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## RENOVATION and EXPANSION PROJECT – Construction Document Phase

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Clerk of the Works Report No. 7

December 9, 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.

Generally speaking, billings are slightly behind projected SOV (Schedule of Values) amounts at this snapshot point. Construction documents are billed at approximately 44% completion.

#### 1.1 DESIGN PROGRESS

Total Project Design will be nearing 75% completion by mid-December. An interim pricing effort will again test whether the drawings as detailed to date still allow the project to be constructed within the limits set by the Bond Vote. Value Management continues on a regular basis, as drawings develop.

The VM Log has proven to be a valuable tool, outlining each item as rejected, accepted or left undecided. We will utilize 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. This log also allows us to establish a list of potential Add-Alternates to be used during bidding, so that we will have formal pricing for items that are desired, but perhaps not within the boundaries of our current Total Project Budget cap. This process of price-as-you go is what makes Design / Build an effective contract format.

Each VM decision made will be described by drawings and specifications in sufficient detail to competitively pre-bid packages of elements as lead times indicate. A complete final test pricing will be conducted just prior to winter bidding, at 90% complete documents. Bidding to subcontractors will 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.

#### 1.2 GEOTHERMAL FEASIBILITY

Our open-loop\* geothermal Mechanical System design is “full steam ahead” (pardon the pun) based on very positive geothermal Feasibility Study results and interpretations. *\*The open loop system allows for fewer wells, and smaller pumps.*

PRODUCTION WELL results from Test well 1 at the bottom of the ramp between the upper and lower lots showed 165 Gallons per Minute output at 587 feet below the surface. This production figure is believed by Steve Revell to be conservative, as he predicts actual output with pumping may reach 200 GPM. According to our mechanical engineer, the library’s actual needs are in the range of 120-150 GPM.

Test Well 1 was subsequently used to examine potential inflow rates, pushing against a high static pressure, 4' from the well casing. That high pressure is assumed to be prevalent at the elevation of the lower parking lot. Steve Revell and Jeff Williams are therefore considering a Production Well 2 location closer to the bank between the upper and lower lots, and locating Injection Wells 3 and 4 in the upper parking lot, where calcium carbonate soils will best support absorption.

Any further well drilling activity will 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.

Mechanical Equipment has been sized, and will be located in the basement of the 1924 building. Potential extensions of excess geothermal capacity to the Town Offices may be explored as we gather more information in the spring of 2025.

### **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 was submitted in November to Middlebury's Department of Planning and Zoning. A hearing before the Design Advisory Committee occurred on November 20. Comments from that hearing have been reviewed and incorporated as appropriate and affordable into the design. The Development Review Board meeting is scheduled for December 9. Staff Notes indicate this hearing may be headed for a continuance into January of 2025. Note: Caitlin Corkins of the State Division for Historic Preservation has written a letter of support for the project design that has been incorporated into the P&Z application materials.

Vermont State permits 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 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.

Construction has begun on the Duclos Building, and a tour of that retrofit progress is scheduled for library staff on December 6, so they can determine how best to utilize the spaces available.

Dana Hart has issued an RFP and received bids from potential moving companies. The low bidder has been notified, and negotiations as to the details of those moves are underway.

### **1.5 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. A team meeting with ReArch Company has been conducted to coordinate remediation efforts with the spring construction schedule.

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.

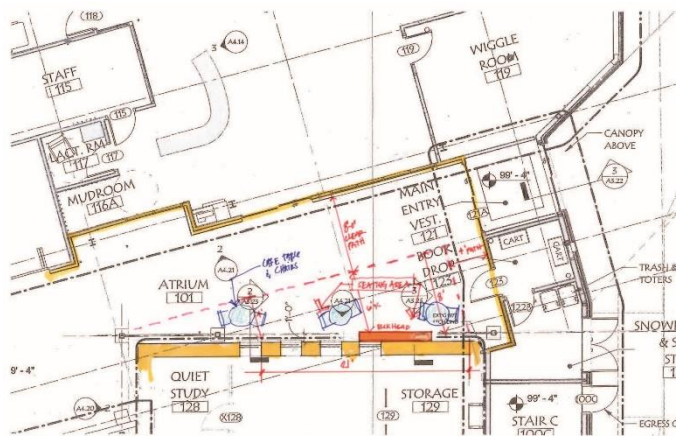
**Some glimpses at how VM works –**

1. Start with a design issue to be resolved – e.g. how can we preserve the historic bulkhead surround in the East Garden, which likely will not be permitted to demolish, and therefore must be incorporated into the new MAIN STREET corridor?
2. Determine if original wall materials continue behind it – they do not.
3. Create a variety of architectural sketches, price each one, then prioritize and balance with others until the total project cost falls within our bond vote target.

Historic Bulkhead surround, East Garden



"MAIN STREET" Atrium with reduced bulkhead facade



Current solution is to carefully slice off the façade to about a 12" depth, restore significant elements, and replace it artfully on the existing east façade. WLA has examined the floor plan to see how it will fit within the main street context, and still allow plenty of space for casual seating & pedestrian traffic.

*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.*