

ADVERTISEMENT FOR A&E SERVICES FOR WILLOW APARTMENTS

Naylor & Breen, on behalf of Addison Housing Works and Evernorth, two non-profit corporations dedicated to providing perpetually affordable housing to low-income Vermont residents, is seeking proposals for Architectural and Engineering services for the unit-by-unit rehabilitation of its Willow Apartments project located at 10 Walker Ave, Vergennes VT 05491. Coordination with MEP and FP engineering consultants will be required as part of the architectural team's services. Minority-owned, women-owned, Section 3 businesses and locally-owned businesses are encouraged to apply.

The project includes 16 units contained in 3 buildings with a mix of one- and two-bedroom units. The broad scope of work for this project will be determined on a case-by-case, unit-by-unit basis, as each unit varies in existing conditions and required improvements. Each unit will be individually assessed to identify specific needs, followed by the development of a detailed, unit-specific scope of work. In general, the scope of work will include the following: grading, grubbing, demolition, concrete, metals, new insulation, new windows/doors, new siding, new flooring, painting, specialties, casework, new appliances, and MEP work.

Overall work shall include both interior and exterior improvements as identified during the assessment phase and the estimated construction cost is \$2,000,000. Funding commitments will likely take 12-18 months. Once funding is secured, we anticipate a construction start in June 2027.

Architectural and Engineering firms interested in this project may obtain an RFP by contacting Naylor & Breen directly. They will provide the necessary documents and any additional information required to submit a proposal. Please note that all proposals must be submitted by March 12, 2026, at 5PM.