



To: Town Council
Fr: Paul Bockelman
Town Manager
Dt: November 9, 2023
Re: Request for Supplemental Appropriation and Bond Authorization for Jones Library

Action Requested

Move that the Town Council appropriate the sum of \$9,860,100 for the expansion and renovation of the Jones Library, located at 43 Amity Street, Amherst, Massachusetts, said sum to supplement the amount appropriated under the Town Council’s April 5, 2021 Order Approving and Authorizing Borrowing of Funds for the Expansion and Renovation of the Jones Library for a total appropriation of \$46,139,800, and to meet the supplemental appropriation hereunder, to authorize the Treasurer, with the approval of the Town Manager, to borrow said amount, under and pursuant to M.G.L. Chapter 44, Sections 7 or 8, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor.

Background

Original Cost and Funding Plan

The original cost estimate for the Jones Library expansion and renovation was \$36,279,700.

The original funding plan for the Jones Library expansion and renovation project was

	Apr-21
Projected Project Cost	\$36,279,700
Town's Local Share	\$15,751,810
MBLC Grant Contribution	\$13,871,314
Jones Library, Inc. Commitment	\$5,656,576
Subtotal	\$35,279,700
Community Preservation Act Funding (debt)	\$1,000,000
Total Funding Sources	\$36,279,700

At that time, the Town Council committed \$15,751,810 in Town Support and also approved an appropriation of \$1,000,000 from Community Preservation Act (CPA) funds in November 2020.

This along with the grant from the Massachusetts Board of Library Commissioners (MBLC) of \$13,871,314 through 5 payments based upon milestones of the project, left a remaining balance of \$5,656,576 which the Jones Library Trustees planned to reach through fundraising.

The Massachusetts Board of Library Commissioners requires that the recipient of the grant bond for the entire cost of the project. Therefore, at its meeting on April 5, 2021, the Town Council appropriated \$35,279,700 for the expansion and renovation of the Jones Library and authorized the Treasurer, with the approval of the Town Manager, to borrow this amount. The amount authorized to be borrowed is to be reduced to the extent of any grants received from the Massachusetts Board of Library Commissioners, the Library Board of Trustees, or any other sources to pay costs of this project. As noted above, the Town had already appropriated \$1,000,000 of Community Preservation Act funds.

Therefore, with these two Town Council actions the Town provided a total appropriation of \$36,279,700 for the Jones Library expansion and renovation project.

To support this motion, the Trustees of Jones Library, Inc. entered into a Memorandum of Agreement with the Town that stated the Library would be responsible for and shall pay the full Library share of the total project cost.

Based upon the updated Cost Estimate received in October 2022, the Trustees and the Town Manager entered into an Amendment to the Memorandum of Agreement that recognized the impact of the COVID-19 pandemic on construction costs and established a Total Project Cost range of \$43.5 million to \$49.8 million. Both the Memorandum of Agreement and the Amendment to the Memorandum of Agreement are included in your packet separately.

In short, the Memorandum of Agreement and Amendment maintained the Town's commitment at \$15.8 million with the guarantee to meet the remainder through a grant (since increased) from the Massachusetts Board of Library Commissioners, Community Preservation Act funding, the Library Trustees' commitment.

Updates

Updated Cost and Funding Plan

As predicted, the cost of the Jones Library project has increased due to the impact of the COVID-19 pandemic and other building costs. Recent cost estimates, including two cost estimates that were received on November 8th, were reconciled, and confirm the need to adjust the appropriation and total borrowing authorization. See the chart that illustrates the two most recent cost estimates from June and November of 2023 at the end of this memo. Details of these estimates are provided in the packet under separate cover.

To meet the requirements of the grant and to incorporate this new cost increase, the Town Council is requested to increase the appropriation and borrowing authorization.

Through significant efforts of Senator Comerford and Representative Domb, with support from the Town and Library, the MBLC took an unprecedented action in recognition of the cost increases and

voted to increase its commitment by awarding an additional pandemic escalation payment (6th payment). MBLC voted to increase the grant for the Jones Library project from the estimated \$13,871,810 to an estimated \$15,565,472. Thus, the MBLC grant now equals \$15,565,472.

Note, the Town’s contribution will remain at \$15,751,810, plus the \$1,000,000 from the Community Preservation Act (CPA) funds.

The Jones Library Capital Campaign has made excellent progress in pursuing and securing private funding, most recently a commitment of \$1 million from Amherst College. The total raised to date exceeds \$9 million which will be detailed at the Town Council meeting.

	Apr-21	Nov-23
Projected Project Cost	\$36,279,700	\$46,139,800
Town's Local Share (no change)	\$15,751,810	\$15,751,810
MBLC Grant Contribution (increased)	\$13,871,314	\$15,565,472
Jones Library, Inc. Commitment (increased)	\$5,656,576	\$13,822,518
Subtotal	\$35,279,700	\$45,139,800
Community Preservation Act Funding (debt)	\$1,000,000	\$1,000,000
Total Funding Sources	\$36,279,700	\$46,139,800

The Request

The request to the Town Council is to amend the April 5, 2021 vote to increase the total borrowing authorization and appropriation by \$9,860,100 for a total borrowing authorization of \$46,139,800

It is important to note that this is a vote to update the borrowing authorization. It is not a request to increase the Town’s local share, which will not change. The Town’s share will remain at \$15,751,810.

Town of Amherst

Jones Library

Project Budget

(\$000's)

Date: **November 10, 2023**

		Budget	
		June 2023 Project Budget	November 2023 Project Budget (Adjusted to reflect 75% estimate, other costs to date and maintain contingency level)
Budget developed as of 9/12/2022			
<u>Building Construction</u>			
	New Building Construction	\$ 18,639.8	
	Existing Building Renovations	12,194.8	
I.	Total Building Construction	30,834.6	31,552.2
<u>A.</u>	<u>Related Construction</u>		
<u>B.</u>	Sitework	1,567.3	2,100.6
	Landscape & Paving	589.4	929.7
II.	Site Utility Systems	-	-
<u>A.</u>	Add Alternates	-	-
<u>B.</u>	ECM Measures	-	-
<u>C.</u>	Hazardous Material Removal	-	-
<u>D.</u>	Total Related Construction	2,156.7	3,030.3
<u>E.</u>	Escalation	3,260.6	1,492.8
F.	Total Construction	\$ 36,251.9	\$ 36,075.3
<u>Furniture, Fixtures & Equipment (FF&E)</u>			
III.	Loose Furnishings	526.3	605.2
	Library Shelving	550.0	632.5
			* 15% escalation
			* 15% escalation
IV.	Data/Telecomm Equip	w/ AV	-
<u>A.</u>	Audio/Visual Equipment	440.0	440.0
<u>B.</u>	Security Equipment	w/ AV	-
<u>C.</u>	Specialty Signage	w/ Construction	-
<u>D.</u>	Total FF & E	1,516.3	1,677.7

E.	Fees and Expenses				
F.	Fees				
	Existing Conditions & Space Program		-		
V.	Architect	2,725.0	3,033.6		
A.	Interior/Furniture Designer	100.0	102.3		
<u>1</u>	Civil Engineering	w/ architect	w/ architect		
<u>2</u>	Landscape Arch.	w/ architect	w/ architect		
<u>a</u>	Structural Engineering	w/ architect	w/ architect		
<u>b</u>	MEP/FP Engineering	w/ architect	w/ architect		
<u>c</u>	Lighting Consultant	w/ architect	w/ architect		
<u>d</u>	Acoustical Consultant	w/ architect	w/ architect		
<u>e</u>	Signage Consultant	w/ architect	w/ architect		
<u>f</u>	LEED Designer	N/A	N/A		
<u>g</u>	Referendum Services	w/ architect	w/ architect		
<u>h</u>	Code Consultant	w/ architect	w/ architect		
<u>i</u>	Designer's Cost Estimator	w/ architect	w/ architect		
<u>j</u>	Special Consultants				
<u>k</u>	Haz. Mat. Consultant	100.0	100.0		
<u>l</u>	Audio/Visual	50.0	50.0		
<u>3</u>	Technology & Security Consultant	w/ AV Consult	w/ AV Consult		
<u>a</u>	Geo-Tech Engineering	20.0	20.0		
<u>b</u>	Traffic Engineer	15.0	15.0		
<u>c</u>	Ecologist/Soil Sample	20.0	20.0		
<u>d</u>	Peer Reviews	-	-		
<u>e</u>	Green Building Consultant	-	-		
<u>f</u>	Storm Water Monitoring	-	-		
<u>g</u>	Project Management	888.3	913.4		
<u>h</u>	Building Commissioning	80.0	126.0		
<u>i</u>	Owner's Cost Estimator	40.0	40.0		
<u>4</u>	CM Preconstruction Fee	-	-		
<u>5</u>	Owner's Legal Fees	-	-		
<u>6</u>	Site Survey	10.0	10.9		
<u>7</u>	Utility Assessment	10.0	10.0		
<u>8</u>	Sub-total Fees	4,058.3	4,441.2		
<u>9</u>	Expenses				
<u>10</u>	Owner's Insurance	59.8	59.8		
	Permits	-	-		
B.	Printing	5.4	5.4		
<u>1</u>	Construction Utilities Use	w/ constr	w/ constr		
<u>2</u>	Site Borings	w/ geotech	w/ geotech		
<u>3</u>	Materials Testing	199.5	199.5		
<u>4</u>	Special Inspections	w/ mats test	w/ mats test		
<u>5</u>	Consultant Reimbursables	-	-		
<u>6</u>	Moving/Relocation	165.0	165.0		
<u>7</u>	Temporary Space/Ops	550.0	550.0		
<u>8</u>	Advertising	11.0	11.0		
<u>9</u>	Physical Plant Expenses	-	-		
<u>10</u>	Misc. Expenses	11.0	11.0		
<u>11</u>	Bond/Financing	-	-		
<u>12</u>	Site Acquisition	-	-		
<u>13</u>	Sub-total Expenses	1,001.7	1,001.7		
<u>14</u>	Total Fees and Expenses	5,060.0	5,442.9		

15	Contingency				
	Construction & Owner's Project				
	Construction	1,812.6	1,812.6		
VI.	Eligible Construction Contingency	1,711.8	1,711.8		
A.	Ineligible Construction Contingency	100.8	100.8		
1	Owner's Project	1,499.0	1,499.0		
	Eligible Owner's Project Contingency	1,415.7	1,415.7		
	Ineligible Owner's Project Contingency	83.3	83.3		
2	Additional Need	-	-		
	Total Contingency	3,311.6	3,311.6		
	Total Eligible Items	43,575.0	43,575.0		
B.	Total Ineligible Items	2,564.8	2,564.8		
	Total Project	\$ 46,139.8	\$ 46,507.5		