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## RENOVATION & EXPANSION PROJECT –Bidding & Negotiations Phase

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### CLERK of the Works REPORT NO. 10 – March 7, 2025 – INTERIM

This report is abbreviated to support focus of the Selectboard on their March 11 agenda item / meeting with Chris Huston of ReArch and authorization of IPL’s construction start.

#### CURRENT ACTIVITIES

##### 1. CONTRACTS and PAYMENT STATUS

February’s Application for Payment No. 8 has just been issued, due to the intensity of ReArch’s Bid review and construction contract amendment preparations. See Log attached, showing this payment as pending review.

##### 2. BIDDING & NEGOTIATIONS PHASE SUMMARY

The bidding period is now closed with a few exceptions held open for clarification or additional solicitation.

1. The total number of bids received from interested subcontractors over all categories numbered 74. Subcontractors in many cases required aggressive encouragement to bid, due to an extremely tight marketplace. Recall that initial solicitations exceeded 400.
2. All selected subcontractors have been interviewed at length and thoroughly vetted.
3. Prices for five Alternates as listed in the specifications have been received for consideration. Four Allowances are also included. The contractual format process ahead allows for flexibility in balancing these choices as more information is gathered, while still honoring our target project costs.
4. The contingency carried by ReArch has been decreased to 3%
5. The March 06, 2025 Total Project Cost is \$16,333,838  
This amount
  - has decreased from the 90% CD estimate by \$195,748
  - has placed the Total Project Cost below the target set by the May 2024 Bond Vote authorization of \$16,995,000.
6. Tariffs are (at the time of this writing) scheduled to be imposed at point of entry for select components. These are a construction contract exclusion and will be carried by the Owner.

##### 3. GEOTHERMAL FEASIBILITY

Test Well Drilling will be resumed as one of the first site activities, once construction begins in late March.

##### 4. PERMITTING

###### Permits / easements in place!

- √ Middlebury’s Department of Planning and Zoning.
- √ Vermont State Department of Public Safety-Division of Fire Safety
- √ GMP Easement

Note: No permits are required from State Department of Water and Wastewater and Department of Historic Preservation.

## 5. TEMPORARY LOCATIONS

Both the Duclos Building Mini-Ilsley and the Vergennes / Vermont Industrial Parks book collection storage facility are fully set-up and functioning. The existing IPL facility has been toured by ReArch with their demolition subcontractor. Thanks to Dana and Team, their clean-up efforts were given a thumbs up for this extraordinary accomplishment!

## 6. GEOTECHNICAL REPORT

The latest Geotech report did include some unsuitable soils next to the theater. This discovery and its resulting costs were timely, allowing for structural drawing revisions and inclusion in March 06 Project Costs. The potential for more unsuitable soils remains; however the financial impact has been somewhat reduced.

## 7. ENVIRONMENTAL TESTING & REMEDIATION

The small amount of required remediation reported by Clay Point Associates will be removed by their successful bidder, Alderson next week. The Town of Middlebury will pay for remediation and monitoring in the Owner Costs portion of the Total Project Budget. This activity is currently listed as a \$1,500 “allowance” in ReArch’s TPB tally, pending completion.

## 8. WHAT’S AHEAD? Short term schedule

Jan 27-Feb 14: ReArch Subcontractor Bidding – CLOSED.

✿ 3/5/2025. ReArch's team of estimators and Bert DeLaBruere (President) pull together a final suggested contract amendment number for construction by end day.

✿ 3/6/2025. Dana and jbh attend a Teams meeting to review contract amendment with Chris, Tyler (chief estimator), and Steve Roy and other construction team members.

✿ Contract Amendment 2 DRAFT goes to Mark Pruhenski who will execute as town manager, pending legal (Bob Fletcher) and selectboard blessing.

✿ The selectboard packet for March 11 meeting will contain the outline of that amendment, and the SBD will be asked for a vote 1) to authorize start of construction, and 2) to authorize Mark to execute the final contract amendment on behalf of the Owner / Town of Middlebury

✿ March 17 remains the target for a soft start - mobilization, fencing, signs etc.

**Attachment: Payment Log**



LOG\_ilsley\_ReArchAp  
psforPayment\_MAR7.2



**WE DID IT!** We finally have all required Permits in hand!

*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 . Iisley Public Library Renovation and Expansion Project  
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