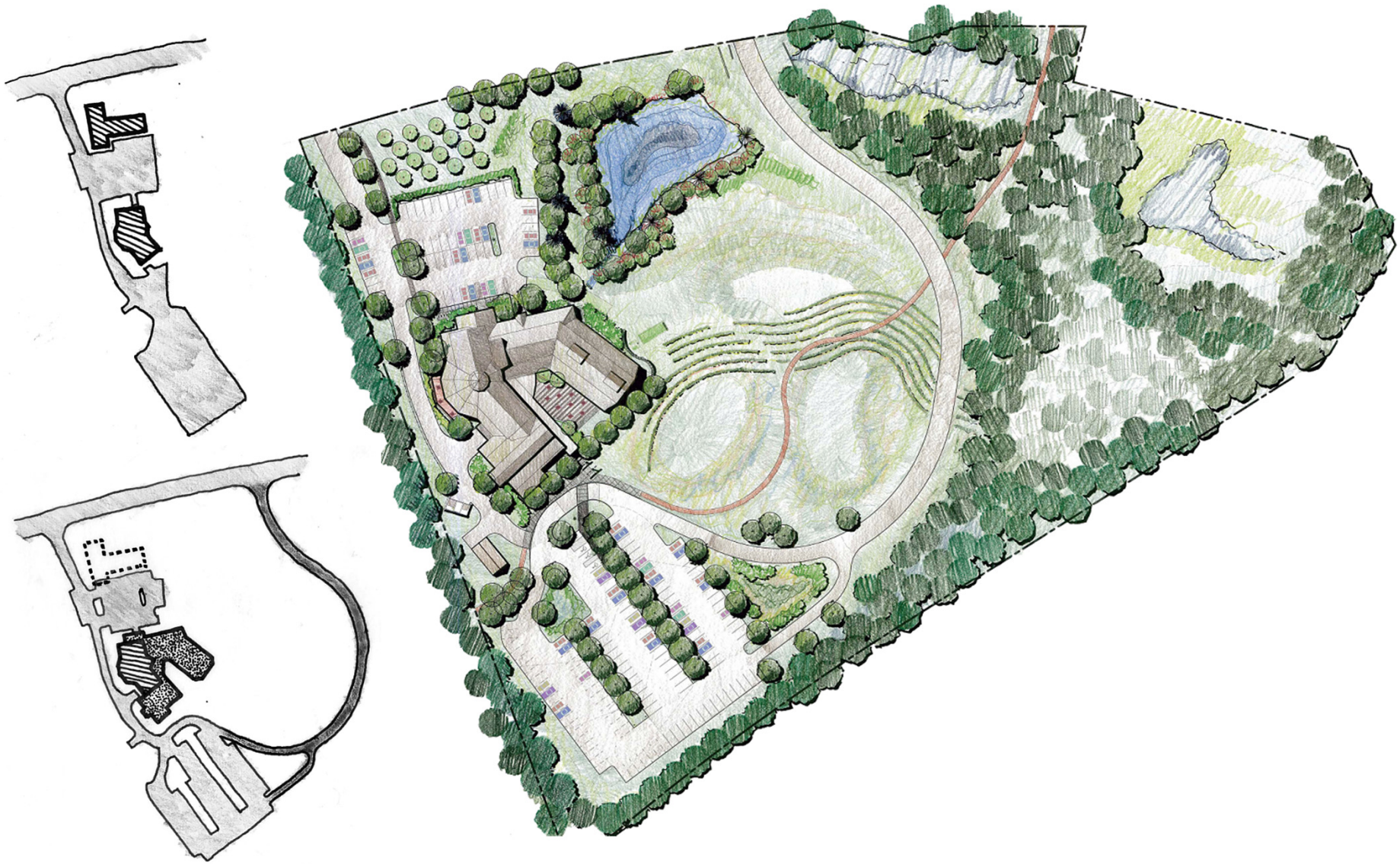
Existing Conditions and Demolition Plan

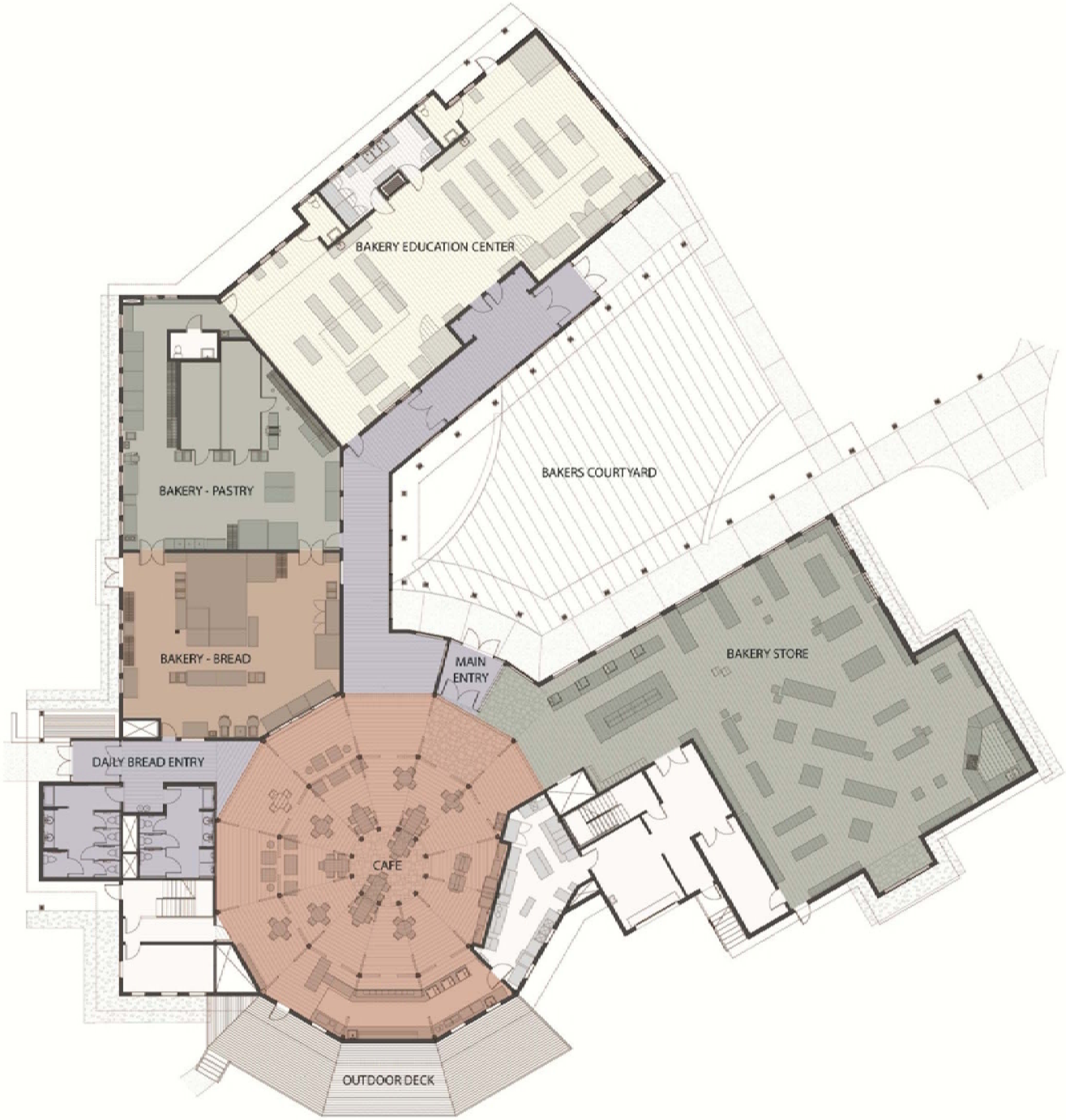
Project number :	2010042.00
Date :	02/09/2011
Drawn by :	WC
Checked by :	KW
Project Phase :	Design Development

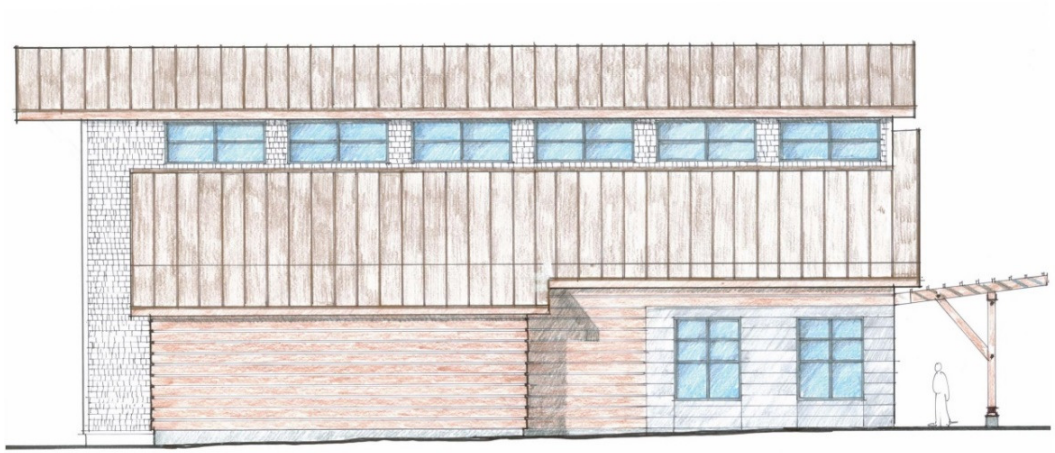
C1.0

Scale : 1" = 50' EV Job No. 10400

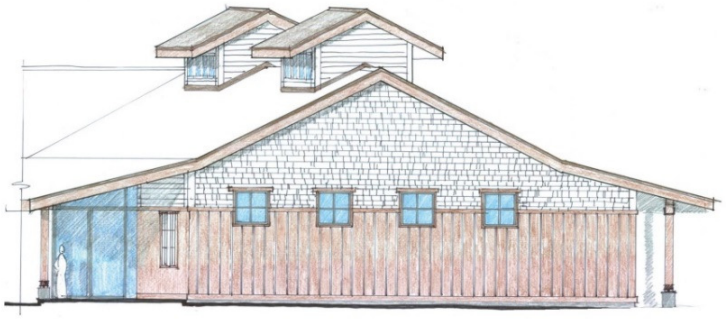

U S 5
LANDSCAPE EDGE
POND
FUTURE
SENSE OF "LANE" ENTRY
EXISTING
POSITIVE ALONG
P
UPPER MEADOW
SUN
VIEW TO MOUNTAIN
LOWER MEADOW
BEC
COURT
BAKERY
RETAIL
ARRIVAL
KING ARTHUR
TRAIL
PM
AM
WINTER
SUN
EXPANSION
PARKING
I - 91
OPTIMAL SITE RELATIONSHIPS
NORTH



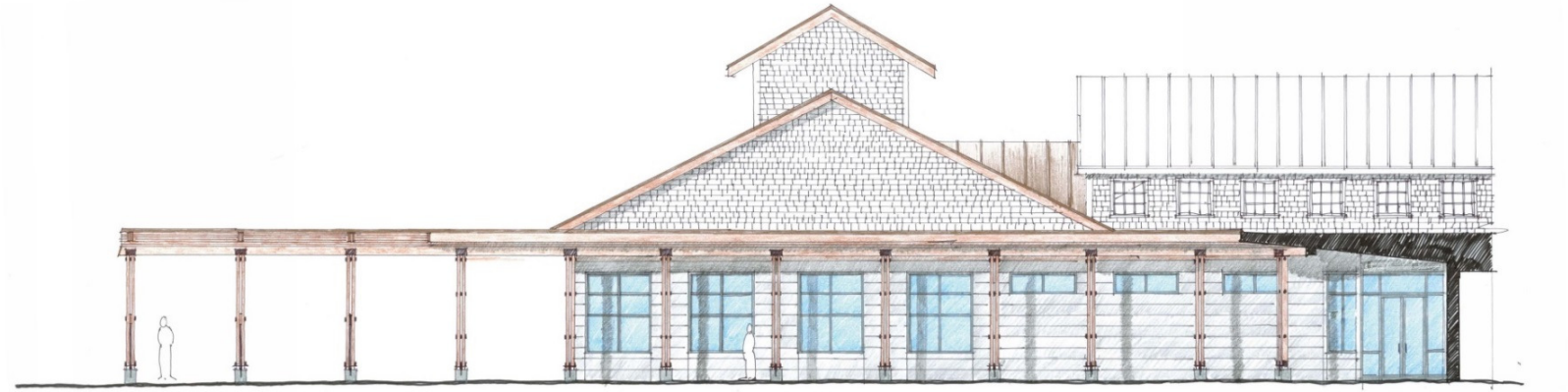

BAKERY EDUCATION CENTER
BAKERY - PASTRY
BAKERS COURTYARD
BAKERY - BREAD
MAIN ENTRY
BAKERY STORE
DAILY BREAD ENTRY
CAFE
OUTDOOR DECK



1. BAKERY STORE SOUTH ELEVATION

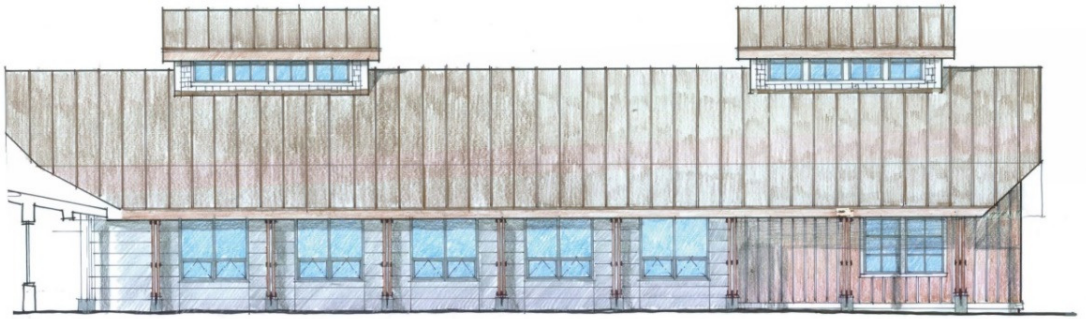


2. BAKERY EDUCATION CENTER SOUTH ELEVATION



3. BAKERY STORE EAST ELEVATION

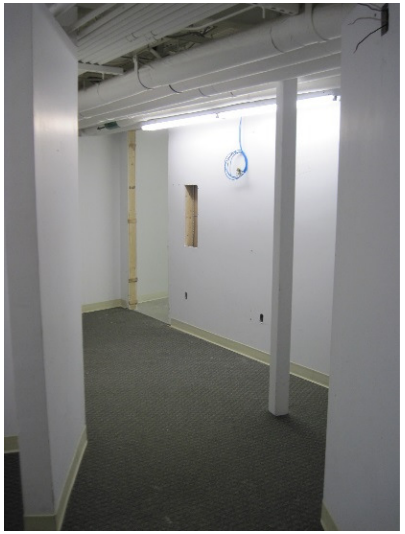
1. MAIN ENTRY ELEVATION



2. BAKERY EDUCATION CENTER ELEVATION

3. DAILY BREAD ENTRY ELEVATION



July 2011

August 2011






August 2011






September 2011

October 2011

November 2011

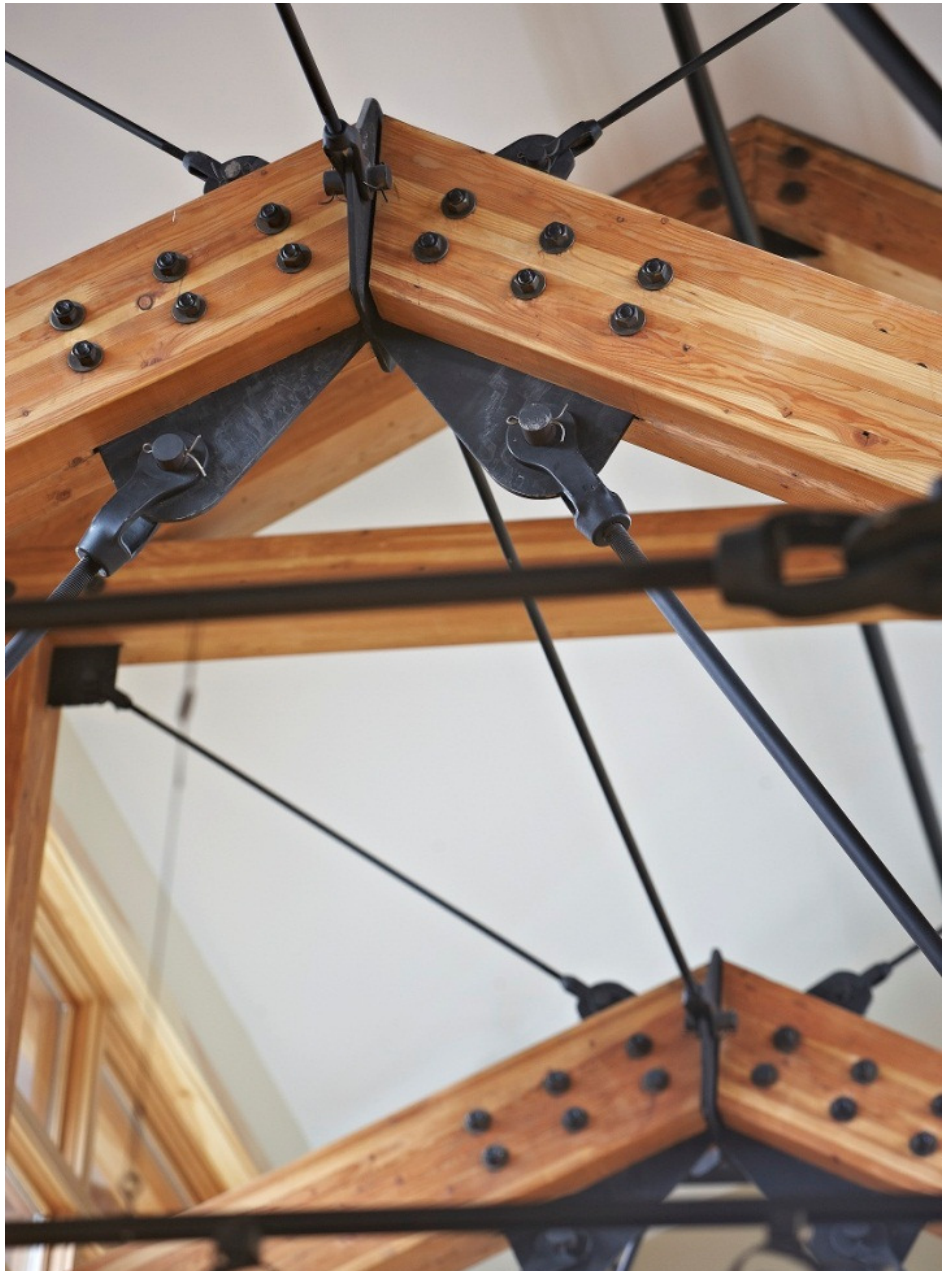
November 2011

January 2012


KING ARTHUR FLOUR
BAKERY•CAFÉ
STORE•SCHOOL


welcome


welcome




DECOR-
ATING
TOOLS
FARMHOUSE PANTRY

2015

SUCCESSFUL PROJECTS FROM AROUND THE STATE

white + burke

VERMONT DEVELOPMENT CONFERENCE