Jones Library
Expansion & Renovation Project

The Most Transformative Change to Downtown Amherst in the Last 30 Years

July 16, 2021

https://www.joneslibrary.org/buildingproject
What the Jones Library Does Each Year

- Lends 442,000 books, CDS, DVDs, Magazines, Musical Instruments, eReaders, Puppets, Kits, etc.; exceeded in Western MA only by Springfield Library.

ONLY A SMALL FRACTION OF WHAT THE LIBRARY DOES FOR AMHERST

- 227,000 come through the doors
- Meeting rooms used 1,000 times
- Computer workstations used 25,000 times – poverty rate in Amherst is over 33%
- 16,000 hours of ESL tutoring – 25% of the children in Amherst’s schools come from families whose first language is not English
- 5,200 adults and 7,000 children attend programs

All libraries have become centers of their communities – embodying the democratic aspirations of all their residents. The Jones was one of the pioneers because it so prominently represents the values and culture that define the Town.
How the Present Building is Inadequate

1. In desperate need of repair – no major maintenance for 30 years. $14-16 million required in “bare minimum” repairs just to keep building usable.
2. Massachusetts Board of Library Commissioners informally labeled the Jones ”one of the most dysfunctional libraries in the Commonwealth.”
   a) Not enough computers - often fully occupied
   b) Not enough rooms for ESL – tutoring in stacks, stairwells, etc.
   c) Building is confusing rabbit warren, not navigable except by insider literati
   d) Space limitations prevent it from being the community’s living room, as originally conceived
   e) Spaces for childrens’ activities too small to accommodate programs, and basement areas described as “creepy”
   f) No space for teens
   g) Building does not represent community’s sustainability goals
   h) One of the most heavily used buildings in Amherst, yet does not comply with handicapped accessibility codes.
   i) Building does not safeguard the Town’s priceless Special Collections/Archives – not climate-controlled, and leaking ancient HVAC system threatens its holdings
3. Need to enlarge as well as reconfigure and repair
What is the Project?

The Present Building

1. 1993 Addition, including Atrium
2. Amity Street
3. Original L-shaped building
   - Reading Room, stacks, offices
   - 260-seat theater; Founders wanted Library to be center of community
4. CVS
What is the Project?

The Proposal

1. Rear addition
2. Replacement addition
3. Exterior of original building to be restored; most of interior to be restored, including spaces not now open to public

* Additions will increase square footage from 47,000 s.f. to 63,000 s.f.
Comparison

**Before:**
Basement Non-Fiction Stacks

**After:**
Community Gathering Spot Around Books
Comparison

Before:

Children’s Area

After:

Expanded into New Addition
Comparison

Before:
Original Theater

After:
Current Use of Theater
Comparison

Before:

Present Teen Space

After:

Proposed Teen Space
# Comparison: Sustainability

<table>
<thead>
<tr>
<th></th>
<th>Present Building</th>
<th>Proposal</th>
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</thead>
<tbody>
<tr>
<td><strong>Energy Use Intensity</strong></td>
<td>73.2</td>
<td>29.12</td>
</tr>
<tr>
<td>(kBtu/sf/yr)</td>
<td></td>
<td></td>
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<tr>
<td><strong>Fossil Fuels</strong></td>
<td>YES</td>
<td>NONE</td>
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<tr>
<td><strong>Carbon Emissions</strong> Over 60</td>
<td></td>
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<tr>
<td>Years (kgCO2eq - Whole Building</td>
<td>18.2 Million</td>
<td>10.7 Million</td>
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<tr>
<td>Life Cycle Assessment)</td>
<td></td>
<td></td>
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<tr>
<td><strong>Low Embodied Carbon</strong></td>
<td>NO</td>
<td>Cross-Laminated</td>
</tr>
<tr>
<td><strong>Materials</strong></td>
<td></td>
<td>Timber</td>
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</table>

- Utility bills reduced by 8%
- With purchase of renewable energy, the new building will be Net-Zero
- Building will be one of the most environmentally-friendly buildings in Amherst
Other Improvements to Meet Amherst’s 21st Century Library Needs as Center of Amherst Community

- Sufficient rooms for ESL tutoring
- Triple the number of computer workstations available to those without computers
- Spaces adequate for programs for children, families, adults
- Easily navigated layout with central stair/elevator access, welcoming to those new to Amherst’s library culture
- Small work rooms for collaborative student/adult projects
- Secure, climate-controlled space for all Special Collections, and centrally-located exhibit space to educate Amherst about its past through its holdings
- Enlarged Woodbury Room (retaining the name) and other meeting rooms
- Quiet rooms for readers
- Workplaces adequate to allow outstanding staff to serve to their capabilities
Jones Library
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What Does it Cost and How Do we Pay for it?

Funding Overview:

<table>
<thead>
<tr>
<th></th>
<th>Massachusetts Board of Library Commissioners</th>
<th>Jones Library Fundraising</th>
<th>Town of Amherst Bond Funding</th>
<th>Estimated Total Cost</th>
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<tbody>
<tr>
<td>$13,871,314</td>
<td>$6,656,576</td>
<td>$15,751,810 *</td>
<td>$36,279,700</td>
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</table>

* Equivalent to the $14-16 Million required to repair present building if project not undertaken
How Can the Town Afford All Four Capital Projects

Town Administration Proposed Plan:

• Town has almost no debt and healthy reserves
• Interest rates are at an historic low
• The Town would allocate 10-10.5% of operating budget to capital, and utilize all sources of outside funding
• All projects except new school would be financed with regular property tax income
• One debt exclusion override for school would add $250-$350 to the tax of a $350,000 home.
## GOALS

<table>
<thead>
<tr>
<th>Source</th>
<th>Projected Amount</th>
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<tbody>
<tr>
<td>Community Preservation Act Grant</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Historic Tax Credits</td>
<td>$1,600,000</td>
</tr>
<tr>
<td>Foundations &amp; Financial Institutions</td>
<td>$400,000</td>
</tr>
<tr>
<td>MA Cultural Facilities &amp; Other Governmental Grants</td>
<td>$650,000</td>
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<tr>
<td>Community Campaign</td>
<td>$3,006,576</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$6,656,576</strong></td>
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## Community Campaign

### GOALS

<table>
<thead>
<tr>
<th>Number of Gifts</th>
<th>Gift Level</th>
<th>Total</th>
<th>Cumulative Total</th>
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<tr>
<td>1</td>
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<tr>
<td>375</td>
<td>$100</td>
<td>$37,500</td>
<td>* $3,300,000</td>
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* $300,000 added to Community Campaign goal to cover expenses, shortfalls in other segments, etc.