



ilsleypubliclibrary.org

Ilsley Public Library

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RENOVATION and EXPANSION PROJECT – Design Phase

Clerk of the Works Report No. 1

3rd revision June 5, 2024

June 13 update for IPL 100

Activities:

1. Contracts and Payments Status

The current contract with ReArch Company of South Burlington Vermont for partial Schematic Design Services (AIA A141-2014 Standard Form of Agreement Between Owner and Design-Builder) was dated October 2nd, 2023. The services outlined were for partial (approximately 75%) Schematic Design Services to take our project through a special Bond Vote held on May 7, 2024. The total fee for that contract was \$155,000.

Three payment applications were presented and paid for 95% completion, leaving a balance of \$7,750. Application No. 4 has been submitted, and dated May 31, 2024 for the final balance. That payment is being processed by the Town Manager for June 2024 release.

The intent of the original contract was that it would remain in force throughout the project's design, permitting, construction and Owner occupancy – the latter projected as summer of 2026. Changes to the contract as we move through the design, construction documents, and construction phases will be handled as amendments to the original. This approach was recommended by Town Counsel, Robert Fletcher. A post-bond vote draft amendment has been prepared by ReArch Company, and is currently under Town Counsel review. **The final draft of that amendment is scheduled for review and approval by the Selectboard at their June 11 regular meeting.** The amount of that **lump sum contract amendment is \$15,350,675.** It includes professional fees (\$1,260,000), total construction costs (\$13,107,605), and two escalations – one to fall of 2024 (\$589,842), plus another to spring of 2025 (\$393,228). The balance of \$1,642,334 is reserved for Owner Costs. The Total Project Budget is therefore \$16,995,000 to match the Bond Vote number (potential credits and rebates may offset approximately \$552,064 of this total). Further details available upon request.

Associated documents for review will include the Clerk of the Works agreement, **(to follow Selectboard approval of ReArch contract)** and a revised Organization Diagram that will clarify required support activities for this project as we move forward into design, permitting, bidding, construction, and finally Owner Occupancy. **(Selectboard agenda for June 11)**

2. Design Progress

a. Floor Plans / interiors

A staff work session was conducted on May 14 with the architectural team (Steve Roy, Michael Minadeo, and Jim Barrett.) They listened well, took notes, and will make minor revisions to the floor plans. Areas of focus are primarily staff spaces, and the swap of locations for middle and high school areas. 3D fly-through technology was used to zone in on individual spaces as they came under discussion. Much was learned and shared.

b. Structural System

Currently, our design team is re-evaluating 3 options: all mass timber, a hybrid mass timber and traditional steel structure, or an all-steel system. The hybrid system was included in previous pricing. Considerations are for costs and availability, as mass timber has shown some inconsistency in timely supply-chain availability. The Owner team will be asked for a decision, once more facts are uncovered.

c. Exterior Design

No changes have occurred in exterior design since schematic design as it was presented for the bond vote. However, several parties have asked about the applicability of the principles of Universal Design - that design should produce projects that are “usable by all people to the greatest extent possible without the need for adaptation or specialized design” – Ron Mace. Implications are that the new set of steps to the addition’s Main Street entrance should be eliminated, using the sloped sidewalk that originates in front of the 1924 building as the only entrance – shared by able-bodied and handicapped alike. ReArch and WLA to review and comment, presenting some alternative sketches for Owner consideration. (sketches to be reviewed on June 13 by IPL 100 Team)

Additionally, the Design Team (Chris Huston, Steve Roy, Brent Rakowski) and Owner representatives Dana Hart and Judith Harris have participated in a “pre-permitting” work session with Jen Murray, Director of Planning & Zoning (June 4). This meeting served to inform Jen of the roles of those present in the development and permitting of Ilsley’s design and construction, and to review items that will be required for a formal application to her department. She summarized for those present particular requirements that will require special focus because of the critical nature of this project to its downtown context. (Property line adjustment will be required.) (JM Suggestion that apartments be considered for expansion above library is not possible because of deed restrictions in College deed to Town)

d. Sitework

Geotechnical engineering services (Owner cost) will be one of the first activities visible to the general public on site. M&W Soils has requested approval of their proposal for test borings and a geotechnical report in an estimated amount of \$9,000 for their scope of work. The allowance for this line item is \$15,000. This work will be critical to the commencement of structural design for Ilsley’s renovation and addition project.

A second near-immediate site focus will be gathering site information to clarify the geothermal systems viability “that can be used for seeking Selectboard approval. (will touch on future development, well head preferences and method of installation)”. Because of the critical nature of these discussions to provide a direction for mechanical systems for Ilsley, our design team is addressing it in earnest, although “at risk” because their contract amendment has not yet been executed/approved. The Selectboard will be kept apprised. Geothermal Systems Viability is likewise an Owner cost. Current allowance is shown as \$2,500 for initial analyses by Steve Revell.

NOTE: the recent hiring by the Town of VHB for town center upper and lower parking study and stormwater vault impacts will require close coordination between VHB and ReArch. Consideration of phased construction scheduling for 2025 are critical. (VHB’s initial sketches show the possibility of an 18-space gain in lower level parking.)

3. Temporary Location(s) and Partnerships

- a. Discussions and on-site visits continue with Jamie McKenna of the National Bank of Middlebury. The bank’s architectural firm of choice is VIA, and Silver Maple is their contractor of choice. This team will assist in providing costs and services to renovate the proposed temporary space for Ilsley Library, to meet separation and egress code requirements. These costs along with moving, utilities, maintenance, and repairs, it appears from the town’s agreement with the bank will be passed through to Ilsley. Rent, however will be cost-free.
- b. Ross Conrad has contacted the town, on behalf of Maple Broadband, potentially seeking a space approximately 10’ x 15’ to use for their network infrastructure systems as customers come on board. This space would require 24/7/365 access and room for expansion as well. The reported benefit for Ilsley would be the opportunity to capture excess heat for re-use as a commodity to meet hot water needs for the building. Ilsley’s proposed floor plans do not indicate any available space meeting Maple Broadband’s requirements. Systems required for Ilsley’s building operations have yet to be detailed and designed, leaving Ilsley vulnerable if those designs require all available space indicated for those purposes. Kathleen Ramsay has sent along to Ross and Maple Broadband’s Ellie de Villier a letter indicating the library will not be able to accommodate this request.

4. Future Expansion

At the Selectboard Meeting of May 14, Fred Dunnington asked about/encouraged provisions for expansion of Ilsley, once construction is complete. JH has asked Chris Huston to review this inquiry in detail, as an immediate answer to this question was not clear. Initial comments indicate two factors limited the maximum size and configuration of the library’s expansion: first, staying on site vs. moving the library off site capped the maximum size of the library’s expansion. Second, library operations with limited staff required a two-story solution. This configuration in fact necessitated extending the library’s footprint beyond current IPL property lines. Together, these factors appear to make on-site expansion not advisable. Planning adjustments are limited to imaginative flexible space use and satellite operations only. A report will be issued to further clarify how Ilsley plans to accommodate future growth needs.

(Dana Hart has prepared a Master Plan, reviewed by IPL Board of Trustees) (CH has reported that additional costs for vertical expansion would be substantive – footings, structure, additional egress - and that more height would swallow the historic 1924 building)

5. Meetings and Presentations
 - a. Professional Design Team kick-off meeting May 9
 - b. IPL Staff / WLA Design Team floor plans review meeting May 14
 - c. Geothermal kick-off meeting May 23 (follow up June 5)
 - d. Preliminary meeting with Jen Murray June 04.
 - e. Selectboard June 11
 - f. IPL 100 Project Team June 13
 - g. Duclos Building tour June 17

6. Related Documents for review
 - a. Ilsley Public Library Renovation and Expansion Project: Organization Diagram 5/28/2024
 - b. Explanation of Illustrated Roles for above dated May 17, 2024

Judith Bell Harris, Clerk of the Works
Harris & Harris Consulting, LLC