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VERMONT B/A

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Green Building

Neagley & Chase Construction Co.

Distinguished By Integrity.
Dedicated To Results.

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...And Much More

Andrew Martin

Mark Neagley

An aerial view of the courtyard and main entry of Logic Supply, in South Burlington. Neagley & Chase first constructed an 18,000 sq. ft. building for the company's office space and light industrial manufacturing, right. They then added a 27,000 sq. ft. addition, left, for assembly, engineering, marketing, customer service and warehouse.



Neagley & Chase Construction Co.

Distinguished By Integrity. Dedicated To Results.

By Dick Nelson

For 34 years, Neagley & Chase Construction Company has made it their business to help other businesses succeed.

Since Mark Neagley started the firm in 1984, they have worked hard to make things easy for their clients, whether it's in

building a brewery, a distillery or even a public radio station.

The company routinely takes on the most challenging of assignments, throughout Vermont and beyond, and produces an end result that leaves everyone feeling great. In its early years, the company was located in downtown Burlington but soon outgrew its Church Street offices and relocated to a larger space near the airport. In 1998, Tom Chase, former CEO of Pizzagalli Construction (now PC), joined Mark as an equal partner, adding to the strength and depth of the firm, and broadening the overall platform of the company. In 2014, they moved to their current location in the Meadowland Business Park in South Burlington.

Among Neagley & Chase's many notable recent projects: Vermont Public Radio in Colchester, Vermont Castings in Randolph and Lake Champlain Chocolates in Burlington. In all three cases, the client was able to continue operations while undergoing a complete overhaul.

All in a day's work for Neagley & Chase.

"We totally renovated Vermont Castings while they were still making stoves," says Neagley. "We put an addition on to Lake Champlain Chocolates while they continued to make chocolate. We renovated and expanded Vermont Public Radio, while they



The brushing room at Timberland Dental Group in South Burlington. Contractor was Neagley & Chase. Design by Scott + Partners.

continued to broadcast 24 hours a day. That's not easy to do, but we can do it quite well."

Neagley & Chase also recently renovated the Timber Lane Medical Center at UVM, completing more than a dozen staggered phases that allowed the doctors and staff to continue seeing and treating patients throughout the complex renovation process, which included replacing the entire mechanical and electrical infrastructure and putting a new roof on the 10,000 sq. ft. building.

At BioTek in Winooski, where they manufacture innovative life science instrumentation, Neagley & Chase completed a major expansion and renovation, allowing employees to continue their work, keeping the premises extremely clean, and vibration at a minimum, throughout.

"We moved blocks of people around the building as the renovation progressed," says Neagley. "Their production was actually the highest ever during the renovation, which is a testament to our organized and collaborative approach."

"The entire NCC culture is one of collaboration, and not just with the client," says company CEO Andrew Martin, who joined Neagley & Chase in 2014. "We're collaborating with the whole team: the architects, the suppliers, the engineers, the subcontractors. We've received rave reviews for our approach, and because of this, a trend of repeat clients. At Lake Champlain Chocolates, as soon as we were wrapping up Phase II of the work, they wanted us to start Phase III. When that happens, it says a lot."

The list goes on, always with a sharp focus on collaboration.

Early Involvement Is Key

In Shelburne, the company is nearing completion of a project that will



Stina Booth photos

The kitchen at Philo Ridge Farm in Charlotte, a combined restaurant and retail food outlet.

incorporate the historic 6,000 sq. ft. town hall into a 16,000 sq. ft. building that will also house a brand new state-of-the-art town library. The scheduled completion date is May 2019.

Project architect Andrea Murray of Vermont Integrated Architecture in Middlebury, noted: "Having their expertise on both the construction side and the cost side of things was very, very helpful."

She pointed out that the project required voter approval of a \$6.5 million bond issue to get off the ground and "One of the great things about (Neagley & Chase) is that they've been available throughout the process, from the planning stages onward, for any number of public outreach efforts. To have them there with us, confidently, with the answers, has been great."

Murray said her firm will also be collaborating with Neagley & Chase on a 24-unit residential project, Armory Lane

Housing, in Addison County, and like the library/town hall job, "We brought them in early. That way," she said, "they 'own' the project. They can help with the details. Having their collective wisdom around the table early on makes for the best project possible. Early on we do what is called an OPR, which stands for owner project requirements, and is a document that outlines all the goals the owner has, especially around things like energy efficiency and sustainability and includes lighting, insulation, mechanical systems and other specifics that will meet the owners' needs."

Murray went on to say, "They can help project the costs and they have an intimate understanding of the cost versus benefits and the life cycle requirement of every aspect of the project. What size mechanical system is needed, for example, and how to keep that as small as possible. They can also help figure out not only the initial cost but also the reliability of the



Philo Ridge Farm's state of the art facility consists of a number of separate buildings, including a community barn, all built with adherence to sustainable construction practices. Fifteen wells support the geothermal heating and cooling system. Construction management by Neagley & Chase.



The recently expanded and renovated headquarters of VPR in Colchester's Fort Ethan Allen. Via careful planning and coordination, Neagley & Chase completed the project while VPR remained on-air 24/7 with minimal disruption. At left, Studio One, the new performance/event venue. At right the renovated and updated existing building. Exterior brick and stone from Trowel Trades. Glass from St. Albans Glass. Landscaping by Anything Grows.



The lobby of VPR's expanded headquarters, inside the main entrance between Studio One, at left, and the existing building. Design by Wiemann Lamphere. Painting by Finishing Touches.

system and the long term operating costs.”

She says that Neagley & Chase also has the expertise to keep on top of an ever-changing construction scene, where things like import tariffs can have a huge and sudden impact.

“It’s very beneficial to have someone in the trenches, so to speak, who knows what the effect will be, now and into the future. They know more than the clients do, for sure. As architects, we often have an inkling. But they REALLY know.”

She says the Shelburn project is right on schedule and the town is now also raising funds for a solar array that will make the building net zero once finished. “We’ve all done our due diligence, so that the demand for electricity is as small as possible, and the town hall/library will produce the energy it needs.

“We’re very pleased overall,” she concludes. “Everything has gone really, really well.”

‘Several Different Silos’

In addition to their meticulous approach, and expertise at bringing all the parties in a project together, another strength of Neagley & Chase is their versatility. That is, they can do just about anything, and are generally involved in a half dozen or more projects at any one time.

“We excel at several different silos, so to speak,” says Martin. Among them: educational, ambulatory healthcare, commercial, office, manufacturing, food



The view from the mezzanine of the main brewery floor of the 35,000 sq. ft. von Trapp Brewery and Bierhall in Stowe. When the brewery equipment arrived from Europe, it was lowered via crane through the roof opening and rigged into place by Neagley & Chase crews. Stina Booth photos.



The exterior of the new von Trapp Brewery and Bierhall at the Trapp Family Lodge. The complex, adjacent to the lodge, includes dining and beer tasting and sales, plus views of the beer-making process, and touts itself as "a little of Austria, a lot of Vermont." Design by G · V · V.



Neagley & Chase has completed three separate projects for Lake Champlain Chocolates in Burlington. This photo shows their installation of sophisticated piping and manufacturing equipment, installed in a short time frame. "We added additional chocolate production capacity while they continued production on the other side of a common wall," says co-owner Mark Neagley.

and beverage and housing. Most of the housing is multi-occupant, such as the new Morgan Orchards Retirement Community at the Gifford Memorial Hospital in Randolph, although they do still occasionally build a custom single family residence.

"We're doing one now, south of Burlington near Buck Mountain," says Neagley, "but it is kind of a special request. The client really loved what we did at the Vermont Zen Center. They got in touch with the architect, and then us."

The architect for the Gifford project was Wiemann Lamphere in Colchester, who were also the designers of the VPR renovation/expansion (see *Vermont B/A* April 2017) and the project on the cover of this magazine, the new Caledonia Spirits Distillery, located on the Winooski River in downtown Montpelier.

The goal of the owners of the distillery, which is now located in Hardwick, was severalfold, according to Wiemann Lamphere co-principal Steven Roy.

"(Owner) Ryan (Christiansen), number one, needed more space, so this will double their footprint. He also had a strong desire to bring a distillery to downtown Montpelier, and to make it a destination, as opposed to just a distillery. He wanted people to learn about the process, rather than just be a business that made whiskey and vodka and shipped it out.

"There weren't too many properties that fit those criteria, but

they found this one. It's going to include a nice outdoor area, overlooking the river, and have a really nice backdrop.

"It's a long, narrow site, and we needed to fit the manufacturing side and the public side in that space. They'll have a bar and they will be able to host events throughout the year. It'll be a tour space, where they can describe the process as you walk through the distillery. Beyond distilling is the packaging. So you'll be able to see the entire process from how it's made to how it tastes to what makes it special to Vermont."

So, sounds like a combination of food and beverage, hospitality, commercial and manufacturing, all rolled up in one project, and right up the alley for a company like Neagley & Chase. David Roy would agree.

"They're a great team to work with," he says. "We have a lot of faith in their team and their abilities. With the experience we have working together, we have confidence that we can complement each other and enhance each other's ability to work collaboratively and effectively in the interests of the owners. It helps that they're so very well organized. That just makes everything go more smoothly."

Heidi Davis, Director of Business Development for Neagley & Chase, who had been working at Wiemann Lamphere during the Morgan Orchards project, had a front row seat to the



Stina Booth photos

The reception area of the Morgan Orchards Senior Living Community, at the Gifford Memorial Hospital in Randolph, constructed by Neagley & Chase on a tight budget and timeline. Design by Wiemann Lamphere.

architect-client-construction manager relationship. “It was truly a team effort,” she says, “When an issue came up, it was, ‘How do we solve it?’”

Construction Managers

“We are a construction management firm,” says Neagley. “That’s what we do. That’s what we do best.”

Integral to that, as noted by their architect partners, is collaboration.

“Subs perform 70 to 80 percent of our work,” says Martin. “We do a lot of high end casework and millwork ourselves, but the rest is subcontracted work.”

“We really embrace a team approach and support our subcontractors whenever we can. They are vital to the work we do. Their success is directly related to our success. It is that kind of approach that makes the whole process smoother, with great end results.

“I think we do an excellent job of learning and understanding the fundamentals of our client’s business. We work hard at that, and this provides some real insights regarding the project approach. It helps us deliver a better

process and a finished product if we are thoroughly engaged and focused on the purpose of their project. It provides the client with confidence that we are on our game, and allows them to continue to focus on the everyday challenges of their

business.”

Tyler Scott, a principal at Scott + Partners in Essex Junction, says he is always happy to see Neagley & Chase on the list of construction managers bidding on a job.



The exterior of the Morgan Orchards Senior Living Community.



Neagley & Chase completed this modern office fit up on Water Tower Hill in Colchester.

“We go way, way back,” he says, “right up to this day.” (They are currently collaborating on a update for a building rented by The U.S. Dept. of Homeland Security and recently completed a joint project at BioTek, the Winooski firm specializing in life science instrumentation).

“We do a lot of work on hospital and medical and dental facilities and we know they can handle that type of work,” says Scott. “At the Timber Lane UVM Medical Center, there were 12 phases and the center had to stay open through it all. So you can’t have just any construction manager.

“Clients like these need someone with experience and very high qualifications. Neagley & Chase fits the bill in that regard. I definitely trust them with any health care-related job, or any job for that matter. They have good supervisors and good subcontractors.”

Energy Efficiency

At the top of the list for any Neagley & Chase project, and those of their design partners as well, is energy efficiency.

“At VPR,” says Martin, “we put a real focus on the tightness of the envelope and the mechanical system, working with the design team, to come up with a highly energy efficient project that also fits the budget.”

Says Neagley: “Paying attention to the wall assembly was critical. Air infiltration. We checked it every step of the way. Nothing got left behind. Or if we did find something we missed, we stopped to correct it.”

“We’re passionate about energy efficiency,” adds Davis, the company’s Director of Business Development, “and we follow through on it. The entire team is dedicated to delivering a high performing building. The architect, the engineers, the subcontractors, the other specialists. It’s all about teamwork and collaboration.”

Smooth Operators

Martin states, “From Vermont Castings to the Trapp Family Brewery and Bierhall, we can do anything. We’re very diversified. It’s the upfront work that’s absolutely vital to the success of the project. If you’ve got everything lined up, the actual building process should go very smoothly, and we make sure that it does.”

Neagley summarizes his team’s approach this way: “We spend an inordinate amount of time upfront, in the pre-construction process. We meet with the client. We get to know them. By the time we get to construction, it’s been very thoroughly thought out, so the construction is actually the easy part.

“Years ago, on a project at Shelburne Farms,” Neagley recalls, “We met with all the subs before we even started the project. And when the work got underway, everybody stepped up. When you give everyone a chance, it’s amazing what can happen. Keeping people involved, valuing their input, it works. To this day, we approach projects the same way.”

Congratulations to Neagley & Chase on their selection as Builder of the Month. You may reach them at (802) 658- 6320 or visit them at www.neagleychase.com.