

## **Fletcher House**

### ***Conversion from Student Housing to Faculty/Staff Apartments***

Once a private residence, Fletcher House was a College Fraternity before being acquired by the College and renovated for non-fraternity student housing in the 1980s. Used continuously for student housing through the 2010 academic year, it was briefly used for temporary staff offices in the summer and fall of 2010 as office swing space.

Architectural design work to convert Fletcher into 5 faculty / staff apartments started in August 2010 following a competitive selection process. Associated permitting work (Fire Marshall, Town, Act 250, State Water and Waste Water, State Department of Historic Preservation) followed. The design for the Fletcher House renovation called for conversion of the space to 5 faculty/staff apartments, including two ground level fully ADA-compliant residences.

Renovation construction started in January 2010 following a competitive bid process. The work included new mechanical, electrical and sprinkler systems, as well insulation on the roof and walls (where it did not exist in many locations prior to the renovation). Also, the original dry-laid foundation walls were excavated, an exterior concrete face was applied as well as full waterproofing and perimeter drainage installed.

Construction on Fletcher House was completed in early August, ready for occupancy by the first tenant on August 8, 2011. The renovation has resulted in five new faculty/staff apartments. The work was completed on time and within budget.



*New insulation in previously un-insulated walls and Mansard roof on 3<sup>rd</sup> floor*



*Fletcher House Following Renovation*

<b>Project Completed:</b>	August 2011
<b>Total Square Footage:</b>	8,400 sf
<b>Project Cost:</b>	\$1,160,000
<b>Project Manager:</b>	Mark Gleason
<b>Architect:</b>	Andrew M. Brockway Architect, Acton, MA
<b>Construction Manager:</b>	Bread Loaf Construction Co., Middlebury, VT