



RENOVATION & EXPANSION PROJECT – **CONSTRUCTION PHASE / Month 7**

Clerk of the Works Report No. 17 – October 21, 2025

FUN FACT! All you ever wanted to know about CLT

What does CLT mean? Cross-laminated timber – our supplier, Nordic Structures, Montreal, Quebec, Canada is providing and installing their “X-Lam” cross-laminated timber which is made of at least three orthogonal layers of graded sawn lumber (90% black spruce) that are laminated by gluing with structural adhesives. (They are made in 3-5-7-9 layers. Ilsley’s are 5 layers) Cross-laminated timber is unparalleled as a carbon sink due to its volume and composition.

Did we have to pay tariffs on the product at the border? Whew, NO. CLT is exempt as a wood product.

What makes it a good product to use?

- **High Performance:** It can be used with light framing to provide lateral stability, thus allowing for greater building heights, or mixed structures. Wood is 5 times lighter than concrete and fifteen times lighter than steel.
- **Efficient:** It provides faster continuous workflow than with other construction methods.
- **Sustainable carbon sink:** Wood production emits much less carbon dioxide (CO₂)—a potent greenhouse gas—than does the manufacture of concrete or steel. In addition, growing trees trap atmospheric CO₂ and lock it away within their fiber. Building with wood generates 26% to 31% less greenhouse gas than building with concrete or steel respectively. And, once the CO₂ sequestered in its fiber is counted, wood is actually carbon negative. 1,000 m³ of wood traps the equivalent of 765 tons of carbon.

How much does it weigh? 30 lb per cubic foot. The sidewalls of the elevator shaft are estimated at 4,000 lbs.

What did it cost? \$671,122 scheduled value

CURRENT ACTIVITIES

1. THE AGE of DISCOVERY is ~~Finally~~ Almost CLOSED!! Whew. Not so fast...

- We continue to find surprises in the old girl, although not as weighty as previous discoveries. Recently Ben Scribner took down a small portion of the ceiling in the 1924 building and found what is frequently described as “farmer framing” (tongue-in-cheek) that he will correct before patching the ceiling.

1924 building restoration status:

- New drawings of the work required to replace the roof have been created and bid. The successful bidder is Sbardella Slate Inc. of Fair Haven, Vermont. They come highly recommended through examples of their work and satisfied owners.
- A grant application to the State of Vermont Division for Historic Preservation has been completed and submitted by Dana Hart with the Selectboard’s blessing. We await a response.
- Dana has previously reported to the Selectboard the acquisition of targeted donor gifts of \$105K to help fund this effort. Our final price is \$221,967.60, reflected in revised PCO #002 and PCCO #002.

Installation will indeed be held off until spring of 2026, with all surfaces protected for the winter. Some work on supporting framing (framing contract) may be accomplished this fall.

- The price for replacing wiring that does not meet code has been established and is being absorbed by ReArch. Extra wiring to meet changes of use in the 1924 building will be paid for by Owner. PCO #016 for \$3,988.54.
- Historic masonry façade infills update: drawings and pricing still evolving. The challenge of sourcing matching marble for pattern and color has been resolved! Right under our very noses is the south wall of the 1924 building that will be covered by the new Stair C. Tedesco, our masonry subcontractor is carefully removing and storing sufficient original marble (a PERFECT match) to complete north façade repair. (T&M work)

71-73 Main / Marquis Theater

All known utility issues for these properties have been resolved, designed, permitted and installed except for completing the gas service /meter configuration satisfactory to Vermont Gas. An approved solution is in hand, and we will be able to finally say farewell to this issue around November 4.

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

Final connections to geothermal injection wells remain to be made in upper parking lot - awaiting removal of crane, CLT, and framing staging areas, next week. 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

Documentation of permits / easements are progressing: easements for 71-73 and the Marquis Theater utilities, rights-of-way, and boundary adjustments between the town offices and the library. These legal clarifications must be in place prior to final State inspections. Emmalee C has solicited and received Statements of Qualifications from area surveyors. Otter Creek Engineering is completing as-builts of all underground utilities. The selected surveyor will then document boundary adjustments, easements, and utilities, and Benj P will then complete his legal efforts for final Selectboard approvals.

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 from Owner and Architect throughout the project. Furniture bid solicitations will be released by December.

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 provided background and detail during budget presentations to Infrastructure Committee and Selectboard.

5. CHANGING of the GUARD!

Good news! Ben Scribner has been promoted from Assistant Superintendent to Superintendent – a well-deserved elevation of his corporate stature. Jim Hoag has been re-assigned beginning November 1, and Ben will be joined by a new assistant Superintendent. The complexity of this project justifies high-level manpower.

6. WINTER IS COMING!: Our schedule shows us “tight to the weather” by early December: all steel framing in place, CLT 2nd floor and roof, exterior walls and window openings, roofing, temporary HEAT! We’re about half-way through the project’s schedule of values. **PHOTOS! Next page >>>>>>>>**

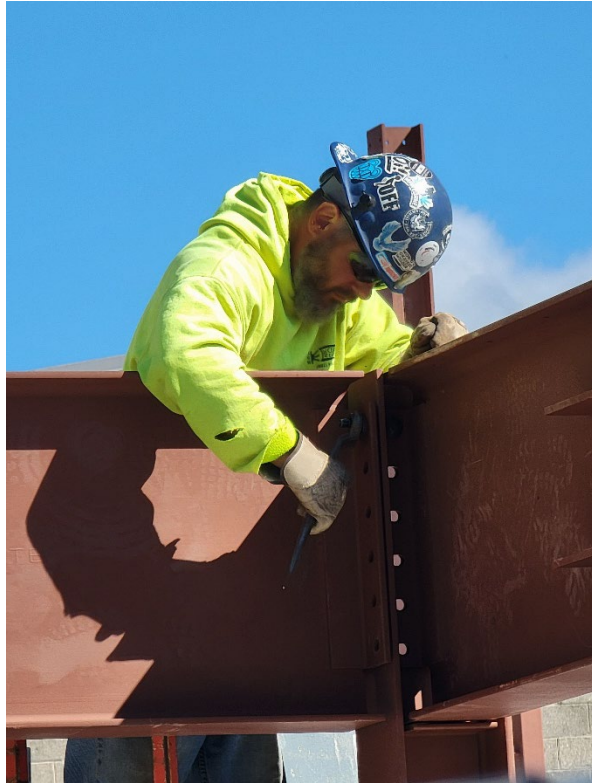
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Questions? Comments?

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Steel installation! Beams “flying” to SSW Erectors.



SSW crewman using drift pin/wrench combination to align holes and secure through-bolts.



Electronic “yarning” of a massive cross-brace into place.



Pressure-washing the 1924 marble façade w/ mild soap.



Patriot framing crews begin to pre-build exterior walls on the ground and install by standing them up to a surveyed reference line on the slab. New east public entrance off parking lot to Community Room (right) and door to Stair B shown (left).



Tedesco Masonry has salvaged sufficient south wall original marble facing for re-use on north wall infills.



“Flying” the CLT panels– crane operator’s skills on exhibit.



CLT can be used for walls, too! A 4,000 pound panel at elevator north wall dropping into place.



New electrical conduits snake through 1924 basement.



Second floor walls taking shape! Roof CLT next .