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**Ilsley Public Library**

Main Street, Middlebury VT | 802-388-4095

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## RENOVATION & EXPANSION PROJECT –Bidding & Negotiations Phase

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Clerk of the Works Report No. 9

February 7, 2025

### CURRENT ACTIVITIES

#### 1. CONTRACTS and PAYMENT STATUS

See attached LOG for tracking of all Applications for Payment from ReArch Company on this contract to date. With the **current Application 7**, billings remain approximately \$34K behind projected SOV (Schedule of Values) amounts at this snapshot point. Construction documents are billed at 100% completion, and as “IFC” – Intended for Construction.

No additional permitting costs and pre-buying expenses are included with Payment Application 7. Reminder: Included in App 6 was one pre-buying item as a transition toward the construction phase - a deposit to Nordic for CLT – a Canadian product – to secure a spot on their production schedule, ensuring the material will be on-site when needed this spring. No crystal ball can yet predict the reactions of the marketplace to the current presidential administration’s executive orders. Any qualifications of bids will tell the full story of impact.

**Payment Application No. 9** will signal the beginning of holding 10% retainage on payments. Our contract states that retainage will cap at 50% completion and diminish gradually from that point forward.

#### 2. DESIGN PROGRESS

Construction Documents (Drawings and Specifications) have reached 100% completion as of January 24, 2025 and are labeled “IFC” – Intended For Construction. The completed set includes a remarkable effort of 175 sheets of drawings and 590 pages of specifications. Your library director and clerk of the works have received paper sets of both to enhance our review process and enable ongoing reference to these “Contract Documents”. Complete electronic sets are also available.

All items in the VM Log have been resolved; either rejected, placed in the project scope, or included as Add-Alternates (4 items only) for bidding. Add-Alternates will ensure we have firm pricing for items that are desired, but not proven to be within the boundaries of our current Total Project Budget cap.

All Bid Packages have been released by ReArch as of Monday, January 27th. They have cast a remarkably “wide net” over primarily Vermont and New Hampshire, but also New York, Massachusetts, Connecticut, and Rhode Island, and Minnesota. A total of 30 bid package solicitations (by category) have been assembled and sent to hundreds of subcontractor trades. Once bids are in, understandably 3 weeks of analysis will be required to ensure pricing and scopes are clear, and that all bases are competently covered. Negotiations with final subcontractors will follow.

Note for the curious, the two weeks during bidding are extremely busy. Potential bidders always have questions, and those are formally submitted as RFI’s – Requests for Information. They are answered in the form

of an addendum sent to all registered bidders (which will become part of their subcontracts) either by ReArch, or by Wiemann Lamphere and their engineers, depending on the subject at hand.

Once ReArch is content they have a team of contractors and pricing that will ensure a quality project – on time – on budget (a process known as leveling) a second contract amendment to verify the final construction amount will then be presented in early March by ReArch, for legal counsel review and Selectboard approval. Mobilization will ideally begin about March 17.

### **3. GEOTHERMAL FEASIBILITY**

In review, our by-all-measures successful Test Well One has been drilled to 585 feet, cased, cemented, and capped - at the bottom of the ramp between the upper and lower parking lots. Payment App 6 included payment for this well (\$43,992.02)

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.

However, well sites have been revised by our hydrologist, Steve Revell. These include one additional production well south of the ramp bottom, and two injection wells in the upper parking lot - a total of 4.

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 by other groups as we gather more information in the spring of 2025. The Energy Committee's Jamie Hand has reviewed the mechanical contract documents and sent an email acknowledgement: "Took a first scan last night and it looks great. Exciting to see the geothermal system start to take form."

### **4. PERMITTING**

Our first permit 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 were reviewed and incorporated as appropriate and affordable into the design.

The Development Review Board, our next "local" permit reviewer met on December 9, and accepted Tom Hanley's request to pull our initial application. We submitted a new application to better meet the "parcels involved" definition of Middlebury's P&Z department. That hearing was scheduled for Monday, January 13. As of this date, February 5, 2025, we have yet to receive the recorded Findings from that hearing, although the P&Z office has 45 days to publish.

Vermont State permits are underway. The Department of Public Safety-Division of Fire Safety (DFS) Application was submitted at the end of January, targeting permit receipt by February 26. To follow: Department of Water and Wastewater permit process, and the Department of Historic Preservation review.

### **5. TEMPORARY LOCATIONS**

Dana and staff have accomplished the amazing feat of finding homes for un-needed items, packing up the 100 remaining years of Ilsley, and are prepared to MOVE it all to two locations! (Photo below)

The National Bank of Middlebury's Duclos Building Mini-Ilsley construction is nearing completion, and moving into that facility will begin on Monday, February 10. Set up of Middlebury College shelving in the JP Carrara Meigs Road facility is continuing. It will house the balance of the Ilsley collection, and books have begun to arrive on site as well. Books will travel between Duclos and Meigs Road as requested.

This item is an OWNER'S COST in our total project budget. "Moving & Misc Temp Conditions: \$80,000." The contract for moving, following an RFP process, has been awarded to Meyer, Inc. for \$89,690. Other Owner costs may balance this overage, or it may be extracted from operating budgets as needed.

## 6. GEOTECHNICAL REPORT

M&W Soils Engineering, Inc. (based in Charleston, NH) with the help of our own DPW completed soils investigations / test pits on Tuesday, January 28<sup>th</sup>. Randall Rhoades, PE has completed and issued his 24-page Final Geotechnical Report, dated February 5, 2025.

Randy's input is critical to ensure that structural designs are aligned with all actual on-site conditions, recently focused along the property line shared with the Marquis Theater. Randy's quote below:

*"Please find my final report attached. I had some back and forth today with EV, there are some column footing base elevations that will be modified slightly to lessen the excavation depth. Page S0.01 should reference this report rather than the previous summary I had provided." R. Rhoades.*

Geotechnical testing is part of Owner Costs. One payment has been released to M&W. A final payment will follow receipt of their invoice. Total budgeted amount for this activity is \$10,000.

## 7. ENVIRONMENTAL TESTING & REMEDIATION

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. A remediation plan has been created by Clay Point, approved by the EPA through Stantec Corporation, and remediation is out to bid. Remediation will be overseen by Clay Point and will occur in the month of February.

The Town of Middlebury will pay for remediation and monitoring 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.

<b>8. WHAT'S AHEAD?</b>	Jan 27-Feb 14:	ReArch Subcontractor Bidding
	February 11:	Selectboard Meeting / Site Logistics
	Feb 14-28:	Leveling of TPB, securing of Builder's Risk Insurance
	March 1-14	ReArch Contract Amendment 2 review & execution
	March 17:	ReArch on-site "soft" mobilization



**WE DID IT!**



LOG\_ Ilsley\_ReArch  
Apps for Payment\_FEE

*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!*

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