
RENOVATION & EXPANSION PROJECT – CONSTRUCTION PHASE / Month 6

Clerk of the Works Report No. 16 – September 15, 2025

FUN FACT! Definition of the word “chair”

noun: chair; plural noun: chairs

- 1. a separate seat for one person, typically with a back and four legs.**
- 2. the person in charge of a meeting or of an organization (used as a neutral alternative to chairman or chairwoman).**

Technical: In slab construction, a **chair** is a [rebar support](#) that holds reinforcing bars (rebar) and mesh at the correct height and position within the concrete before it hardens. These supports ensure adequate **concrete cover** for the rebar, prevent it from **sagging**, and maintain the **structural integrity and durability** of the slab by keeping the reinforcement in its designed place. Chairs can be made from plastic or metal and come in various designs, such as the "castle chair" for slabs on grade. ACI (American Concrete Institute) specifications define for an installer’s conformance; acceptable types, spacing, materials, and placement.

The chairs used on the Isley project slab-on-grade looked like small blocks of concrete, all of the same uniform size and thickness. This form prevents puncture of the vapor barrier (that yellow sheet you will see prior to the “pours”) or drooping due to the uneven nature of the compacted gravel below. See photos section!

CURRENT ACTIVITIES

1. THE AGE of DISCOVERY is officially CLOSED!! Whew.

We are prepared to literally move onward and upward, with these steps:

- Our complex foundation wall faces met at the spot targeted for them to join – a feat of precision.
- The last piece of slab-on-grade, our new main floor level, was poured on Monday September 15.
- The last storm structure was placed.
- ECI will complete this phase of their work and move offsite.
- A crane will be moved on site to begin erection of...
- long-awaited STEEL which arrives on site from New Hampshire on Thursday, September 18.
- Two weeks of steel erection will make the building’s form appear to FLY out of the ground.
- Wall-framers will begin assembling walls on grade and stand up when ReArch is ready for them.
- CLT (cross-laminated-timber) to create the second floor will begin threading their way through the steel frame.
- Repeat last three steps to create 2nd level and addition’s roof.

1924 building restoration status:

- A ROOF SUMMIT was held on September 4 in the Main Conference Room, with 14 attendees. It proved a practical way to resolve the final 1924 roof structure assembly, with key weigh-ins from Karl Sbardella, the slate roof contractor, Tom Keefe – retired preservation architect and member of our Design Advisory Group, and Bob Neeld, one of the founding partners of Engineering Ventures, our structural engineer. Other attendees included representatives of Wiemann Lamphere Architects, Re Arch, and DH + jbh representing Ilsley.

- A grant application to the State of Vermont Division for Historic Preservation is being completed by the Owner/Architect/Contractor team to help fund this needed roof replacement.
- Dana has previously reported to the Selectboard the acquisition of targeted donor gifts of \$105K to help fund this effort. A final price will be established in the next two weeks, with installation being held off until spring of 2026.
- Owner awaits pricing from ReArch to replace existing wiring which does not meet current codes.
- Historic masonry façade infills update: drawings and pricing still evolving, as well as meeting the challenge of sourcing matching marble for pattern and color.

71-73 Main / Marquis Theater

All known utility issues have been resolved, designed, permitted and installed with the exception of energizing the new electric service for 71-73 Main, and confirming easements requested by Owner Bob Eddy (in Benj Putnam's court).

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

Site hardscapes such as sidewalks and landscaping will wait for the appropriate time nearer spring, to avoid damage during all the activities ahead.

2. PERMITTING and Inspections

All permits / easements are in place excepting: easements, rights-of-way, and boundary adjustments between the town offices and the library. These legal clarifications must be in place prior to final inspections. Emmalee C is working with Mark P and Benj Putnam to bid and secure professional surveying services. Otter Creek Engineering is preparing as-builts of all underground utilities to create complete, comprehensive documents for recording. A new, more comprehensive area survey with easements denoted will be created for recording.

3. FURNITURE and INTERIOR casework details, room finishes, signage, security systems, Tele/Data/AV, lighting: all ongoing...remember, this is a Design/Build contract, with many details requiring attention throughout the project.

4. PROPERTY MAINTENANCE- Proposals from ReArch Properties are in hand:

The library's operating and capital budget proposals for FY 27 reflect these figures, and DH will provide background and detail during upcoming budget presentations to Infrastructure Committee and Selectboard.

5. CHANGING of the GUARD!

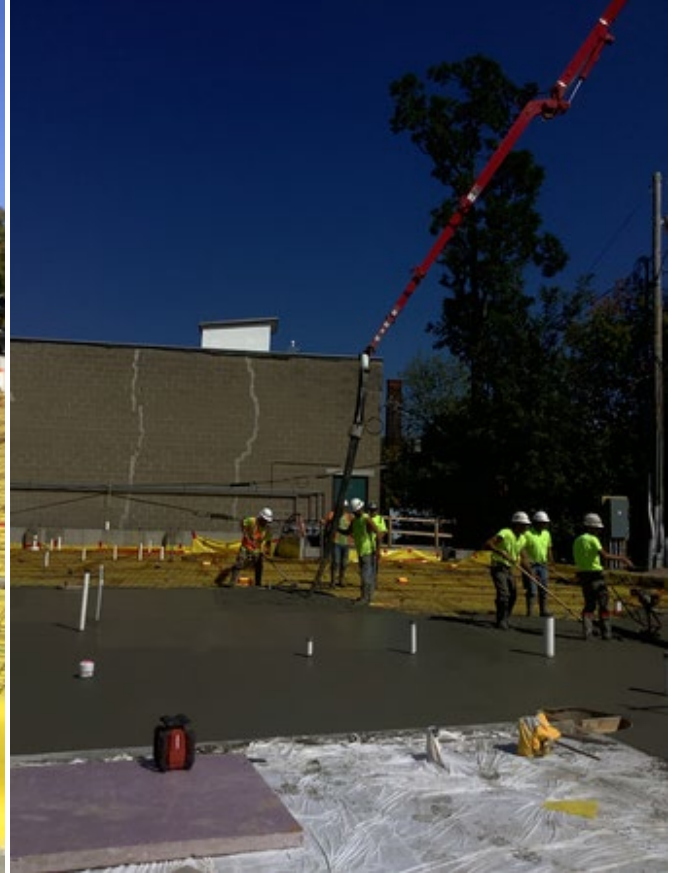
Over the few months, we have had the privilege to work with two of ReArch's finest field employees – Ben Scribner as Assistant Superintendent and Jim Hoag as Superintendent. The complexity of this project required them both to be on site until we reached the milestone of surfacing the project to grade.

Ben is in the midst of a timely and well-deserved two-week vacation as Jim finishes the last underground-to-slab details. Jim will soon move on to another ReArch project. We thank him for his experienced guidance, and wish him well. Ben has proven he is very capable of taking the project from here as Superintendent. Congratulations, Ben! We look forward to continuing our journey with you at the helm.

PHOTOS!



Ready for the last slab pour, pre-noon, September 15.
Block chairs strategically placed, vapor barrier joints taped.



Still pouring. The finishing crew, working through dusk.
Photos from Procore / ReArch



Librarians' first tour, standing on their new floor.
September 17, 2025.

Crane in place for arrival of steel.
Photo by Dana Hart



BANNER DAY! September 18, 2025

STEEL ARRIVES at ILSLEY!

Photo above shows unloading of steel manufactured by American Steel Fabricators of Greenfield, NH Erectors are SSW from Morrisville, Vermont.

Erection begins later this day or on September 19, 2025.

“Sequence 1” will take 2 weeks.

The first steel sequence will focus on the northwest corner of the addition, closest to Main Street. We were fortunate that this heavy crane (weight 130,000 pounds, capacity 110 tons) was available for our project. It can reach 164’, so will not need to be driven onto our new slab to do its work!

Above photos courtesy jbh cell phone...



Word of the day is “GLAVEL”
Shown on an 8x8 square of bluestone, adjacent traditional driveway gravel.

What in the world is it?

Foam glass gravel is a lightweight, insulating aggregate that replaces foam board insulation, high-density foam blocks, and other lightweight fill materials in construction and industrial applications.

GLAVEL manufactures foam glass gravel in Essex, Vermont with a deep commitment to decarbonization, using an electrified kiln and renewable energy to power manufacturing operations.

Foam glass gravel enables builders, architects, and engineers to meet sustainability goals with no cost premium by providing an environmentally-safe alternative to carbon-intensive materials traditionally used for subslab insulation and fill.

Glavel was used on the ILSLEY project as the ideal material to fill the void between the sensitive Marquis foundation wall and the new north foundation wall of the library.