



[ilsleypubliclibrary.org](http://ilsleypubliclibrary.org)

**Ilsley Public Library**

Main Street, Middlebury VT | 802-388-4095

**Sarah Partridge Community Library**

East Main Street, East Middlebury VT | 802-388-7588

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## RENOVATION and EXPANSION PROJECT – Design Phase

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Clerk of the Works Report No. 2

July 5, 2024

### Activities:

#### 1.0 Contracts and Payments Status

##### A. Original contract:

Following their selection as the Design Competition winners, ReArch Company of South Burlington, Vermont presented an initial contract to the Town for partial Schematic Design Services for the Ilsley Public Library Renovation and Expansion project (AIA A141-2014 Standard Form of Agreement Between Owner and Design-Builder) - dated October 2<sup>nd</sup>, 2023. The services outlined were for approximately 75% of Schematic Design Services, to take our project through a special Bond Vote held on May 7, 2024. The bond vote was successful. The total fee for that contract was \$155,000. **All four payment applications have been presented and paid, leaving no balance due. Item closed.**

##### B. Contract amendment:

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 envisioned 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, reviewed by Town Counsel, and approved for negotiation / execution by the Town Manager during the Selectboard's June 11 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. **This contract amendment has been executed and dated July 1, 2024 (documented by Kathleen Ramsay, and Bert DeLaBruere, President of ReArch Company). Item closed.**

##### C. Associated documents:

- Organization Diagram to clarify required support activities for this project as we move forward into design, permitting, bidding, construction, and finally Owner Occupancy. **(approved as part of Selectboard agenda, June 11) Item closed.**

- Clerk of the Works agreement (for review / agenda item Selectboard meeting, July 23)

## 1.1 Design Progress / systems integration

### A. Floor Plans / interiors

Floor plans have advanced / changed to reflect continued staff input, and will be sent to Dennis Humphries, WLA's library consultant for comment. Engineering systems are being introduced to the building, as follows:

### B. Structural System

Our design team evaluated 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, and has the most support as the right mix of practical and aesthetically / environmentally desirable. The Owner team will be asked for a decision, once a final recommendation has been proposed.

Geotechnical engineering services (Owner cost) were approved to be provided by M&W Soils - an estimated amount of \$9,000 for their scope of work. Test borings, and exploratory excavations (by DPW staff) adjacent the Marquis theater were conducted on June 27. See photos, Page 4.

A geotechnical report will be issued, critical to providing a direction for structural design for Ilsley's renovation and expansion project, based on soils and adjacent structures conditions at the site.

### C. Mechanical System

Development of these systems remains dependent upon determination of geothermal systems viability – an Owner cost. Current allowance is shown as \$2,500 for initial analyses by Steve Revell. Test wells will on the near-future schedule for the lower parking lot. These results will be used for seeking Selectboard approval, touching on future development, well head preferences and method of installation.

## 1.2 Site Design

### A. Exterior Design

No changes have occurred in exterior design since schematic design as it was presented for the bond vote, with the exception of the application of the principles of Universal Design to the Main Street entrance. The new set of steps to the addition's Main Street entrance has been 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 have presented some alternative sketches for Owner consideration of the details of this concept, which are still being refined.

### B. Property Line Adjustment

The current east property line for Ilsley Public Library, as surveyed by Tim Short is just inside the west curb line of the upper parking lot. As this line will bisect the proposed addition to Ilsley, Town Administration plans to contact Benjamin Putnam for counsel on an appropriate legal approach to clarifying the definition or configuration of both abutting town properties as we move forward into

permitting, construction, and management of both properties thereafter. A utility easement may also be considered for access to the geothermal site, should that system prove viable.

C. Parking (no change in status since Report No. 1)

VHB 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.

### 1.3 Temporary Location(s)

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. Ben Allred of VIA will meet with Jamie, Dana, and Judith on site on July 16 to address building code requirements to separate bank and library operations during the library's temporary tenancy.

B. Silver Maple is NBM's contractor of choice. They will assist in providing costs and services to renovate the proposed temporary space for Ilsley Library, to meet separation and egress code requirements. Costs for hardware changes and card access system changes along with moving, utilities, maintenance, and repairs will be passed through to Ilsley. Rent, however will be cost-free.

C. A location to store the library's collections during construction has yet to be determined.

### 1.4 Future Expansion

On-site expansion is not under consideration as a viable avenue to manage Ilsley's future growth. Chris Huston of ReArch Company has reported that additional costs for vertical expansion would be substantive – footings, structure, additional egress - and that more height of new construction would swallow the historic 1924 building, likely making it unacceptable to Historic Preservation. ReArch therefore does not recommend on-site expansion.

Dana Hart has prepared a Master Plan, reviewed by IPL Board of Trustees, and available on the library website for review. Future planning adjustments at 75 Main core will be limited to imaginative flexible space use. Strategic satellite operations or off-site programs will benefit Ilsley's reach into the communities it serves.

#### **Meetings and Possible Presentations:**

- Tour of WLA project Vermont Public in Colchester (DH, jbh, MM, TD) June 19
- Geotech site investigations June 27 \*
- Selectboard July 9 and 23
- IPL 100 Project Team July 11
- Duclos Building tour with architect Ben Allred July 16

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

# Ilsley Public Library Renovation and Expansion Project

Geotechnical Site Investigations . June 27, 2024



Middlebury's DPW lends a "hand"

Excavator prepared to dig adjacent Marquis Theater for better info on existing conditions.



M&W Soils is our Geotechnical Engineer

A soils report will be issued for 6 drill-sites plus condition sketches at Theater. Ledge evident - 9' refusal, 1<sup>st</sup> drill.



Justin from M&W sketches conditions 2' concrete wall above 2'-6" rubble "footing"



Boring Rig – T&K Drilling from Fitzwilliam, NH