



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

RENOVATION & EXPANSION PROJECT – **CONSTRUCTION PHASE at last!**

CLERK of the Works REPORT NO. 11 – April 4, 2025

CURRENT ACTIVITIES

1. CONTRACT and PAYMENT STATUS

CONTRACT AMENDMENT 2 was officially executed on March 21st, 2025, with signatures from Mark Pruhenski, Town manager, and Bert DeLaBruere, President of ReArch. Total Stipulated Sum is \$15,354,417.00. This consists of \$1,260,000 in professional fees, and \$14,094,417 in Construction Hard Costs.

March's DRAFT Application for Payment has just been issued and will be included in an upcoming packet. See Log attached, showing this payment as pending review.

2. BIDDING & NEGOTIATIONS PHASE LOOK-BACK

A review:

- The total number of bids received from interested subcontractors over all categories numbered 74.
- Selected subcontractors have been interviewed and vetted. Contract negotiations near finalization.
- Prices for five Alternates as listed in the specifications have been received for consideration. Four Allowances still require conversion to final pricing through negotiations.
- The contingency carried by ReArch decreased to 3%.
- Our March 17, 2025 **Total Project Budget is \$16,995,000** to align with the May 2024 Bond Vote authorization of \$16,995,000. Any deductions from that number are shown in red, below the line due to their "soft" nature caused by concerns for potential US Executive Branch actions. (reference link to Exhibit J of Contract Amendment 2)
- Tariffs are (at the time of this writing) to be imposed at point of entry for select components – primarily CLT. The effect of these remains unclear as to timing and scope, and therefore are a contract exclusion to be carried by the Owner.

3. ON-SITE ACTIVITY

GEOHERMAL SYSTEM progress

Test Well Drilling by Spafford & Company for injection wells in the upper parking lot has begun. The first of these wells was capped April 3 at a depth of 1025' and a gpm rate of 55. On April 4, drilling will begin for the second injection well in the upper lot, with anticipated completion by April 9. The goal for combined gpm for these 2 wells is 200. Drilling for Production Well 2 will follow upper lot work.

A note regarding costs: excerpt from our contract Exhibit I, Qualifications, Item 3:

"Geothermal Drilling – 1,200 LF of 8" diameter drilled hole with 160 LF of grouted steel casing have been Included at the (2) Production Well boreholes. 1,200 LF of 6.5" diameter drilled hole with 160 LF of grouted steel casing have been Included at the (2) Injection Well boreholes. Should field conditions necessitate additional drilling and/or casing, reconciliation will be by Change Order."

DEMOLITION progress

(Preceded by make-safe operations: disconnection/drainage of water, sprinkler, power, and hazmat remediation)

Demolition on both the 1988 and 1977 buildings are progressing well. Selective demolition began on March 21, on the interiors of both additions. Exterior marble slab siding and roofing slates have been removed and salvaged to a Conex box for re-use in the project's new construction phase. As of this writing, the rafters of the 1988 addition are now visible, and being removed. Jackhammering of floors is their next task. Workers from the demo contractor (Earth Waste Systems, Castleton) have been on-site 6-7 days a week, in numbers from 12-15 personnel (700 man-hours per week).

The complexity of this project, working around the total salvation of the 1924 historic building and the protection of adjacent properties is complex. It can be characterized as careful dis-assembly rather than wrecking ball demolition. To grasp how to conduct this piece-by-piece challenge safely requires an understanding of structures, and how the buildings were originally assembled. Still there are surprises – windows buried in walls, mystery pass-throughs, and structural decisions not recorded in as-builts to name a few. Some photos attached, more on the library website!

SITE UTILITIES

Demo and relocation of utilities below and above ground as needed for this phase of the work has been accomplished by GMP, VTGas, and Consolidated. ECI, the site and concrete contractor will soon begin work on the retaining wall to enable relocation of the upper parking lot's east boundary. Expansion of this area is critical to providing working space for footing and foundation work for the new two-story library addition. No job trailer will be brought in for the next couple of months, as site space is in high demand. The ReArch job office is currently housed in the unheated 1924 building's main reading room, southwest corner.

4. PERMITTING and Inspections

All permits / easements are in place. A site inspection was conducted by the assistant state fire marshal and Chief Shaw, resulting in a request for improvements to the emergency Marquis Theater exiting route alongside the asphalt ramp from the upper to lower parking lots. Subsequent conversations with the Assistant Fire Marshal have resulted in a verbal understanding of creating a mobile pedestrian corridor within the fenced construction area for this emergency exit. PENDING another site visit from State Fire Marshal, this issue should be resolved.

The site continues to be a challenge to monitor, with open south construction gates necessarily remaining open. Visitors to the Town Offices continue to wander onto the site looking for the side entrance, to pay utility bills, or utilize drop boxes. A reminder to all: **the north side entrance to the building across from Ilsley is for EMERGENCY EXITING ONLY, not an entrance.** All public-use boxes have been shifted to the front of the building. New / additional signs will appear to better guide pedestrian and vehicle traffic. However, it appears the new patterns are generally being used successfully, even by 53' tractor/trailers, and hopefully will become second nature to visitors soon.

5. TEMPORARY LOCATIONS

All reports of MINI-Ilsley and the Vergennes book-storage satellite operations are very positive.
REMINDER: OPEN HOUSE at the Duclos building from 2pm to 4pm on Wednesday, APRIL 8!

6. GEOTECHNICAL REPORT

No change. History to date - 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. Dejavu of the Town Offices project...

7. OWNER COSTS

ENVIRONMENTAL TESTING & REMEDIATION complete

The Town of Middlebury is obligated to pay for remediation and monitoring as Owner Costs. This activity is currently listed as a \$1,500 allowance in ReArch's TPB. Alderson costs for remediation were \$1,884.00. Clay Point Associates costs for reporting and supervision were \$2,260.00. These costs may be coded by Ilsley admin to the library's operating budget rather than construction costs to further contain Owner Costs available for construction, as these services were necessary to preserve continued use of the existing building.

BUILDERS RISK INSURANCE

The (Owner) Town of Middlebury is slated to pay for Builders Risk Insurance as Owner Costs. This is traditional, as it is typically less expensive for an owner-particularly municipal, to obtain rather than the contractor. Our lowest price came back from Richards Group at \$90,000 for 18 months (60K annual + 30K requiring renewal for the last 6 months) rather than the budgeted amount of \$22,500. Explanations are not a surprise – insurance companies in general are struggling with high costs due to recent extreme weather conditions. Note from Stacy of Richards Group, 4.4.25 @ 2:17 pm: "Liberty Mutual builders risk policy has been issued effective 04/02/25, the policy documents will be sent to the named insured directly from the carrier. Feel free to reach out to me with any questions or concerns or if I can be of further assistance."

ReArch's administration did conduct a thorough search for a better price through their sources, but found the same results – few companies would even consider such coverage, and those who did quoted elevated prices. Mark Pruhenski has docu-signed the BR policy with Richards Group as of April 3, 2025.

8. SHORT INTERVAL SCHEDULE

HISTORY

- ⊙ 3/17/2025 ReArch Company begins site mobilization, fencing, signs
- ⊙ 3/21/2025 CONTRACT AMENDMENT 2 executed with ReArch Company
- ⊙ 3/22/2025 Site Utilities preliminary relocations complete
- ⊙ 4/3/2025. First OAC Team meeting (weekly throughout project, Thursdays at 11 am.)
Builders' Risk Policy executed.

LOOK-AHEAD

- ✦ 4/4/2025. Geothermal Well No. 2 drilling begins.
- ✦ 4/7/2025. Kick-off furniture and interiors meeting with architect / owner (DH, jbh/BD-W)
- ✦ 4/11/2025. Goal for 1988 building addition DEMOLITION to be complete
ECI to begin site layout and concrete work

Attachments:

Payment Log



LOG_ilsley_ReArchAp
psforPayment_APR4.2

Total Project Budget, Exhibit J



Exhibit J - TPB
Sheet_250317_Rev 2.p

PHOTOS!



Geothermal well drilling, overflow containment basin

Interior view, 1988 addition, north stair sans roof

*Please feel free to direct any questions or comments about the above report, its content or format to
Email: judith@harrisandharrisvt.com Phone: 802.922.1321 **Too much? Too little? Let me know!***

Thank you for your continued interest. This is such an exciting time in our project's history!

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

Harris & Harris Consulting, LLC