

JONES LIBRARY, INC.
REVISED APPLICATION FOR COMMUNITY PRESERVATION ACT
GRANT
August 20, 2020

Project Title

Jones Library Building Rehabilitation and Special Collections Facility Project

Amount of Funds Requested

\$1,000,000

Submitting Entity

Jones Library, Inc.

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Associated Website

<https://www.joneslibrary.org/352/Jones-Building-Project>

Proposal Overview

This is a revised application for funding for a historic preservation project that will:

- a. Rehabilitate a part of the historic 1928 Jones Library building in order to make it functional for its intended use of preserving the holdings of the Library's Special Collections/Archives; and
- b. Preserve those Special Collections/Archives, which are among the most valuable historical assets of the Town now jeopardized by their present circumstance.

As part of the larger renovation/expansion of the Library, the project to be funded will dedicate most of the ground floor (basement) of the original 1928 building to one of its original uses by expanding the space originally provided for the preservation of especially valuable library holdings, and by supplying the fire suppression, climate control, and storage and work areas for that space which will safeguard the value of those holdings permanently. This will protect the entire archive and will allow for the continuing acquisition of items in order to represent better the citizenry of Amherst. Together with additional exhibit space in a replacement for the current addition to the historical building, the project for which funding is sought will make this one-of-a-kind collection available to the entire community.

The space currently provided to Special Collections/Archives is incapable of fulfilling any of these responsibilities to Amherst's past.

The original application was filed before the decision had been made to re-locate most of the Special Collections/Archives in the historic building, and before a detailed estimate of the cost of doing so was available. This application provides that estimate and reflects the new location.

This application is contingent upon the Town's approval and funding of the larger Jones Library renovation/expansion project. If that project is not approved, this application will be withdrawn.

Jones Library Special Collections – Preserving Artifacts

The value and extent of the Jones Library Special Collections/Archives were extensively described in the original CPA Grant Application for which this is a Revised Version. That description is reproduced in Appendix A.

The Jones' Special Collection/Archive has become one of the largest in the Commonwealth, containing items of local, national and international interest, overseen by a succession of professional archival librarians, and patronized by visitors from all over the world. It is among the Town's most precious historical assets.

The original 1928 Jones Library Building as a historic asset for Amherst

The Jones Library main building is one of Amherst's iconic, historic structures, recognizable for its distinctive presence in downtown Amherst. Designed by the Boston architects, Putnam and Cox, it was opened in 1928 and its stone façade, unique "Pioneer Valley style," welcoming appearance, 260-seat auditorium and other features immediately distinguished it from other contemporary Carnegie style libraries. This unusual building allowed the Library to serve as a community center for the Town – more than merely a place to borrow books or do research – and a major renovation/expansion program, of which the proposed project is part, is designed to permit the Library to continue to play that role.

As part of the Amherst Central Business National Historic Register District, the original building has been on the National Register of Historic Places since 1991.

Although the original building served as a safekeeping repository for several collections of valuable, historic documents, they were scattered throughout the building, making them more complicated to access and difficult to secure. Some were kept in a vault on the ground floor (the basement), some in a safe next to the Director's Office on the first floor, some ("The Lucius Boltwood Collection") in a room on the first floor adjacent to the Library office, and some in smaller rooms on the third floor. As the collections expanded and interest in them grew, a 1993 Addition to the original building attempted to gather them into a single, more secure space readily available to anyone who wished to move between them. The Library has now outgrown even that space, and additional parts of the collection are kept in other parts of the original building, without appropriate security, climate control or fire suppression.

The ground floor (basement) of the original building housed "vaults for valuable manuscripts, documents, and other material, staff and work rooms,...service and janitor quarters..." and "rooms for book storage and additional stacks..."¹ No part of the basement is currently a vault for storing valuable items. It is now given over entirely to non-fiction stacks, mechanical and work rooms, the English as a Second Language program, periodicals stacks, and Reference work areas and offices. The larger renovation/expansion project relocates these to other locations that serve them better, so that this part of the historic building can better serve its function of housing the Library's Special Collections/Archives. It consolidates all present and future Special Collections functions into one location that is readily accessible not only to researchers but also to any Amherst resident with an interest in the Town's history, and complements the historic nature of the original building.

Such consolidation requires some grade changes, and the construction of a floor, walls, doors, ceiling and HVAC and fire suppression infrastructure in the ground floor space of the original building. Attached are Exhibit B, a reconstructed version of the original floor plan for the ground floor (basement) of the historic building; Exhibit C, the floor plan for the current building, including the 1993 Addition; and Exhibit D, the floor plan for the proposed adaptation.

As noted in the original application, applicant continues to believe that funding for providing this proposed space is within the scope of the Community Preservation Act because it preserves the invaluable documents and artifacts that comprise the Jones Special Collection/Archives. The Town's Counsel has clearly opined to that effect, and at least two other libraries have obtained

¹See Exhibit B, and "A Humanized Library", Walter A. Dyer, *The House Beautiful*, April, 1931, p 405

CPA grants for precisely the same kind of Special Collections spaces (Barnstable, 2015 - \$250K, matching a Cultural Facilities Fund grant for a larger project of which this was a part; and Lincoln, 2008 - \$465,000). Both librarians were surprised that there might be any question about such expenditures (“The storage space is essential to the preservation of the materials.” Lucy Loomis, Library Director, Barnstable).

In addition, however, the renovation of the ground floor (basement) of the original 1928 building to accommodate this space also qualifies as a “rehabilitation” of the original 1928 Jones Library building, the expenses of which may be funded by a CPA grant.

“The community preservation committee shall make recommendations to the legislative body for the ...acquisition, preservation, rehabilitation and restoration of historic resources;” *Mass Gen Laws, Chap 44B, Sec. 5(b)(2)* [underline added]

“‘Rehabilitation’, capital improvements, or the making of extraordinary repairs, to historic resources, ... for the purpose of making such historic resources...functional for their intended uses ...” *Mass Gen Laws, Chap 44B, Sec. 2*

“CPA Fund monies may be spent to undertake the following primary community preservation purposes:

■The acquisition, preservation, restoration and rehabilitation of historic resources.” *Amherst Community Preservation Plan (2016) p. 5*

“Eligibility

Within the framework established under MGL Ch. 44B (Community Preservation Act), historic preservation projects eligible for CPA funding support fall into the following three general categories:

■Rehabilitation of historic resources—i.e., capital changes that make historic resources more functional for their intended uses.

This category includes physical changes restoring aspects of historic resources, but modernizing those resources through permanent new capital improvements. It also includes projects that install new capital improvements, such as interpretive signs or other features, in direct association with historic resources, adding value to those resources and improving their function. It may in some instances also include the installation of modern structures or equipment needed to protect historic resources from damage. CPA-funded rehabilitation projects must conform to the Standards for Rehabilitation in the U.S. Secretary of the Interior’s Standards for the Treatment of Historic Properties (36 C.F.R. Part 68).” *Amherst Community Preservation Plan (2016) p. 9*

In contrast to the upper floors of the original building, no part of the basement includes features or elements of historic importance that must be preserved rather than adapted to serve better one of the principal functions for which the original building was constructed. No other location than the configuration of this relatively unusable space better serves the archival function of the Library by preserving the invaluable historic assets which comprise its Special Collections/Archives. And location of Special Collections/Archives in this space relieves all of the other, restorable, spaces of the original 1928 building of the necessity of making changes to them in order to house it.

The Jones Library Special Collections and 1928 Building, together, as an invaluable historic asset

For all its importance to researchers, the Jones Special Collections could also have extraordinary value to the preservation of Amherst's history by bringing it to a wider audience, educating its citizens about their past to a degree rarely seen possible. Artifacts preserved but closeted from sight are only half the battle; preserving history requires opening and changing minds, enhancing appreciation for and learning from the past.

The presence of such valuable assets in an historic building that welcomes 225,000 people each year (see below "What population(s) will be served by this project?") provides an unparalleled opportunity to do just that. Exhibits mounted in the present facility amply demonstrate what could be possible with the Collections' holdings. For a number of reasons, however, including security and climate control, Special Collections is presently open only limited hours, and behind locked doors, in an area that is difficult to find, in a building that is known for its nooks and crannies, multiple stairways and elevators. It is unknown to and rarely visited by most patrons other than researchers. This project seeks to change that by re-locating the Special Collections **Exhibit** area to the successor addition to the original building.

The Larger Project

The main facility of the Jones Library System is historically significant not only for its Special Collections and its unique architecture but for its unusual mission as well. Save only for the Town's schools, it is the most used building of the Town, welcoming hundreds of thousands of visitors each year (see p. 11 for impact statistics)

It is widely recognized that the entire present structure is desperately in need of repair and renovation. It consists of the original 1928 building, to which, in 1993, an addition was appended. No major capital improvements have been made to the building since that 1993 addition. Informally, representatives of the Massachusetts Board of Library Commissioners have referred to it as one of the most "dysfunctional" library buildings in the Commonwealth.

Beginning in 2014, Library Staff, its Trustees, and a specially formed Feasibility Committee began an exhaustively detailed and public planning process to formulate a proposal to meet Amherst's current Library needs with a changed facility. After several revisions, a detailed building program was prepared, calling for an expansion of the Jones from 47,000 to 65,000 sq. ft.

One of the important objectives of that proposed program was to take appropriate care of and make advantageous use of, the Library's unique Special Collections. It called for a substantial expansion of the space available, including the climate-controlled storage, and locating the exhibit area in space that is fully accessible whenever the Library is open and in a location readily apparent to all of the Library's visitors. Another important objective was to restore much of the original features and spaces of the original building, and to open to the public those that are not now accessible.

In 2015, the building program was given to Finegold Alexander Architects, an architectural firm known for its historic preservation and library work (e.g. on the Holyoke Library and the Old Chapel at UMass), which prepared the preliminary design indicating how it might be realized. The preliminary design proposed that the quarters for Special Collections be located on the ground floor of an addition that would replace the 1993 addition, but, after suggestions of the MBLC for other changes, the current re-design found a better place for most of them on the ground floor of the 1928 Building, with the Exhibit Area in adjacent space in the successor addition.

It must be emphasized, however, that these preliminary designs are not construction documents; considerable adjustments and refinements remain. Detailed plans and resulting cost estimates must await further public discussion and planning and the preparation of such construction documents, the funding for which will not be available until funding for the project is secured. **However, there is no reason to believe that the Special Collections/Archives facility will be located anywhere else.**

Description of Funding Needed

Finegold Alexander has obtained a detailed, professional cost estimate (Exhibit E) for the following elements of the Special Collections space as outlined in the most recent design (Exhibit D):

1. The special HVAC system required;
2. The special fire suppression system required;
3. Compact shelving;
4. Display cases, flat files, and other items required;
5. The cost of creating the space for the department, including the floor, walls, ceiling, lighting, doors and windows of that space.

TOTAL:

Estimated contract award	\$1,682,145
Estimated compact shelving, files, display cases, etc.	\$98,774.84
TOTAL	\$1,780,920

This does not include items for any part of the remainder of the larger renovation/expansion project, and includes only those items that are uniquely needed for this space (especially fire suppression and HVAC).

It also does not include “architectural and design fees” which, for the larger project are estimated to be 15% additional, and which would be required to complete this portion of it.

Given the competition for CPA funds, it is not realistic to ask that they cover the entire cost of this project. The amount requested in this application, therefore, is an attempt to balance the high value of the project to the Town with the means available, including from other sources.

The singular merit of this project is that the collaborative funding proposed allows CPA funds to accomplish a historic preservation objective well beyond their normal capacity by providing only a fraction of the total cost. From its conception, funding for the larger Library renovation/expansion project was proposed from a number of different sources as follows:

<u>Project Cost</u>	\$35,623,103
<u>Secured</u>	
MBLC Construction Grant	\$13,871,314
Donor commitments	\$270,000
<i>Subtotal</i>	<i>\$14,141,314</i>
<u>Pending/Planned</u>	
Town Borrowing	<i>\$15,076,789</i>
CPA Special Collections Facility Grant	\$1,000,000
CPA Grant – Preservation of other parts of building	\$500,000
Historic Tax Credits	\$1,600,000
Mass Cultural Facilities Fund	\$650,000
Foundations and financial institutions	\$405,000
Community Campaign Giving	\$2,250,000
<i>Subtotal</i>	<i>\$6,405,000</i>
<i>Grand Total All Sources</i>	<i>\$35,623,103</i>

Financing Schedule

Through a competitive process, the Massachusetts Board of Library Commissioner determined to place the Jones Library on a waitlist to receive an award of \$13.87 Million for the larger project. That award would have been offered this summer, but in view of the pandemic, the MBLC is “pausing” such waitlist awards for one year. When the MBLC does make its provisional award, the Town will have six months to make the matching commitment. Because of the urgency of the problems with the present Special Collections/Archives space (see below under “Urgency of the Project”), the continuing escalation of construction costs, and the historically low interest rates currently prevalent, the Library is considering asking the MBLC not to “pause” its award, so the larger project can proceed expeditiously to a decision by the Town Council and, if approved, design and construction.

For a CPA grant to assist Town Council in determining whether to undertake such a commitment, this time frame does not permit the preparation of construction documents and estimates in any greater detail than those provided herewith.

See the section “Timeline” for further details about the timing of the need for funding for the larger project.

Urgency of the Project

The recent catastrophic failure of the HVAC system located above the present Special Collections/Archives area dramatically underscores the urgency of this project. 710 books and 12 manuscript boxes had to be removed from the shelves; 157 were water damaged, including rare volumes by Noah Webster, Helen Hunt Jackson, Edward Hitchcock, and Julius Lester as well as very rare imprints from the early 19th century. Parts of the manuscript collections were also damaged, including some of the First National Bank of Amherst records and the Kinsey Garden scrapbooks. The Henry Jackson photograph albums, which are one of the Library’s only collections documenting the Black community of Amherst in the 19th century were affected, as well as early 18th century documents relating to Amherst long before its incorporation, Garden Club records, and the Ira Chafee Goodell correspondence. The equipment that failed is at the end of its useful life, there is no way to reconfigure it to prevent a similar failure in the future, the sole remaining technician who can service it has retired, moving the collections elsewhere is not an economically feasible option, and covering the shelves in tarps prevents access to them. This part of the larger project is now urgent to an extent never before.

In addition, the MBLC Grant opportunity is now. The MBLC conducts such grant rounds only every 8-10 years, and receiving its Grant depends upon a set of commitments from several other sources. **A CPA grant among those other commitments is crucial.**

In order to receive the MBLC grant, the Town Council must commit to fund the balance of the cost of the larger project (\$21.7M). However, from the beginning, the funding for the project has proposed that the Library could raise \$6M of that total from other sources (including CPA funding), thereby reducing the Town’s commitment closer to \$16 M. Members of the Council have repeatedly expressed informally that the likelihood of such approval is greatly reduced if the Library is not able to assure that \$6 M in other funding. The Library will not be able to raise that \$6M without a lead gift of the size of the CPA grant sought. While the Library has a loyal and supportive constituency, it does not have an alternative prospect for such a gift. Contrary to the assertions of the previous CPA Committee Chair, the Library does not have the option of going to some other donor for such a lead gift. While the grant sought is a relatively small part of the cost of the larger project, it plays a make or break role in its funding.

If the larger project does not proceed, the Library has now received a professional estimate that \$14-16 million will be required simply to repair the building and bring it into compliance with applicable accessibility codes. 100% of all of these costs would have to be paid by the Town, without MBLC support. And it does not renovate or enlarge the building to any extent; it does not restore any of the historic features of the historic building; it would not make the present Special Collections storage area climate-controlled; it would not provide additional space for the parts of Special Collections stored throughout the original building under inadequate conditions; it would not make the present facility accessible to the handicapped; nor would it make the collections more visible and accessible to the wider population of the Town. Nevertheless, if the

Library is not able to raise the \$6 M noted, this “repair” option represents a very attractive alternative to the total \$21 M otherwise required by the MBLC grant.

Even if the CPA commitment is made, the Town Council may determine not to proceed with the larger project. Without it, however, it is safe to say the larger project is unlikely. **Consequently, the CPA grant requested will make possible a historic preservation project that is precisely the kind the Community Preservation Act surcharge was designed to achieve.**

Estimated Timeline

When the MBLC offers a contract award, and the Town Council commits to the balance of the cost of the larger project, it is estimated that it will take approximately one and ½ years thereafter to provide detailed construction design plans, and complete the bid process. Construction is estimated to take two additional years. If the Jones MBLC grant is not “paused”, it is estimated that the renovated/expanded facility would be occupied at the end of FY 2024. As the larger project proceeds, periodic payments to vendors will be made on schedules to be contracted.

Receipt of the grant award from the MBLC will be in five equal, annual installments with the first made on the date the commitment is made by the Town to fund the balance of the cost. Town bond funding will, presumably, be tailored to the vendor payment schedules required.

Does this project preserve or acquire any threatened resources?

By creating a single, climate controlled and secure collections storage area, the project will allow both the preservation *and* the acquisition of threatened resources, *and* the rehabilitation of one of its most important historic structures.

Preservation: the project will preserve the unique and historic materials in the collection today, which are threatened due to inadequate climate control, space, and security in the present facility. In addition to the threats described under “Urgency of the Project” above, the door to the main “climate controlled” storage area must be left open due to fire code regulations, dramatically reducing the effectiveness of the climate control. The fluctuating temperatures are causing one-of-a-kind historic materials to deteriorate.

The simple lack of space is a major threat to the existing collections, causing many materials to be housed improperly, especially oversized items. Irreplaceable materials are being damaged as a result. The oversized materials are currently stored on shelves meant to house books, which are not deep enough to support an entire box. Because of space constraints, 3-4 boxes must be housed on each shelf, and the combined weight causes the boxes to buckle--they are literally collapsing over the sides of the shelves, badly damaging the materials inside each box.

Lack of space has forced oversized materials that are just slightly larger than a manuscript folder to be put into manuscript boxes alongside other materials. This causes edges to bend, tear or even break off completely. The very old and valuable Shays Rebellion materials were recently discovered to be housed in this manner--immediate action was taken, but there is insufficient space to rehouse the remaining threatened oversized items.

For very large oversize materials, the CPA funded the purchase of flat file storage cases, but these are now full and also too small for the largest items. While these items are currently in archival folders, they must be housed on top of the cabinets, making the materials harder to access, more susceptible to damage while being handled, and at risk from leaks.

Special Collections items housed in the Goodwin Room and the two small rooms on the third floor of the original 2918 building are in need of immediate preservation due to their location in environments without any climate control.

Acquisition: The Library regularly receives inquiries from organizations and individuals who wish to donate vital historical records, but it is unable to accept them because of the lack of climate controlled and secure storage space. By solving these challenges, the project will allow the Library to acquire items that are threatened due to the unsecured environments (homes, offices, closets) in which they are currently stored. Additionally, the Library will be able to resume actively collecting materials, allowing the collections to be diversified so that they are truly representative of the Amherst community and its unique history.

Rehabilitation: See the section, The original 1928 Jones Library Building as a historic asset for Amherst (above)

What population will be served by this project?

The Jones Library is unique in that it serves all Amherst residents, of all ages, free of charge. The Library is a foundational community institution, supporting an educated citizenry through its programs, services, and resources, of which the Special Collections is a particular treasure. Amherst's 2018 population was 39,503. With 33% of this population living in poverty, the Jones Library is a critical leveler of the playing field for low income families, providing free access to technology, instructional materials, dvds, cds, as well as print resources. A full 30% of Amherst's public school population speaks a language other than English at home. The Library's award winning ESL program plays a vital role, providing 16,000 volunteer hours to new community members each year with English tutors, study materials, citizenship classes and referrals. The full renovation/expansion project will allow the Library to serve more people in both new and traditional ways, with improved space, technology and access, including ESL tutor rooms and quiet work areas for students of every age. The Special Collections project specifically will benefit Amherst's population by bringing history to life, making the Collections more prominent and readily accessible to all visitors. School children, teachers and scholars in particular will benefit from the more active collecting, programming and exhibitions that the project will engender.

The Library has detailed data on its usage, illustrating how it serves Amherst's population:

- 225,000 people visit the building each year (227,971 in FY2019);
- Almost 25,000 have library cards, of which 19,000 are issued to Amherst residents and the balance to non-residents; 1,243 new cards were issued in FY2019;

- Of the 442,927 items loaned in FY2019 (the second highest in western Massachusetts – after only Springfield), almost 300,000 were loaned to Amherst residents, with the balance to those whose home libraries are not Amherst’s;
- The computer workstations are used 25,000 times annually;
- 5,200 adults, 900 teens and 7,000 children attend programs annually;
- The Woodbury Room (the main meeting room – not in the original 1928 building) is used almost 500 times annually.

How will the CPA investment in your project be maintained over time?

The maintenance of the Library’s building is an integral part of the annual budget. This is funded by Town tax dollars (approximately 75% of the total), by a distribution from an \$8 Million endowment, by annual fundraising, and by other miscellaneous revenue sources. As noted above, the Library has recently entered into a relationship with the Friends of the Jones Library System, Inc. to raise additional private support, and results from the first two years of an enhanced Annual Fund have been greatly encouraging.

While the increased square footage of the newly renovated and expanded Library will generate increased maintenance costs, they are expected to be easily offset by reduced energy consumption, and more efficient use of staff because of better sightlines from a more open plan.

What relevant Town committees or commissions are you working with?

The Library has been working with the Town Council and the Town Manager on the larger project. They consider it to be one of the four large capital projects which the Town must address. The Council has been briefed in detail on the project, and a member of the Project Team has met individually with all of the members of the Council. Other individual meetings with Councilors have been held, including thorough tours of the present Library building. The Council included it among the four projects selected to be the subject of the Listening Sessions convened by the Council in December, 2019, in order to hear comments about them from residents. Members of the Jones Library Trustees assisted in the development of the information for these sessions and were present at each session. If the Town Council elects to go forward with the larger project, CPA funding of this project is clearly supportive of the priorities of the Town.

The Library made one presentation on the overall project to the Amherst Historical Commission on October 26, 2016, prior to Town Meeting’s vote to authorize the submission of the MBLC grant request. It has had extensive discussions with its Chair and the representative of the Commission to the CPA Committee on this proposal and the larger project. This revised proposal is in response to the Historical Commission’s recommendation for:

“a grant to be targeted to HVAC, climate control, and fire suppression, and appropriate document and artifact storage, in an appropriately secured space, up to a total of \$1 million with a recommended bonding period of 10 years.”

In addition, the Library expects to work with the Massachusetts Historical Commission to obtain historic tax credit funding for the project.

Other relevant information

This application is submitted by Jones Library, Inc., a non-profit, Massachusetts corporation, exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, because it is the owner of the main Library building and the land on which it is sited. It was formed to receive the original bequest of Samuel Minot Jones which funded both the construction of the building and an endowment that was sufficient to operate the Library independently for many years. The Board of Directors of Jones Library, Inc., however, are the same six residents elected by the Town to oversee the Jones Library, a Town department.

Exhibit A – Description of Jones Library Special Collections/Archives

Exhibit B – Reconstructed Floor Plan, basement of original 1928 building

Exhibit C -Floor Plan of present building, including 1993 Addition

Exhibit D – Floor Plan for proposed building, including replacement Addition

Exhibit E – Cost estimate for proposed Special Collections/Archives space in basement of 1928 building and replacement Addition

JONES LIBRARY, INC.
Community Preservation Act Grant Application

Exhibit A

The Jones Library Special Collections/Archives

The Jones Library Special Collections contain materials of local, national, and international importance. Researchers come from all over the world to use its Emily Dickinson and Robert Frost Collections as well as its other holdings – over 600 per year.

Its Emily Dickinson Collection is one of the best in the world and includes original Dickinson poems and letters, family correspondence, photographs, and even a few physical objects like her bonnet trimmings. It collects editions of Dickinson's work; biographical and critical works; journal articles; art, prose, poetry, and music inspired by Dickinson; and translations of her work in other languages. The strength of its collection (as opposed to the larger manuscript collections at Amherst College and Harvard) is that it provides the context for Dickinson's life. Its Manuscript collections document Amherst and, in so doing, provide vital information to scholars about Dickinson's life. As one example, it has the account books of Cutler & Co. dry goods store with pages of accounts for the Dickinson family that reflect Emily's penchant for baking.

Its Robert Frost Collection is the third largest in the world and Frost himself named the Jones Library as his first collector. It has 111 manuscript poems, including an early draft of "Stopping by Woods," which scholars and schoolchildren alike pore over as they try to make out his words under the heavily crossed-out lines. It has many first editions of Frost's work, many of them either autographed or inscribed directly to the Jones Library. It has biographies and literary criticism, photographs of Frost (including a rare one by esteemed photographer Yousuf Karsh) and of his family, Frost-inspired art, and audio recordings of Frost reading his poetry or making speeches (including one on a wire recorder). The Jones Library is also one of the only places where you can find a complete collection of Frost's holiday cards, known as chapbooks. These highly prized booklets include woodcut illustrations from a variety of artists including Leonard Baskin, Thomas W. Nason, Fritz Eichenberg, and, most significantly, J.J. Lankes. Lankes provided the woodcut illustrations for many of Frost's books. The J.J. Lankes Collection includes many of his original woodcuts (including Frost's personal bookplate and an illustration of Frost's farm) as well as numerous prints.

However, its greatest strength is in the unique materials documenting the history of Amherst and its residents. Its photograph collections, totaling over 40,000 images, are of significant historic value to the Amherst area and the wider community. John L. Lovell was the first professional photographer in Amherst and his collection documents Amherst from 1856 to 1903. His photos provide the best visual documentation of the transition of Amherst from an agricultural town, through its industrial era, to a town known for its educational institutions. Other important photograph collections include the Lincoln Barnes, Edgar Scott, Clifton Johnson, Edwina Fish, and Newport Family Collections. The Newport Family Collection is of particular value because

it visually documents African-American lives in Amherst in the early 20th Century. The Clifton Johnson Collection documents not only life in western Massachusetts in the late-19th and early-20th centuries, but the entire nation (and parts of Europe). His photographs of African Americans in the post-Civil-War South offer a rare glimpse into their everyday lives. People from all over the country request his photographs of landscapes and daily life as often as his images of well-known individuals such as George Washington Carver, Booker T. Washington, John Burroughs, or Hudson Maxim.

The history of Amherst is rich and it lives within the walls of the Jones Library. Residents come here to use its maps, account books, diaries, deeds, newspapers, family papers, organizations' records, and so much more. It is the repository for some of the Town's official records as well. In it will be found the Amherst tax records, which can tell everything from who in Amherst owned slaves in the 1700s to when houses were built to how many cows Emily Dickinson's father owned in 1867 (the answer is 2). It has the fire department's historical records, which can tell you about the many fires Amherst experienced during its history. The diaries, letters, and scrapbooks have helped first and second graders begin to understand what farming in Amherst was like 200 years ago. It has a letter from John Quincy Adams, the pen Helen Hunt Jackson used to write her best-known novel *Ramona*, letters from Noah Webster, Harlan Fiske Stone's Hooverball, and original documents from members of Shays Rebellion. And that doesn't begin to describe the one-of-a-kind treasures that are tucked away in this corner of the library.

Amherst's rich literary heritage also finds a home in it. Its Amherst Authors Collection includes rare editions from all manner of Amherst authors, from the nationally-known (Norton Juster, Ray Stannard Baker, Julius Lester, Robert McClung, Helen Hunt Jackson, Walter Dyer) to the local (Frank Prentice Rand, Alice Morehouse Walker, George Meason Whicher). It also houses significant manuscript collections for some of Amherst's authors. It is the repository of Julius Lester's papers, which document both the professional and personal lives of this esteemed writer, teacher, and activist. Its collections also include unique materials from authors Ray Stannard Baker (better known as David Grayson), Robert McClung, Helen Hunt Jackson, Charles Eastman, Robert Francis, and Clifton Johnson.

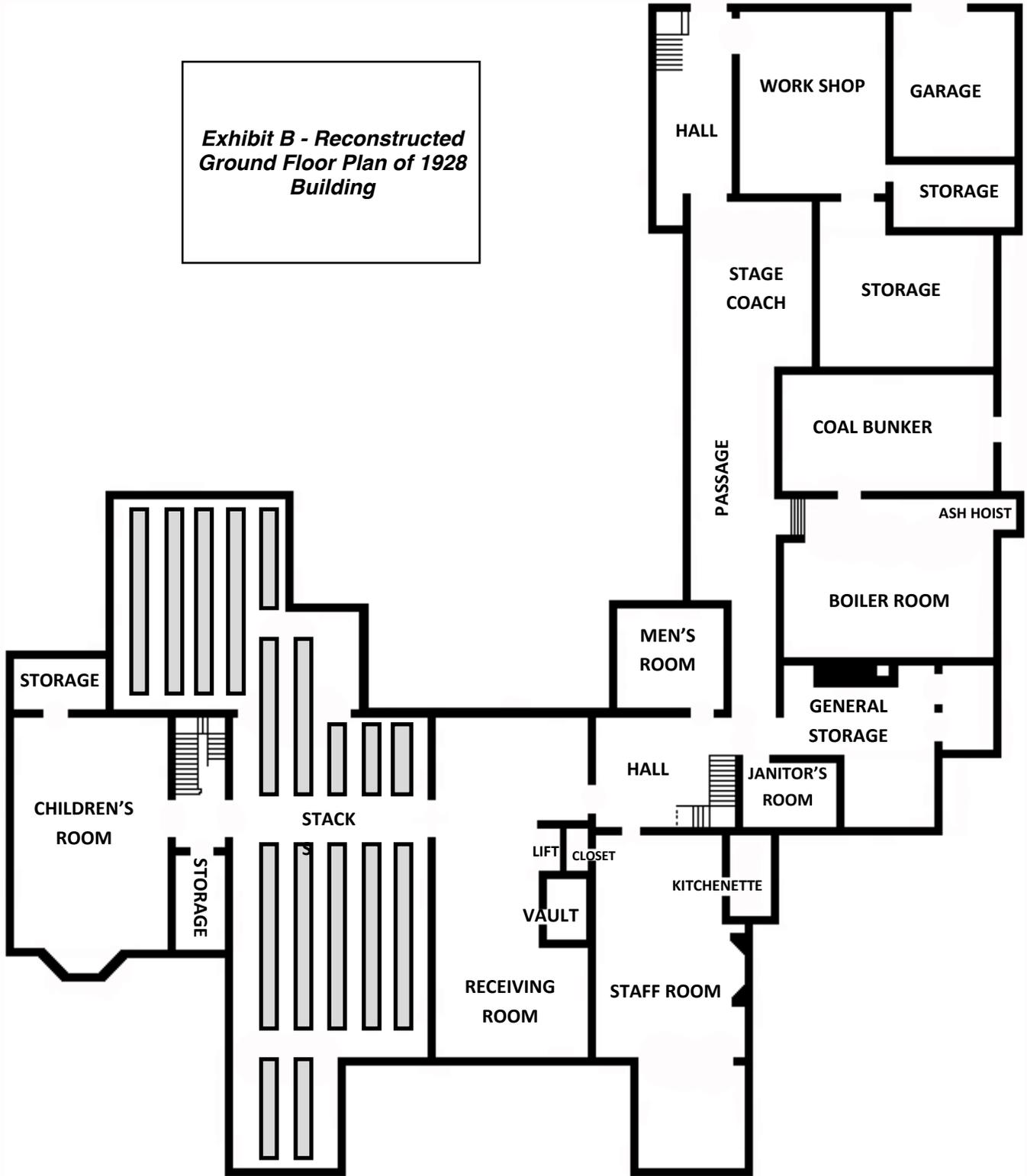
Its Amherst Imprints Collection documents another important side of Amherst's literary heritage. From the first printers in Amherst, J.S. & C. Adams (who briefly owned the rights to Webster's dictionary before selling them to Merriam) to Levellers Press (one of the last printers still in business in Amherst), this collection contains books printed in this town. It includes rare editions of Amherst Academy catalogs (another way to put Emily Dickinson's life in context) as well as lesser-known small press publications that are unlikely to exist elsewhere.

Special Collections is also the home for much of the library's Fine Arts Collection. The Fine Arts Collection includes works by nationally and internationally known painters such as John G. Brown, Paul Cornoyer, Paul Philippoteaux, William Merritt Chase, and R.A. Blakelock. The collection includes friezes by Sidney Waugh; artwork by Eric Carle, Barry Moser, Mordicai Gerstein, and John Grillo; and bronze sculptures of Voltaire and Joan of Arc, among others. It also has furniture that belonged to Harlan Fiske Stone, Ray Stannard Baker, and Noah Webster.

Overseen by a succession of professional archival librarians (Cyndi Harbeson, the current Head, has Masters Degrees in both History and Library Science with an archival concentration), the Jones collections have grown to be one of the largest in the Commonwealth.

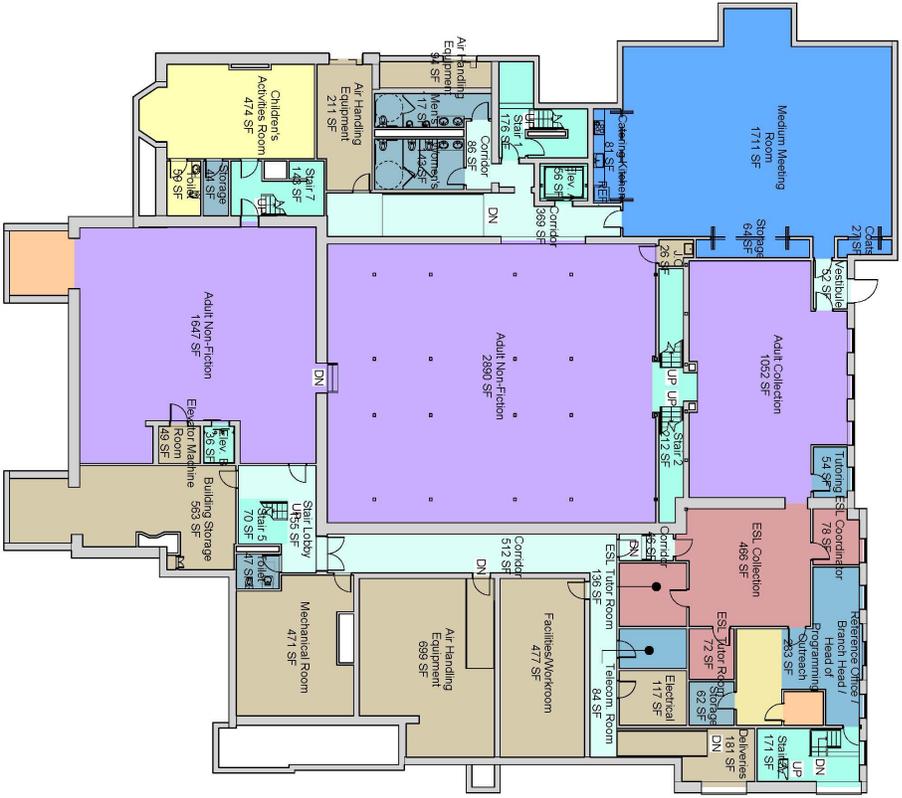
The importance of the preservation of the Jones' Special Collections has been repeatedly recognized by Amherst's Community Preservation Act Committee with five prior grants for archival restoration, and two for projects attempting (ultimately unsuccessfully) to remedy the defects of the present building which imperil its collections.

*Exhibit B - Reconstructed
Ground Floor Plan of 1928
Building*



Jones Library Basement Floor Plan, 1928

Exhibit C - Present Ground Floor Plan



- Space Category Legend
- Administration
 - Adult Circulation
 - Adult Collection
 - Circulation
 - ESL
 - Facilities
 - General Space
 - Meeting Rooms
 - Research/Learning
 - Special Collections
 - Staff
 - Support
 - Vertical Circulation
 - Young Adult
 - Youth

Existing Ground Floor Plan

Exhibit E - Cost Estimate

FINEGOLD ALEXANDER ARCHITECTS

August 17, 2020

Kent Faerber
481 Station Road
Amherst, MA 01002

Jones Library CPA Grant Special Collections Estimate

Dear Kent:

As requested by Jones Library, FAA has obtained more detailed estimates for the Special Collections as identified in your Friends of the Jones Library System, Inc. memorandum dated July 17th and noted below.

1. The HVAC system
2. The fire suppression system
3. Compact shelving
4. Display cases/flat files, etc.
5. The cost of constructing the space

Attached you will find a detailed estimate from Fennessy Consulting and a separate estimate from Tucker Library Interiors for the loose furnishings.

Sincerely,

Josephine Penta
Associate





**CONCEPT DESIGN
COST REPORT**

Special Collections Renovation

at

JONES PUBLIC LIBRARY

August 17, 2021



Fennessy Consulting Services
27 Glen Street, Suite 8, Stoughton, MA 02072
www.fennessyconsulting.com



August 17, 2021

Josephine Penta
Finegold Alexander Architects
77 North Washington Street
7th Floor
Boston, MA 02114

JONES PUBLIC LIBRARY - Special Collections Renovation , Amherst, MA

Dear Josephine:

Please find enclosed our Construction Cost Model for the above referenced project based on concept design information prepared you and your design team, dated June 26, 2020.

The financial summary of this cost model is outlined below, however we recommend you review the Executive Summary to fully understand the basis of this report and the included and excluded financial impacts contained therein.

	Const. Start	Gross Floor	\$/sf	Estimated Cost
Building	Mar-22	4,876	\$339.31	\$1,654,469
Site Work	Mar-22			\$27,676
ESTIMATED CONTRACT AWARD		4,876	\$344.98	\$1,682,145

Alternates

None considered at this time

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation impacts have been included in this report.

Excluded from the estimate are: construction contingency, hazardous waste removal, loose furnishings and equipment, architect's and engineer's fees, moving, administrative and financing costs. Please refer to Exclusions section of the attached report for further information.

Fennessy Consulting Services

27 Glen Street, Suite 8, Stoughton, MA 02072, T: 781.344.4464 F: 781.344.4452
www.fennessyconsulting.com



The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

If you have any questions or require further analysis please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads 'Seamus Fennessy'. The signature is written in a cursive style with a prominent 'S' and 'F'.

Seamus Fennessy MRICS
Principal/Owner

Enclosures

	Page No.
<i>Executive Summary</i>	1
<i>Basis of Cost Report</i>	3
<i>Exclusions</i>	5
<i>Overall Summary</i>	6
<i>Building</i>	7
<i>Sitework</i>	14

The Project

This project in Amherst, Massachusetts comprises the partial demolition of the existing building, renovations to 26,900 gsf of the remaining building, the construction of an addition of approximately 34,400 gsf together with all associated site preparation and development. The scope of this estimate is restricted to the Special Collections program which will occupy approximately 4,900 gsf of the new complex.

Financial Status

Our construction cost model for the entire project is in the order of **\$1.7MM**. Within this total we are including \$245K of contingencies and escalation.

Risk

A formal risk analysis has not been performed for this project. Some risk factors to be considered at this time include:

- Design Contingency
- Escalation/Market risk
- Construction/Payment default
- Approvals process/Funding

Design Contingency

This construction cost model is based on concept drawings and specification. Due to this incomplete nature of the design we have utilized historic data and personal experience to complete this cost model. To help alleviate possible cost increases as a result of design completion we recommend a **design contingency of 15%**. We have included this contingency in our cost model. As design progresses this contingency will reduce.

Escalation/Market Risk

It is too early to determine the effects of the current Covid19 virus on construction costs going forward. It is our opinion that material priced will start to decline. Labor, especially union labor will continue to increase due to agreed wage rate increases. In addition to this there may be labor shortages as projects start to go on accelerated schedules to complete (making those project more attractive to available labor - overtime). This could result in premiums to attract labor to other projects.

Labor practices are likely to change, at least in the short term, resulting in a lower production output. Lower production results in longer construction durations. Lower production and longer construction durations will result in increased construction costs.

Some projects will be cancelled. This could result in more competitive bids in some trades by subcontractors pricing low to replace lost backlog or to simply to stay in business. This may help counteract some price increases but will only be prevalent in competitive bid projects and may not occur in negotiated or construction management projects (in our opinion, 3 sub-bids does not constitute competitive bidding)

Assuming a large reduction in market escalation would be unwise and risky. We recommend and have **included an escalation factor of 2.1%**. This is based on an annual escalation factor of 4%, a drop from the previous 5% that we were recommending/experiencing. As we move closer to bid date we will continue to review and adjust the escalation factor as appropriate.

Construction/Payment Default

Due to the factors mentioned above there is likely to be an increased risk that contractors and material suppliers could cease to exist. We highly recommend that each project has adequate protection in the form of sub guard (preferred) or bonding for both performance and payment. The current estimate includes for subcontractor bonding.

Approvals Process/Funding.

For the purpose of this report we have included both of these categories together. The risk here is that the funding and approvals process will take significantly longer than expected and hence subject this project to increases in price escalation. We have not included any such pressures in this cost model.

Peer/Comparable Projects

We at Fennessy Consulting Services do not like to compare individual projects against some perceived cost/sf. Our reasoning for this is based on the fact that no two projects are the same and as such a typical cost/sf is not all that applicable or reliable. We treat each project as a unique entity.

As a quality control measure we make comparisons of the various building component costs in this estimate against others. We make this comparison to verify that nothing is out of the ordinary. If we come across an abnormal component cost we double check this cost to ensure its accuracy.

Cost Estimate Prepared From	Dated	Received
Drawings issued for Concept Design	06/26/20	08/05/20
Discussions with the Project Architect and Engineers		

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of March 2022

A construction period of 3 months

The general contract will be competitively bid to qualified general and main subcontractors

There will not be small business set aside requirements

The contractor will be required to pay prevailing wages

There are no phasing requirements

The general contractor will have full access to the site during normal business hours

The Cost Plan is based on the following conditions:

The costs in this report covers construction costs only calculated at current bidding price level (reflecting the current projected construction schedule) with a separate allowance for cost escalation.

Cost escalation is included to the mid point of the construction schedule. Unit rates in the body of the report include appropriate escalation allowances to deliver specific trades within the prescribed schedule if the project were to commence today.

Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

Bidding Process - Market Conditions

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been obtained from historical records and/or discussion with contractors. The unit rates reflect current bid costs in the area.

All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated. The mark-ups cover the costs of field overhead, home office overhead and profit and range from 15% to 25% of the cost for a particular item of work.

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 5 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

The following cost items have been excluded from this report. Many of these will in fact be required and should be budgeted within the "Soft Cost" component of the project budget

- *Owner supplied and installed furniture, fixtures and equipment*
- *Loose furniture and equipment except as specifically identified*
- *Security head-end equipment*
- *Tele/data head end equipment*
- *Audio visual equipment other than projection screens*
- *Hazardous material handling, disposal and abatement*
- *Compression of schedule, premium or shift work, and restrictions on the contractor's working hours*
- *Design, testing, inspection or construction management fees*
- *Architectural and design fees*
- *Scope change and post contract contingencies*
- *Assessments, taxes, finance, legal and development charges*
- *Environmental impact mitigation*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Cost escalation beyond a start date of March 2022*

**JONES PUBLIC LIBRARY
Special Collections Renovation**

Amherst, MA

CONCEPT DESIGN COST REPORT

August 17, 2021

Overall Summary

		Building	Site Work	Total
A10 FOUNDATIONS		\$62,313	\$0	\$62,313
A20 BASEMENT CONSTRUCTION		\$54,566	\$0	\$54,566
B10 SUPERSTRUCTURE		\$0	\$0	\$0
B20 EXTERIOR CLOSURE		\$57,454	\$0	\$57,454
B30 ROOFING		\$0	\$0	\$0
C10 INTERIOR CONSTRUCTION		\$176,178	\$0	\$176,178
C20 STAIRCASES		\$0	\$0	\$0
C30 FINISHES		\$159,689	\$0	\$159,689
D10 CONVEYING SYSTEMS		\$22,000	\$0	\$22,000
D20 PLUMBING		\$0	\$0	\$0
D30 HVAC		\$302,312	\$0	\$302,312
D40 FIRE PROTECTION		\$37,789	\$0	\$37,789
D50 ELECTRICAL		\$185,288	\$0	\$185,288
E10 EQUIPMENT		\$23,500	\$0	\$23,500
E20 FURNISHINGS		\$23,535	\$0	\$23,535
F10 SPECIAL CONSTRUCTION		\$0	\$0	\$0
F20 SELECTIVE BUILDING DEMOLITION		\$102,937	\$0	\$102,937
Total Building Construction		\$1,207,561	\$0	\$1,207,561
G10 SITE PREPARATION		\$0	\$20,200	\$20,200
G20 SITE IMPROVEMENTS		\$0	\$0	\$0
G30 SITE MECHANICAL UTILITIES		\$0	\$0	\$0
G40 SITE ELECTRICAL		\$0	\$0	\$0
G90 OTHER SITE CONSTRUCTION		\$0	\$0	\$0
Total Site Construction		\$0	\$20,200	\$20,200
TOTAL BUILDING & SITE		\$1,207,561	\$20,200	\$1,227,761
MARKUPS		\$201,517	\$3,371	\$204,888
General conditions & project requirements	10.0%	\$120,756	\$2,020	\$122,776
Bond and insurance	2.0%	\$26,566	\$444	\$27,010
Building permit	0.0%	\$0	\$0	\$0
Head office overhead and profit (Fee)	4.0%	\$54,195	\$907	\$55,102
PLANNED CONSTRUCTION COST		Aug-21	\$1,409,078	\$23,571
PLANNED CONSTRUCTION COST		\$1,409,078	\$23,571	\$1,432,649
CONTINGENCIES/ESCALATION		\$245,391	\$4,105	\$249,496
Design & pricing contingency	15.0%	\$211,362	\$3,536	\$214,898
Gmp contingency	0.0%	\$0	\$0	\$0
Escalation to start date (March 2022)	2.1%	\$34,029	\$569	\$34,598
ESTIMATED CONTRACT AWARD		Mar-22	\$1,654,469	\$27,676
ESTIMATED CONTRACT AWARD		\$1,654,469	\$27,676	\$1,682,145
		GFA	4,876	4,876
		\$/sf	\$339.31	\$344.98



	Total	GFA \$/sf	4,876 %
A10 Foundations	\$62,313	\$12.78	4.42%
A1010 Foundations	\$19,498	\$4.00	1.38%
A1020 Special Foundations	\$0	\$0.00	0.00%
A1020 Slab on Grade	\$42,815	\$8.78	3.04%
A20 Basement Construction	\$54,566	\$11.19	3.87%
A2010 Basement Earthwork	\$32,572	\$6.68	2.31%
A2020 Basement Walls	\$21,994	\$4.51	1.56%
B10 Superstructure	\$0	\$0.00	0.00%
B1010 Floor Construction	\$0	\$0.00	0.00%
B1020 Roof Construction	\$0	\$0.00	0.00%
B20 Exterior Closure	\$57,454	\$11.78	4.08%
B2010 Exterior Walls	\$54,907	\$11.26	3.90%
B2020 Windows	\$2,547	\$0.52	0.18%
B2030 Exterior Doors	\$0	\$0.00	0.00%
B30 Roofing	\$0	\$0.00	0.00%
B3010 Roof Covering	\$0	\$0.00	0.00%
B3020 Roof Openings	\$0	\$0.00	0.00%
C10 Interior Construction	\$176,178	\$36.13	12.50%
C1010 Partitions	\$118,272	\$24.26	8.39%
C1020 Interior Doors	\$38,090	\$7.81	2.70%
C1030 Specialties	\$19,816	\$4.06	1.41%
C20 Staircases	\$0	\$0.00	0.00%
C2010 Stair Construction	\$0	\$0.00	0.00%
C2020 Stair Finishes	\$0	\$0.00	0.00%
C30 Finishes	\$159,689	\$32.75	11.33%
C3010 Wall Finishes	\$24,380	\$5.00	1.73%
C3020 Floor Finishes	\$47,541	\$9.75	3.37%
C3030 Ceiling Finishes	\$87,768	\$18.00	6.23%
D10 Conveying Systems	\$22,000	\$4.51	1.56%
D1010 Elevators and Lifts	\$22,000	\$4.51	1.56%
D1020 Escalators and Moving Walkways	\$0	\$0.00	0.00%
D1030 Other Conveying Systems	\$0	\$0.00	0.00%
D20 Plumbing	\$0	\$0.00	0.00%
D2010 Plumbing Complete	\$0	\$0.00	0.00%
D30 Heating, Ventilation and Air Conditioning	\$302,312	\$62.00	21.45%
D3010 HVAC, Complete	\$302,312	\$62.00	21.45%
D40 Fire Protection	\$37,789	\$7.75	2.68%
D4010 Fire Protection, Complete	\$37,789	\$7.75	2.68%
D50 Electrical	\$185,288	\$38.00	13.15%
D5010 Electrical, Complete	\$185,288	\$38.00	13.15%
E10 Equipment	\$23,500	\$4.82	1.67%
E1010 Commercial Equipment	\$20,000	\$4.10	1.42%
E1020 Institutional Equipment	\$3,500	\$0.72	0.25%
E1030 Vehicular Equipment	\$0	\$0.00	0.00%
E1090 Other Equipment	\$0	\$0.00	0.00%

		Total	GFA \$/sf	4,876 %
E20 Furnishings		\$23,535	\$4.83	1.67%
E2010 Fixed Furnishings		\$23,535	\$4.83	1.67%
E2020 Loose Furnishings		\$0	\$0.00	0.00%
F10 Special Construction		\$0	\$0.00	0.00%
F1010 Special Structures		\$0	\$0.00	0.00%
F1020 Integrated Construction		\$0	\$0.00	0.00%
F1030 Special Construction Systems and Facilities		\$0	\$0.00	0.00%
F20 Selective Building Demolition		\$102,937	\$21.11	7.31%
F2010 Building Elements Demolition		\$102,937	\$21.11	7.31%
F2020 Hazardous Components Abatement		\$0	\$0.00	0.00%
TOTAL BUILDING CONSTRUCTION		\$1,207,561	\$247.65	85.70%
Markups		\$201,517	\$41.33	14.30%
General Conditions				
General conditions & project requirements	10.00%	\$120,756	\$24.77	8.57%
Bond and insurance	2.00%	\$26,566	\$5.45	1.89%
Building permit	0.00%	\$0	\$0.00	0.00%
Overhead and profit				
Head office overhead and profit	4.00%	\$54,195	\$11.11	3.85%
PLANNED CONSTRUCTION COST	Aug-21	\$1,409,078	\$288.98	100.00%
Contingencies/Escalation		\$245,391	\$50.33	
Contingencies				
Design and pricing contingency	15.00%	\$211,362	\$43.35	
Gmp contingency	0.00%	\$0	\$0.00	
Escalation				
Escalation to start date (March 2022)	2.10%	\$34,029	\$6.98	
ESTIMATED CONTRACT AWARD	Mar-22	\$1,654,469	\$339.31	

	Quantity	Unit	Rate	Total
<u>A1010 FOUNDATIONS</u>				
<i>Strip footings at elevation changes</i>				
Excavation	22	CY	100.00	2,200
Remove off site	22	CY	120.00	2,640
Backfill with gravel	15	CY	80.00	1,200
Formwork	120	SF	15.00	1,800
Reinforcement	630	LB	1.30	819
Concrete	7	CY	190.20	1,331
<i>Walls at elevation changes</i>				
Formwork	360	SF	15.00	5,400
Reinforcement	900	LB	1.30	1,170
Concrete	9	CY	196.40	1,768
Insulation	180	SF	2.50	450
<i>Miscellaneous</i>				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	16	CY	45.00	720
Subtotal				\$19,498
<u>A1030 SLAB ON GRADE</u>				
<i>Standard slab on grade</i>				
Gravel fill	135	CY	60.00	8,100
Rigid insulation under slab on grade	3,645	SF	2.50	9,113
Vapor barrier	3,645	SF	0.40	1,458
Mesh reinforcing 15% lap	4,192	SF	1.00	4,192
Concrete in slab, complete	57	CY	184.00	10,488
Finishing and curing	3,645	SF	1.50	5,468
Control and construction joints	3,645	SF	0.50	1,823
Perimeter joints	120	LF	3.00	360
<i>Existing slab on grade</i>				
Patching existing surfacing after demolition	1,231	SF	0.50	616
<i>Miscellaneous</i>				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	57	CY	21.00	1,197
Subtotal				\$42,815
<u>A2010 BASEMENT EARTHWORK</u>				
<i>Basement earthwork (to facilitate new waterproofing)</i>				
Excavate for working space	479	CY	11.00	5,269
Remove excavated material off site	479	CY	20.00	9,580
Backfill around basement walls with gravel	479	CY	37.00	17,723
Subtotal				\$32,572

	Quantity	Unit	Rate	Total
<u>A2020 BASEMENT WALLS</u>				
<i>Basement walls</i>				
Clean/prepare surface of existing basement wall	1,725	SF	2.00	3,450
Waterproofing, membrane, including protection board	1,725	SF	8.00	13,800
Insulation	1,725	SF	2.75	4,744
Subtotal				\$21,994
<u>B2010 EXTERIOR WALL</u>				
<i>Interior backup - metal stud</i>				
Metal stud furring	1,740	SF	8.50	14,790
Insulation/air barrier	1,740	SF	7.00	12,180
Drywall lining to interior face of stud backup	1,740	SF	3.75	6,525
<i>Exterior skin - brick</i>				
Brick	384	SF	50.00	19,200
<i>Miscellaneous</i>				
Staging to exterior wall infill	408	SF	4.00	1,632
Wood blocking	145	LF	4.00	580
Subtotal				\$54,907
<u>B2020 WINDOWS</u>				
<i>Aluminum windows and glazing</i>				
<i>Windows, glazed</i>				
Complete	24	SF	90.00	2,160
<i>Ancillaries</i>				
Backer rod and double sealant	18	LF	6.50	117
Wood blocking at openings	18	LF	3.00	54
Interior trim	18	LF	12.00	216
Subtotal				\$2,547
<u>C1010 PARTITIONS</u>				
<i>Partitions, drywall</i>				
Typical	2,892	SF	13.55	39,187
Typical, over glass	116	SF	13.55	1,572
Fiill in to existing wall	59	SF	27.10	1,599
Furring including air barrier	2,072	SF	11.80	24,450
<i>Partitions masonry</i>				
8" CMU, reinforced	700	SF	32.00	22,400
<i>Window walls and borrowed lights</i>				
Glass partition, aluminum, complete	219	SF	75.00	16,425
<i>Rails and handrails, painted metal</i>				
Rails at access ramps	21	LF	350.00	7,350
Handrails at access ramps	30	LF	50.00	1,500

	Quantity	Unit	Rate	Total
<i>Miscellaneous</i>				
Sealants and caulking at partitions	4,876	SF	0.40	1,950
Rough blocking	613	LF	3.00	1,839
Subtotal				\$118,272
<u>C1020 INTERIOR DOORS</u>				
<i>Wood doors</i>				
<i>Single leaf</i>				
Complete	9	EA	2,200.00	19,800
<i>Double leaf</i>				
Complete	3	PR	4,000.00	12,000
<i>Specialty doors</i>				
Allowance for miscellaneous access doors	1	EA	500.00	500
<i>Miscellaneous</i>				
Paint to door and frame	15	EA	250.00	3,750
Sealants and caulking	12	EA	90.00	1,080
Wood blocking at openings	12	EA	80.00	960
Subtotal				\$38,090
<u>C1030 SPECIALTIES</u>				
<i>Specialties</i>				
Marker boards and tack boards	1	LS	1,500.00	1,500
Signage/Directories	4,876	SF	0.45	2,194
Fire extinguishers and cabinets	1	EA	475.00	475
<i>Miscellaneous</i>				
Miscellaneous shelving	1	LS	1,500.00	1,500
Backer panels in electrical closets	1	LS	250.00	250
Allowance for miscellaneous metals not identifiable at this stage	4,876	SF	2.50	12,190
Miscellaneous sealants throughout building	4,876	SF	0.35	1,707
Subtotal				\$19,816
<u>C3010 WALL FINISHES</u>				
<i>Walls complete</i>				
Complete	4,876	SF	5.00	24,380
Subtotal				\$24,380
<u>C3020 FLOOR FINISHES</u>				
<i>Floors complete</i>				
Complete	4,876	SF	9.75	47,541
Subtotal				\$47,541
<u>C3030 CEILING FINISHES</u>				
<i>Ceilings complete</i>				
Complete, including air barrier	4,876	SF	18.00	87,768
Subtotal				\$87,768

	Quantity	Unit	Rate	Total
<u>D1010 ELEVATORS AND LIFTS</u>				
Lifts				
Wheelchair lift	1	EA	22,000.00	22,000
Subtotal				\$22,000
<u>D3010 HVAC</u>				
Hvac				
Complete	4,876	SF	62.00	302,312
Subtotal				\$302,312
<u>D4010 FIRE PROTECTION</u>				
Sprinkler installation				
Misting system	4,876	SF	7.75	37,789
Subtotal				\$37,789
<u>D5010 ELECTRICAL</u>				
Electrical installation				
Complete	4,876	SF	38.00	185,288
Subtotal				\$185,288
<u>E1010 COMMERCIAL EQUIPMENT</u>				
Security and vault equipment				
Book security equipment	1	LS	8,000.00	8,000
Vault	1	LS	12,000.00	12,000
Subtotal				\$20,000
<u>E1020 INSTITUTIONAL EQUIPMENT</u>				
Audio-visual equipment				
Projection screen , electrical	1	EA	3,500.00	3,500
Subtotal				\$3,500
<u>E2010 FIXED FURNISHINGS</u>				
Window treatment				
Mecho shades	1	LS	15.00	15
Library shelving				
Double sided library shelving units - 7 shelves high		3y Owner		
Single sided library shelving - 7 shelves high		3y Owner		
Compact shelving, double sided - mechanical	1	LS	23,520.00	23,520
Subtotal				\$23,535
<u>E2020 LOOSE FURNISHINGS</u>				
Loose furnishings				
By owner				
Subtotal				\$0

	Quantity	Unit	Rate	Total
<u>F2010 BUILDING ELEMENTS DEMOLITION</u>				
<i>Interior demolition</i>				
Remove partitions	4,880	SF	1.50	7,320
Remove doors	16	EA	150.00	2,400
Remove floor and ceiling finishes	4,876	SF GFA	3.50	17,066
Remove casework and specialties	4,876	SF GFA	0.50	2,438
Remove MEP systems	4,876	SF GFA	3.50	17,066
<i>Structural demolition</i>				
Remove existing concrete slab on grade	3,615	SF	15.00	54,225
Saw cut existing concrete slab on grade	346	LF	7.00	2,422
Subtotal				\$102,937
<u>F2020 HAZARDOUS COMPONENTS ABATEMENT</u>				
<i>Hazardous materials abatement</i>				
Remove hazardous building materials	EXCLUDED			
Subtotal				\$0
<u>MARKUPS</u>				
<i>General conditions and project requirements</i>				
General conditions and requirements	10.0%		1,207,561	120,756
Bond and Insurance	2.0%		1,328,317	26,566
Building permit	0.0%		1,354,883	
<i>Overhead and Profit</i>				
Contractors overhead and profit (Fee)	4.0%		1,354,883	54,195
Subtotal				\$201,517
<u>CONTINGENCIES/ESCALATION</u>				
<i>Contingencies</i>				
Design contingency	15.0%		1,409,078	211,362
GMP contingency	0.0%		1,620,440	
<i>Escalation</i>				
Escalation to Start Date (March 2022)	2.1%		1,620,440	34,029
Subtotal				\$245,391

		Total	SITE AREA \$/sf	0 %
TOTAL BUILDING CONSTRUCTION		\$0		0.00%
G10 Site Preparation		\$20,200		85.70%
G1010 Site Clearing and Demolition		\$12,700		53.88%
G1030 Site Earthwork		\$7,500		31.82%
G1040 Hazardous Waste Remediation		\$0		0.00%
G20 Site Improvement		\$0		0.00%
G2010 Roadways and Parking Lots		\$0		0.00%
G2030 Pedestrian Paving		\$0		0.00%
G2040 Site Development		\$0		0.00%
G2050 Landscaping		\$0		0.00%
G30 Site Mechanical		\$0		0.00%
G3010 Mechanical Utilities		\$0		0.00%
G40 Site Electrical		\$0		0.00%
G4010 Electrical Utilities and Site Lighting		\$0		0.00%
G90 Other Site Construction		\$0		0.00%
G9010 Service and Pedestrian Tunnels		\$0		0.00%
G9090 Other Site Systems		\$0		0.00%
Total Site Construction		\$20,200		85.70%
TOTAL BUILDING & SITE		\$20,200		85.70%
Markups		\$3,371		14.30%
General Conditions				
General conditions and project requirements	10.00%	\$2,020		8.57%
Bond and insurance	2.00%	\$444		1.88%
Building permit	0.00%	\$0		0.00%
Overhead and profit				
General contractor's head office overhead and prof	4.00%	\$907		3.85%
PLANNED CONSTRUCTION COST	Aug-21	\$23,571		100.00%
Contingencies/Escalation		\$4,105		
Contingencies				
Design and pricing contingency	15.00%	\$3,536		
Gmp contingency	0.00%	\$0		
Escalation				
Escalation to start date (March 2022)	2.10%	\$569		
ESTIMATED CONTRACT AWARD	Mar-22	\$27,676		

	Quantity	Unit	Rate	Total
<u>G1010 SITE CLEARING AND DEMOLITION</u>				
Site set up				
Site construction fence/barricades	180	LF	15.00	2,700
Construction entrance	1	LS	2,500.00	2,500
Clearing and grubbing				
Allowance for site clearance	1	LS	2,500.00	2,500
Site demolition				
Demolition of miscellaneous site components	1	LS	5,000.00	5,000
Subtotal				\$12,700
<u>G1030 SITE EARTHWORK</u>				
Site earthwork				
Allowance	1	LS	7,500.00	7,500
Subtotal				\$7,500
<u>G1040 HAZARDOUS WASTE REMEDIATION</u>				
Hazardous waste remediation				
Remove contaminated soils			EXCLUDED	
Subtotal				\$0
<u>MARKUPS</u>				
General conditions and project requirements				
General conditions and requirements	10.0%		20,200	2,020
Bond and Insurance	2.0%		22,220	444
Building permit	0.0%		22,664	
Overhead and Profit				
Contractors overhead and profit (Fee)	4.0%		22,664	907
Subtotal				\$3,371
<u>CONTINGENCIES/ESCALATION</u>				
Contingencies				
Design contingency	15.0%		23,571	3,536
GMP contingency	0.0%		27,107	
Escalation				
Escalation to Start Date (March 2022)	2.1%		27,107	569
Subtotal				\$4,105



TUCKER
LIBRARY INTERIORS
L.L.C.

27 HARVEY RD
UNIT 1 & 2
BEDFORD, NH 03110

QUOTATION

August 12, 2020

Josephine Penta
Finegold Alexander Architects
77 North Washington Street
Boston MA 02114

jpenta@faainc.com
617-227-9272 x205

Jones Library Budget

51. Special Collections Exhibits

display unit	wood frame square display piece	\$3,710.00	4	\$14,840.00
glass display unit	wood frame with glass	\$4,058.00	4	\$16,232.00

52. Special Collections Reading Room

S3-36131384-S	84"h x 36"w x 13"d single face starter (7) 13"d integral shelves (83"h x 37-1/4"w x 14-1/2"d. 12"d shelf)	\$621.26	2	\$1,242.53
S3-36131384-A	84"h x 36"w x 13"d single face adder (7) 13"d integral shelves (83"h x 36"w x 14-1/2"d. 12"d shelf)	\$527.67	3	\$1,583.02
S3-SBS8	8"d sliding wire book support	\$8.14	35	\$285.04
S3-WOODEPBKT-SF	brackets for single face wood end panel	\$34.01	4	\$136.03
MWS9014	single faced maple end panels	\$367.20	4	\$1,468.80
S3-36132684-S	84"h x 36"w x 26"d double face starter (7) 13"d integral shelves per face (83"h x 37-1/4"w x 26-1/2"d. 12"d shelf)	\$1,002.02	3	\$3,006.07
S3-36132684-A	84"h x 36"w x 26"d double face adder (7) 13"d integral shelves per face (83"h x 36"w x 26-1/2"d. 12"d shelf)	\$898.58	6	\$5,391.46
S3-SBS8	8"d sliding wire book support	\$8.14	126	\$1,026.14
S3-WOODEPBKT-DF	brackets for double face wood end panel	\$51.01	6	\$306.05
MWS9026	double faced maple end panel	\$659.20	6	\$3,955.20

54. Special Collections Workroom

2488CL00-starter	48"w x 24"d x 88-1/4"h four post box storage shelving unit	\$947.50	2	\$1,895.00
2488OT00-adder	48"w x 24"d x 88-1/4"h four post box storage shelving unit	\$843.75	2	\$1,687.50

55. Special Collections Storage

12094.SWP - 1288CLO	compact shelving block six movable double faced units, two stationary single faced units and one double faced stationary units, allowing for two access isles. 88-1/4"h x 25"d x 48"w double faced units, 12"d shelves. (7) shelf levels with back panels, laminate end panels			\$25,000.00
ARTDF	art screen system six double faced screens for hanging art work			\$15,600.00
FF4230/	flat file 5 drawers per unit (quoting four for a total of 20 drawers)	\$1,120.00	4	\$4,480.00
FFB4230	base for above drawers	\$320.00	2	\$640.00

Grand Total: \$98,774.84

Installation provided by non-union installers during normal working hours M-F. Use of the elevator is required if installation is to take place on floor other than the entry level, stair carry will be an additional charge.

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Accepted By: _____
Title: _____

By: Cori L McGrath _____
Title: _____