



RENOVATION & EXPANSION PROJECT – CONSTRUCTION PHASE / Month 8

Clerk of the Works Report No. 18 – November 19, 2025

CURRENT ACTIVITIES

1. 1924 building restoration status:

SLATE ROOF REPLACEMENT

- Sbardella Slate Inc. of Fair Haven, Vermont. Installation is scheduled for spring of 2026, with all surfaces protected for the winter.
- No response as yet on grant application to the State of Vermont Division for Historic Preservation.
- Dana reports a sum of \$157,000 of targeted donor gifts have been received to date, increasing the total project funding from \$16,995,000 to \$17,152,000.

HISTORIC MASONRY FAÇADE RESTORATION: drawings completed, prep work by Tedesco Masonry has begun. Final pricing evolving. See photo essay for complexity of this one-liner.

2. 71-73 Main / Marquis Theater

All known utility issues for these properties have been resolved, designed, permitted and installed INCLUDING completing their gas service /meter configuration satisfactory to Vermont Gas. Item closed.

3. UNDERGROUND SITE WORK & UTILITIES are nearly complete, to grade.

Final connections to geothermal production and injection wells are underway – cutting down of well casings to weld on the pit-less adaptors, welding water lines for each well, setting of concrete structures, and finalizing runs to mechanical room in the 1924 basement will complete this month. Excavations will be backfilled, and base course of paving applied for the winter season on the ramp.

4. As-built documentation of Utilities / Easements

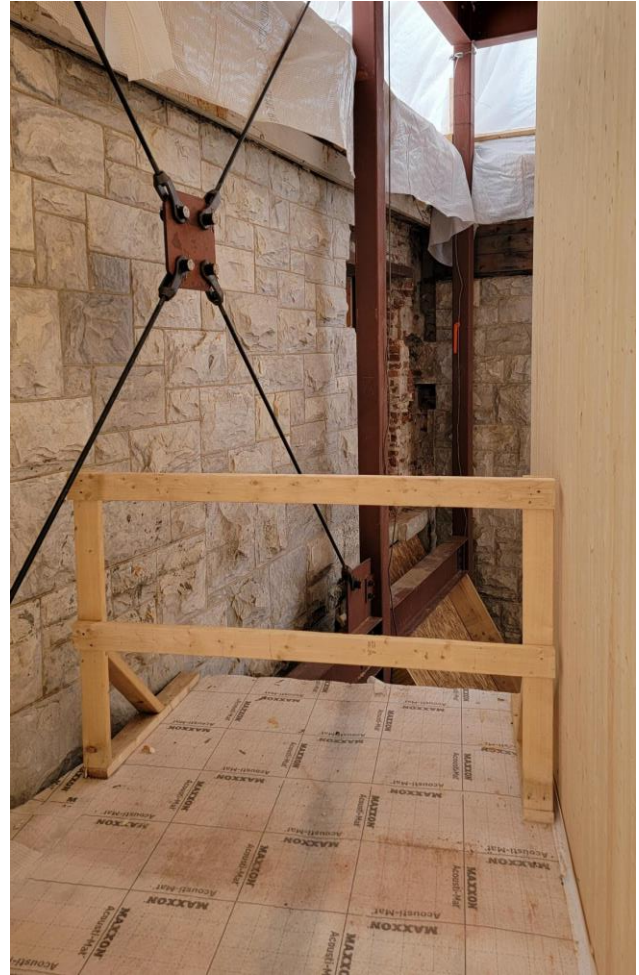
Otter Creek Engineering is now completing as-builts of all installed underground utilities. The Town's selected surveyor will then document boundary adjustments, easements, and utilities, and Benj P will then complete his legal efforts for final Selectboard approvals. We will be cleared for final State of Vermont inspections at project completion.

5. Security cameras, access control, Telephone/Data/AV, PA: Many coordination meetings have been held between Owner, Owner vendors, ReArch, and their subcontractors to prepare services and pathways for these critical systems while floor and wall assemblies are accessible. **Furniture** pricing solicitations will be released in early December. **Casework** detailing is complete.

6. WINTER IS HERE!: Temporary heat is in operation, allowing gypcrete slab to be poured for 2nd floor (requires 50 degree ambient temperature). In place are exterior wall sheathing or reinforced sheeting, all steel framing, CLT 2nd floor and roof substrate. Roofing has begun. Windows will begin to take their place by the end of December into January. Terracotta wall systems will follow windows. MEP (mechanical/electrical/plumbing) rough-ins underway.

PHOTO ESSAY: the devil and the delight is in the details...

Canada! Our northern neighbor's contributions to our project:



CLT - Cross-Laminated Timber is a transformative product – it is strong (note cantilever), efficient, and a definitive carbon sink. It can be used effectively with other structural materials (steel beams, wood studs) - each doing the tasks for which they are best suited.

These two spots will become library users' favorites – guaranteed! Michael Minadeo, lead design architect for our project calls them Birds' Nests, and fought for their retention throughout this project as secret discoveries – a place to curl up with your favorite book. They flank the CLT elevator shaft, which offers them a degree of privacy. Nests indeed - up in the air, grand vistas without intrusion.

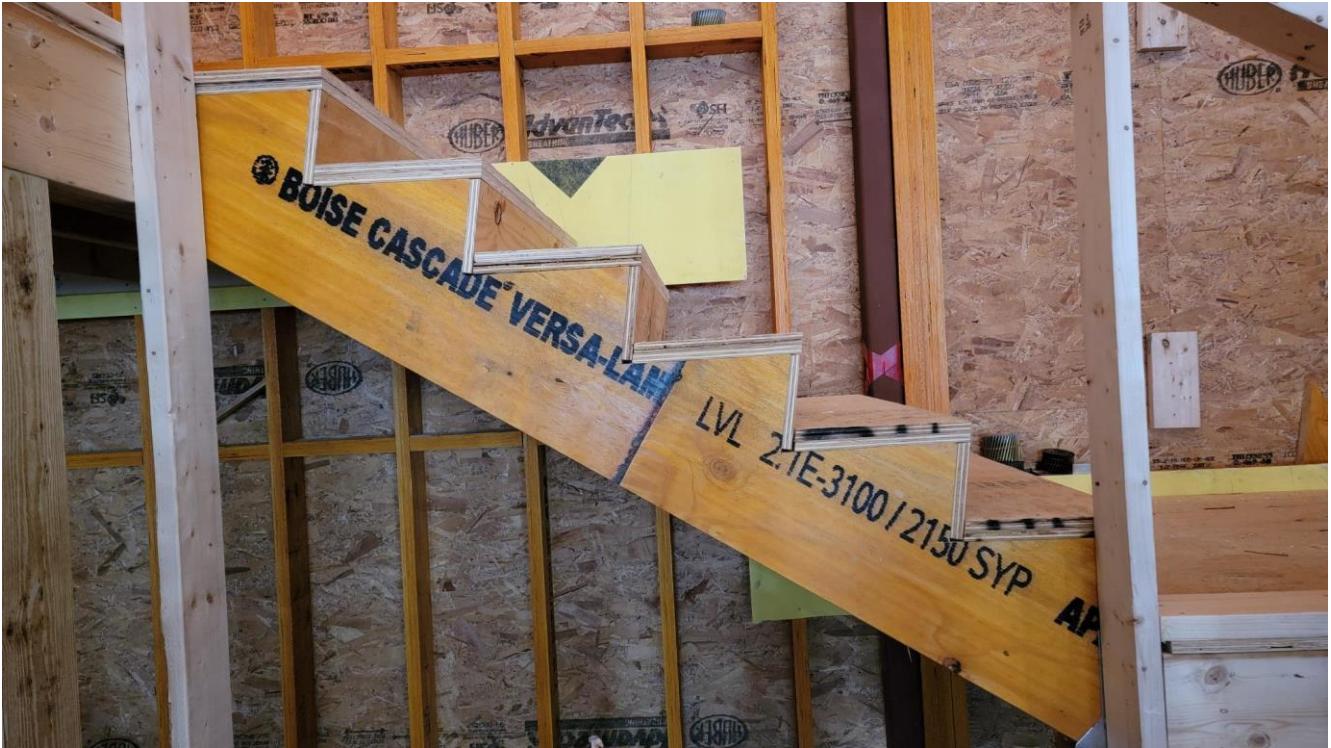


LSLs: Laminated Strand Lumber

This exterior framing is equally as transforming as CLT, and also a Canadian product.

Traditional wood studs that do not have bows or bends have become increasingly difficult to obtain from lumber yards. Contractors have reverted to hand selection to meet their project's needs, and to save themselves the troubles associated with correcting sub-standard dimensional lumber as their projects progress.

These LSLs (Laminated Strand Lumber) are the perfect solution for a tall wall like the south wall (toward the Town Offices) of Stair C, to be faced with 3 stories of sheet rock on the interior and Italian terracotta tile on the exterior. Tolerances for these materials are tight, so these walls must ideally be plumb, straight, true.



LVLs: Laminated Veneer Lumber

Stair C. Notice that stringers are also no longer conventional dimensioned lumber. These are LVLs. Laminated Veneer Lumber. Same idea as LSLs, different use.



Interior of Elevator Shaft

Notice the second floor CLT slab is visible at the upper landing, with main level floor slab at the bottom of the photo. In the background you see what used to be called “trouble lights” – bare bulbs with yellow cages. Contemporary versions are energy efficient LED pucks!



FASTEN-ATING!

HBSP 100 screws to fasten through pre-drilled steel beams into pilot holes in CLT slabs. 5/16" x 4". Thousands of these on site. And speaking of fasteners, in the 1924 building...



Omega Electric's work supply area



Basement: Peened over nails to be replaced by bolts

Ghosts coming back to life...



The former east bulkhead will be re-born - covered by its whimsical original façade of pillars and books, a delight from the east garden. Look for it inside the south entrance atrium!

Above is Chris Kirby's former window in the former administration wing, first floor 1924 building. These will become borrowed light for a new Reading Room. Below is the new concrete slab, ready for its "salt and pepper" grind-November 18 - to expose some aggregate and become the polished atrium finished floor.

Endless masonry infills (11 in total). This one is at the northeast corner of the 1924 building where the 1988 addition, now demolished, was keyed in.

It will be filled with a finished painted wood panel, and all the jagged masonry surface edges repaired with salvaged marble from the south face of the building.

Look for it by the atrium elevator!

And more Ghosts!



The infilled windows of the north Study Room, 2nd floor 1924 building will become the entranceways from the new addition's elevator foyer directly into a restored 1924 Reading Room with east windows overlooking the wonderful new roof terrace.

New Study Rooms will line the north side of this Reading Room, and can be reserved at the Welcome Desk.

As you face the elevator in the light-filled atrium space, heading for the adult collection on the second level, you will see this structural cross-brace. It looks strong enough to be part of a sailing ship, but is beautiful in its simplicity.

Behind it, the 1924 north marble wall will be cleaned of concrete and paint and restored for a new life.