

**Western Builders Inc.**  
**The Jones Library**  
**Amherst, MA**

**Project Qualifications & Clarifications**  
**May 1, 2017**

**I. This estimate is based on the following clarifications and qualifications:**

1. This cost estimate is based primarily on the refurbishment and updating of existing systems and structure i.e. maximizing efficiencies within what already exists.
2. This estimate construction costs as a comprehensive project being awarded to a construction manager. If awarded as individual components, each phase would need to be estimated separately.
3. This estimate is broken down into phases to provide a scale of cost for each category of work. Some costs contained in one phase of work may be required to complete others. For example, some portion of interior finish work will be required for both of the mechanical and structural phases. Similarly, some architectural renovation work may require some electrical, mechanical and structural costs.
4. Escalation costs are based on construction work beginning by May, 2018
5. The idea for adding a second story to the atrium area of the building was proposed. The existing area of skylight is approximately 1,680 sf, and the entire roof area above the atrium is approximately 3,330 sf. For this work, in addition to new floor and roof structural framing, structural column reinforcement to support the addition would be required that would pass through the first floor level to new concrete footings installed in the ground floor of the building, similar to that shown on the 1990's drawings for the added skylight. In addition to the floor framing, the increased height of the second floor level would necessitate structural reinforcement of all the perimeter surrounding roof areas to accommodate potential added snow loads. Along with the significant existing exterior architectural roof and facade renovations work that would be required, expansive interior architectural alterations would also be required for access for the new structural work. In summary, the cost of adding this small amount of building floor area would be prohibitively expensive.
6. Escalation costs are based on construction work beginning by May, 2018

**II. The following items are not included in the estimate.**

1. Hazardous material removal & remediation, including asbestos, lead paint, mold, light ballasts and contaminated soil.
2. Costs for relocations of furniture, fixtures, artwork, books and stacks.
3. Project architectural and design costs. These costs are generally in the range of 7-8% of the construction costs for new construction, and 12% for historic renovations.
4. Design, engineering and construction that would address any changes in the use of the existing space to create efficiencies and support programs and use.
5. Potential alterations to the building to make it ADA compliant (beyond re-grading of the front entrance and door hardware. This estimate does not include any additional MAAB and ADA use requirements that may go into effect if project costs exceed 30% of the assessed property value (over a 3 year period).
6. Utility company backcharges & shut down fees
7. Performance & payments bonds
8. Builders risk, owners protective liability insurance and deductibles.
9. Security guard service during construction
10. Relocation of existing underground utilities

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**Summary**

**Occupied, Phased Construction**

Replace Skylight	\$567,517	10 weeks
Replace South Elevator	\$790,105	14 weeks
Interior Improvements	\$2,547,139	16 weeks
MEP Improvements	\$3,663,771	26 weeks
Structural Improvements	\$351,700	14 weeks
Exterior Improvements	\$1,638,768	26 weeks
<b>1.) Project Total</b>	<b>\$9,559,000</b>	106 weeks
Based on Occupied, Phased Construction		
<b>2.) Project Total</b>	<b>\$8,076,000</b>	43 weeks
Based on Unoccupied, Unphased Construction		

**Project Statistics**

Project Area	51,336 sf
Project Duration (Phased)	24.50 months
Project Duration (Unphased)	10.00 months