

1 IIsley 100 Project Team  
2 Minutes of Meeting  
3 October 12, 2023  
4

5 Voting members:

- 6 Joe McVeigh - IIsley Library Board (Present)
- 7 Amy Mincher - IIsley Library Board (Present)
- 8 Dan Brown - Middlebury Selectboard (Absent)
- 9 Farhad Khan - Middlebury Selectboard (Absent)
- 10 Jim Gish - Public Member (Absent)
- 11 Barbara Doyle-Wilch - Public Member (Present)
- 12 Ken Perine - Public Member (Present)
- 13 Ruth Hardy – Alternate Public Member (Absent)

14  
15 Non-voting Members:

- 16 Dana Hart - IIsley Library Director (Present)
- 17 Judith Harris – Consultant/Town Liaison from Harris & Harris Consulting (Present)
- 18 Beth Dow – Town Liaison (Present)

19  
20 Also present: Victoria DeWind

21  
22 The meeting was called to order at 10:00 a.m. in the IIsley Library Community Room, and there were no  
23 changes to the agenda or the minutes of September 14, 2023.

24  
25 Doyle-Wilch shared that she’d been in the library recently when there was a medical emergency in the  
26 lobby, and told of the problems the ambulance personnel had in figuring out a way to get the patient out  
27 to the ambulance due to the space limitations in the elevator and stairways. She said a second  
28 ambulance had to be called and the patient had to be carried down the front stairs on a backboard to  
29 the ambulance. She said the patient is doing well now, but what if that had happened in the winter  
30 when the front stairs are closed due to ice and snow, of if the patient had been on the 2<sup>nd</sup> or 3<sup>rd</sup> floor,  
31 and it was clear that the renovations and expansion to the library really needed to happen, because it  
32 isn’t safe.

33  
34 Funding Update

35  
36 McVeigh said Angelo Lynn of the Addison Independent had reached out about the possibility of the  
37 Library being one of the sponsors of the annual Maple Run as a fund raising effort. Hart said they  
38 discussed this with the Trustees and the fundraising consultants, and while it is a generous offer, it was  
39 felt it would be better to wait until next year and tie it in with the capital campaign.

40  
41 Hart said the feasibility study is underway and interviews are being held, and both consultants have said  
42 things are going “great”, and the interviews are running later into the schedule than planned, so it may  
43 be the first week of November before we get the report. She said the consultant felt we could begin the  
44 “silent” phase of the campaign after the first of the year.

45  
46 Hart said she’s submitted the application for the Historic Preservation Grant for \$20,000 and the next  
47 application she’d planned on submitting is the VCDP Accessibility Modification Grant. She said the VCDP  
48 Grant is \$100,000, but it is a long process, and maybe the time and administration of this grant wouldn’t

49 be worth the money we'd be getting, since the project would be subject to the Bacon Davis wage rules,  
50 and some subcontractors won't bid on projects with those restrictions because of all the paperwork  
51 involved. She said ReArch helped calculate how much it would cost over the life of the project, and it  
52 turned out to be more than the amount we'd be getting for the grant, so we will not be applying for that  
53 grant.

54  
55 She said we are hoping the Department of State Libraries funds will be opening for applications soon,  
56 but we still aren't sure when, and we've been added to the Addison County Planning Commission's  
57 priority list, which puts us in a better position with some funders, such as the Norther Borders Regional  
58 Commission.

59  
60 Hart said she has placed funds in the FY25 Capital Budget for replacing the boiler if it fails prior to the  
61 bond vote, and also funds for future planning if the bond vote fails and we need to look into the  
62 renovations of the existing building.

63  
64 McVeigh said they will need to look into expanding the funding team when we get into the fund-raising  
65 efforts, so some thought should be given to who might be on that team.

#### 66 67 Community Engagement Update

68  
69 McVeigh and Hart gave a summary of the recent event featuring Middlebury College President Laurie  
70 Patton and her husband. It was well attended, and some potential funders were present. Ideas for  
71 different fund raisers in the future were discussed.

#### 72 73 Design Update

74  
75 Harris and Hart met with the Director of the South Burlington Library to go into more in-depth discussion  
76 on their library design and to get input on their relationship with Wiemann Lamphere and their library  
77 advisor, Dennis Humphries, and Harris summarized the things they learned at that meeting.

78 her

79 Harris said on September 19<sup>th</sup>, she and Hart had a preliminary meeting with Chris Huston of ReArch and  
80 Steve Roy from Wiemann Lamphere, to talk about alternate approaches to reduce cost and size of the  
81 building, the possibility of replacing the parking that would be lost in their design, the possibility of  
82 staying within the property lines and the implications of the roof garden. Harris said she and Hart looked  
83 at the original design and made some sketch alternatives and they gave those changes to their head  
84 designer.

85  
86 Harris gave a summary of the contract negotiations and said they had gone with the standard AIA-A141-  
87 2014 Contract: Standard Form of Agreement Between Owner and Design-Builder, as recommended by  
88 the Town's attorney, because of the standardized wording that protects both parties, and spells out the  
89 specifics of the project.

90  
91 On October 4<sup>th</sup>, Harris said she, Hart and McVeigh, met with the teams from ReArch, Weimann  
92 Lamphere, and the structural, civil and mechanical/electrical engineers, and she gave a report on what  
93 they were looking at and the various options that were examined, and she said the design team would  
94 still like to obtain the building to the north. Hart said they were very focused on the original building and  
95 where the additions meet with the original structure.

96

97 Harris said on October 6<sup>th</sup> they met with Chris Huston and Steve Roy from ReArch/Weimann Lamphere,  
98 and Elizabeth Peebles and Caitlin Corkins from Historic Preservation. She said Peebles and Corkins were  
99 totally focused on what the building looks like from Main Street, and their only comment on the  
100 additions is they must set back from the front of the original, and they were not in favor of bringing out  
101 the entrance of the addition all the way to Main Street, and she believes they felt that it overshadowed  
102 the original building. She said they looked at the building to the north, and they will look at the original  
103 application for the north building to see when the porch was added.

104  
105 Harris said the idea of having a porch on the front of the original building was not okay with them, and  
106 Hart said they kept focusing on the need to keep the “temple like” steps, and the only idea they didn’t  
107 disapprove of right away without seeing sketches, was the idea of replacing the stairs with larger blocks  
108 that doesn’t allow people to walk up to the doorway, but provides a place to sit.

109  
110 There was discussion on what options might be available to appeal any decision from Historic  
111 preservation, but Hart said they indicated that anything done without their approval, may impact future  
112 funding opportunities and donor gifts if it is determined it doesn’t have the approval of Historic  
113 Preservation, and she said Steve Roy also advised against not following their recommendations. Harris  
114 said they did indicate changes could be made if they were “reversible”, but they indicated the interior  
115 had to be left alone.

116  
117 Perine said it appears the architects are still committed to the design they submitted for the competition,  
118 and he thought they would be going back to the beginning with a new design. He also questions being  
119 able to keep the design to two floors, but Harris said they are in the process of exploring that, but the  
120 desire for keeping it to two floors was to do with library operations. Perine thought there were functions  
121 that could go on the 3<sup>rd</sup> floor that would allow the operational portion to be on two floors. Harris said  
122 ReArch indicated that because of building codes, specification and selection of building materials  
123 changes and increases cost, so they were going to try to keep the design to 2 floors. Hart also had been  
124 told a 3-story building would require a basement and add to the cost, but if we have to go to 3-floors  
125 they’ll make it work.

126  
127 McVeigh said on October 26<sup>th</sup> there will be a series of meetings with the design team and the library  
128 expert from Colorado, and the various stakeholder groups. He said they’ve asked everyone to bring  
129 something that “represents” Middlebury, so thinks it might be a brainstorming session, but we will be  
130 finding out more before then.

131  
132 DeWind said if the community doesn’t feel that their ideas and concerns are being addressed, she feels  
133 it will be a problem when going for a vote. Hart said they’re thinking of having focus group meetings in  
134 December to allow the community to be more involved.

135  
136 The Team reviewed the stakeholder chart where it lists the various internal and external stakeholders,  
137 and the community is listed in one of these groups, and Harris explained how the chart works and what  
138 each group was.

139  
140 The level of design was discussed, and the fact they’ll be using the original design as the starting point  
141 and making a few options to look at, and how we don’t have the money to start from scratch on the  
142 design. Doyle-Wilch said it’s important to take options for the community to look at and give opinions  
143 on, rather than present them with a “done deal”. Mincher said it’s important to have public  
144 engagement throughout this whole process, and we need to be strategic about giving regular updates

145 and to keep the communications open and fluid. McVeigh said we need a core design team of Hart and  
146 Harris, with input from the staff, for the internal details and placement questions, but it's the bigger  
147 picture questions that the Project Team and the public will weigh in on. Perine thought it was important  
148 to have representatives from certain core groups weigh in on the design earlier in the process than the  
149 public meetings.

150

151 The meeting adjourned at 11:56 a.m.

152

153 Respectfully submitted,

154 Beth Dow

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