



[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 Development Phase

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Clerk of the Works Report No. 6

November 11, 2024

### Current Activities:

#### 1.0 Contracts and Payments Status

See attached LOG for tracking of all payments to ReArch Company on this contract to date.

#### 1.1 DESIGN PROGRESS

Total Project Design reached 50% completion at the end of August 2024. This date marked the beginning of the first pricing effort since the bond vote to test whether the drawings as detailed to date still allow the project to be constructed within the limits set by the Bond Vote. Our first reality check dated September 25 found us over budget by \$1,480,380. On to Value Management!

The purpose of Value Management is for our Owner / Architect / Builder team to balance design and price to create the best possible project Middlebury's Bond Vote will allow. Many ideas have been presented, sketched, and priced. All parties have reviewed each item, and through use of a VM Log, have rejected, accepted or left undecided each item. Our first rough work session pass enabled us to get the project within our target budget. We are however, continuing this process in a fluid manner to make certain we have consensus on the project quality and scope, as pricing is verified for various log entries.

As Design shifts from Development Phase into Construction Documents, each VM decision made will be described by drawings and specifications in sufficient detail to competitively bid packages of elements. A complete final test pricing will be conducted just prior to winter bidding, at 100% complete documents. By December of 2024, bidding to subcontractors will begin, and extend into January – the ideal window for best pricing. A second contract amendment will then be executed to verify the final construction amount, with demolition to begin in Spring of 2025.

Construction Document work continues on all disciplines under the architectural umbrella: Civil (Site) Engineering, Structural, Mechanical, Electrical, Plumbing and Fire Prevention.

#### 1.2 GEOTHERMAL FEASIBILITY

You will recall that our final Mechanical System Design in particular is contingent upon Geothermal Feasibility Study results - determination of potential yield and water quality from a series of six well

sites, ranked according to production likelihood. Testing for injection of water back into the earth following the extraction of heat is also needed to ensure an open loop system is valid.

PRODUCTION WELL results from Test well 1 showed 165 Gallons per Minute output at 587 feet below the surface. This production figure is believed by Steve Revell to be conservative, as actual output may exceed that number.

Test Well 1 was then used to examine potential inflow rates, with this report from **Steve Revell:**

*“Because of the high static water level, Jeff (Williams – Spafford) and I are looking at fracture and fracture intersections on the upper parking lot for future injection wells. The carbonate aquifer composed predominately of limestone is well suited for an open loop geothermal system.”*

It was decided, given the promising nature of Well No. 1, that any further well drilling activity should be delayed until spring, when construction crews are on site to assist, and traffic patterns will have been already established to accommodate their activities. No further activity will be needed this fall / winter to alter traffic patterns for visitors to downtown Middlebury.

**See attached Inflow Test Results, and REPORT from Steve Revell.**

Mechanical Equipment has now been sized, and we have been able to eliminate the basement under the addition by utilizing existing space in the basement of the 1924 building. Historic water and sewage infiltration events will be eliminated by encasing 3 sides of the 1924 building with new construction and utility services.

### **1.3 Permitting**

Now that drawings are sufficiently complete to illustrate the scope and intent of the project, AJHs (Authorities Having Jurisdiction) have been contacted for initial reviews. The first application has been submitted to Middlebury’s Department of Planning and Zoning. Scheduling of hearings before the Development Review Board and Design Advisory Committee are imminent, perhaps to begin prior to Thanksgiving.

Other permits at the State level will follow: Department of Historic Preservation, Department of Water and Wastewater, Department of Public Safety-Division of Fire Safety are the primary permits required.

### **1.4 Site Design**

A. Landscape Design drawings have matured, as they are required for permit applications. They have also been reviewed by Chris Zeoli, and the Town’s gardener to allow for local input into what works best for Middlebury’s microclimate.

#### **B. Property Line Adjustment**

In previous reports, I have noted that no property line adjustment will be required for the Ilsley project. Although the footprint of the proposed addition is well within the eastern property line (recorded survey to be corrected), it appears the proposed library’s footprint may require a P&Z waiver. We are exploring the ramifications of requesting such a waiver with P&Z to determine if retention of existing property

lines around the Ilsley Parcel in fact are complicating and limiting an overview of the entire Town Parcel as one development entity for lot coverage, parking requirements, and setbacks. Further conversations are required with Jen Murray, JR Christ, Tom Hanley, and Benj Putnam in order to make a recommendation for consideration by the Selectboard.

### **1.5 Temporary Location(s)**

LOI documents are in place for both the National Bank of Middlebury as a temporary operational public library, and 75 Meigs Road in Vergennes to store the balance of the libraries' collections. Both have been approved by the Selectboard. Moving and utilities, maintenance, and repairs costs will be borne by Ilsley. Rent for both will remain cost-free.

Dana Hart has conducted tours of both facilities for potential moving company bidders to an advertised RFP. Final selection of a mover has not been made.

### **1.6 Touching Base with Middlebury's Chiefs of Police and Fire with the Chief of Police**

Jason Covey, Chief of Police and his recommended security system consultant (Tom Uchace / CNS) have met with DH over a set of the proposed Ilsley drawings to discuss and price strategic security system cameras for the new facility (Owner Cost). This approach will begin a process to unify security systems across all town facilities, enhancing the Police Department's ability to respond in a timely fashion as needed. A proposal for access control systems has been received.

Chief Shaw of the Fire Department has likewise reviewed progress plans from his perspective. He posed a number of questions which were answered by Steve Roy of WLA. Both chiefs will write letters to P&Z in support of Ilsley's permit application.

### **1.7 Neighbors**

Chris Huston of ReArch has been vigilant about reaching out to Ilsley's neighbors as potential questions arise over current and future on-site activities. Owners of 71-73 Main, Marquis Theater, Haymaker Bun Company, Taste of India, and Mr. Ups have been contacted to discuss traffic management and other potential impacts as the project progresses toward Spring construction.

### **1.8 Environmental Testing**

Clay Point Associates has issued a report on Hazardous Materials sampling in the existing Ilsley buildings. Samples of lead, asbestos, and PCBs in building materials were located and cataloged. This study was funded by a grant obtained through Addison County's Planning Commission. From this study a remediation plan will be created by Clay Point, approved by the EPA through Stantec Corporation, and remediation will be bid and supervised by Clay Point.

The Town of Middlebury will pay for remediation in the Owner Costs portion of the Total Project Budget. It is currently listed as "NOT INCLUDED" in the TPB tally, due to the likely inaccuracy of any projection, prior to bidding.



**Geothermal Drilling, Well No. 1**

**Mr. Tom Williams Senior, water gnome, "listening", directing the drill, from his perch on the bank.**

*Please feel free to direct any questions or comments about the above report, its content or format to  
Email: [judith@harrisandharrisvt.com](mailto:judith@harrisandharrisvt.com) Phone: 802.922.1321 Thank you for your interest.*

*Judith Bell Harris . Clerk of the Works . Ilsley Public Library Renovation and Expansion Project*

**Harris & Harris Consulting, LLC**