



**Town of Middlebury . Ilsley Library Renovation and Expansion Project**

**Tracking of PCOs (Potential Change Orders) conversion to PCCOs (Prime Contract Change Orders)**

Between Application for Payment No. 16 for October of 2025, and Application for Payment No. 17 for November of 2025, you can see that ReArch Construction’s Contract was increased by from \$15,730,867.67 to a new Contract Sum of \$15,754,952.52, as previously reported.

The increase was captured in PCCO #003 (Prime Contract Change Order) and represented a collection of PCO (Potential Change Orders) of adds and deducts, yielding a net add of \$24,084.85.

During the month of December, we can expect PCCO #004 to be processed as well. This Prime Contract Change Order is labeled “Allowances Reconciliation”. \*

PCCO #004	Projected to Include (as executed)	DEDUCT	ADD
AL#1-PCO #019	Masonry dampcourse (Tedesco Masonry, Rutland)		\$40,864.00
AL#2-PCO #020	Rough Carpentry (Patriot - NH)		\$54,242.17
AL#3-PCO #021	Terracotta/Thermal Wood Siding (Exterior Designs - NH)	(\$6,410.00)	
AL#4-PCO #022	Acoustical Baffles (Omega Electric Construction)	(\$2,706.00)	
<b>TOTAL PROJECTED NET ADD \$85,990.17</b>		<b>PROJECTED CONTRACT sum \$15,840,942.69</b>	

\*Allowances for these four items were carried in our original contract Amendment No. 2, and summarized in Exhibit L of that executed contract. Allowances are used as lump sum values (including Labor, Materials, and Equipment) in a construction contract or amendment if bid prices from a particular scope or scopes have not been secured by the general contractor (or design-build contractor) prior to submission of the total contract price to the Owner. They remain as placeholders until subcontractors are vetted, pricing details reviewed, and the scope(s) of work clarified. Qualified subcontractors remain extremely busy, and a wider net had to be cast to find qualified subs for this work, sometimes out-of-state. Those searches required time, while prices continued to rise for materials and labor, contributing to some increases of bids over allowances.

**NOTES: TOTAL PROJECT BUDGET**

Total Project Funding Projections continue to show a surplus of funding source totals over Total Project Budget Costs. Dana Hart will update the Selectboard on funding and budget status throughout the months ahead.