

Waste, Fraud and Abuse in the Massachusetts Public Library Construction Program-Supported Jones Library Renovation-expansion Project

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Introduction

The project to partially demolish, renovate and expand the Jones Library in Amherst, Massachusetts is estimated to cost \$46.1 million and has been made possible by \$15.6 million of state funding from the Massachusetts Board of Library Commissioners' (MBLC) grant program known as the Massachusetts Public Library Construction Program (MPLCP). The project has been marred by a decade-long pattern by project proponents of misrepresenting actual needs, suppressing information that exposes problems, skirting state public construction laws, ignoring state and federal protections of historical properties, evading environmental review requirements, marginalizing the voice of the public, conflict of interest and flawed grant administration.

The Amherst Historic Preservation Coalition is an ad hoc citizens group established out of concern with the project's adverse effects identified by the Massachusetts Historical Commission, to the Jones Library which is listed on the State and National Registers of Historic Places. We have become alarmed at a history of waste, fraud, abuse and mismanagement by proponents of the project and their government enablers. Members of the group have been closely observing the Jones Library project since its conception in 2012. We draw on that experience and hundreds of hours of attending meetings and examining public records to produce the following report. We focus on the role of the Massachusetts Board of Library Commissioners in willfully aiding the Jones Library renovation-expansion to persist through a myriad of problems and inefficiencies.

We bring the list below to the attention of the Office of the Inspector General, noting that the MBLC will be deciding on December 5 whether to allow a second extension of the deadline to start construction while the Town of Amherst addresses long-ignored historic preservation and environmental reviews.

How the MBLC has Enabled Waste, Fraud, Abuse and Project Mismanagement

1. A direct personal invitation to the Jones Library to apply for a construction grant violated the fair and competitive awarding of state grants.

Library Director Sharon Sharry relates in the Jones Library grant application, "During my first week at The Jones, [MBLC] Commissioner Katherine Dibble stopped by to congratulate and welcome me to Amherst. Her next comment was, 'So when are you going to do something about this building?' I promised that, indeed, we would be first in line for a Planning and Design grant."

2. The MBLC's personal invitation to apply for a construction grant encouraged the Jones Library to request a larger than necessary grant award.

Despite the Jones Library being one of the twenty largest libraries in Massachusetts, the Jones

Library grant writers were emboldened to aim high. The Trustees fabricated a new Library Building Program and Long Range Plan to support the need for a 110,400 sq. ft. building to accommodate programming needs. Only two public libraries in the state exceeded this size at the time – Worcester and Boston.

The Library Feasibility Committee that set the scope of the grant application included professional fundraisers from Financial Development Agency who would be paid regardless of whether the project advanced to completion or not. As of September 1, 2024 the Jones Library Capital Campaign had paid \$420,639 in “fundraising personnel expenses” related to the building project.

Public records show that Financial Development Agency received contracts from the Jones Library worth \$137,950 between 2014 - 2017 without going through a competitive bid process.

Location	Municipality	Library Population Groupings	Main library facility gross square feet	Year current main library built	Recent renovation year
Boston Public Library	Boston	100,000+	970,000	1895	2004
Worcester Public Library	Worcester	100,000+	153,000	1964	2001
Cambridge Public Library	Cambridge	100,000+	104,000	1889	2009
Newton Free Library	Newton	50,000-99,999	91,000	1991	2002
Thomas Crane Public Library	Quincy	50,000-99,999	78,000	1882	2000
Springfield City Library	Springfield	100,000+	69,622	1912	2003
Brookline Public Library	Brookline	50,000-99,999	67,300	1909	2003
Morse Institute Library	Natick	25,000-49,999	66,000	1873	1997
Cary Memorial Library	Lexington	25,000-49,999	62,000	1906	2004
Wellesley Free Library	Wellesley	25,000-49,999	56,056	2002	2002
Memorial Hall Library	Andover	25,000-49,999	55,000	1873	2013
Beverly Public Library	Beverly	25,000-49,999	54,000	1913	1993
Berkshire Athenaeum	Pittsfield	25,000-49,999	53,000	1974	2007
Framingham Public Library	Framingham	50,000-99,999	53,000	1979	
Plymouth Public Library	Plymouth	50,000-99,999	52,000	1991	0
Robbins Library	Arlington	25,000-49,999	51,000	1892	1994
Hingham Public Library	Hingham	15,000-24,999	50,393	1965	2001
Lawrence Public Library	Lawrence	50,000-99,999	50,238	1973	2005
Jones Library	Amherst	25,000-49,999	50,000	1928	1993
Concord Free Public Library	Concord	15,000-24,999	48,100	1873	2005

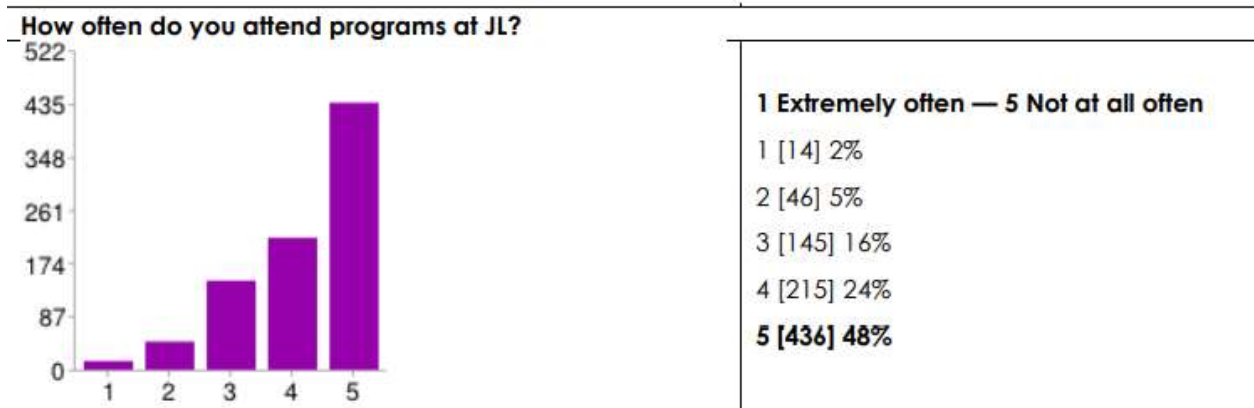
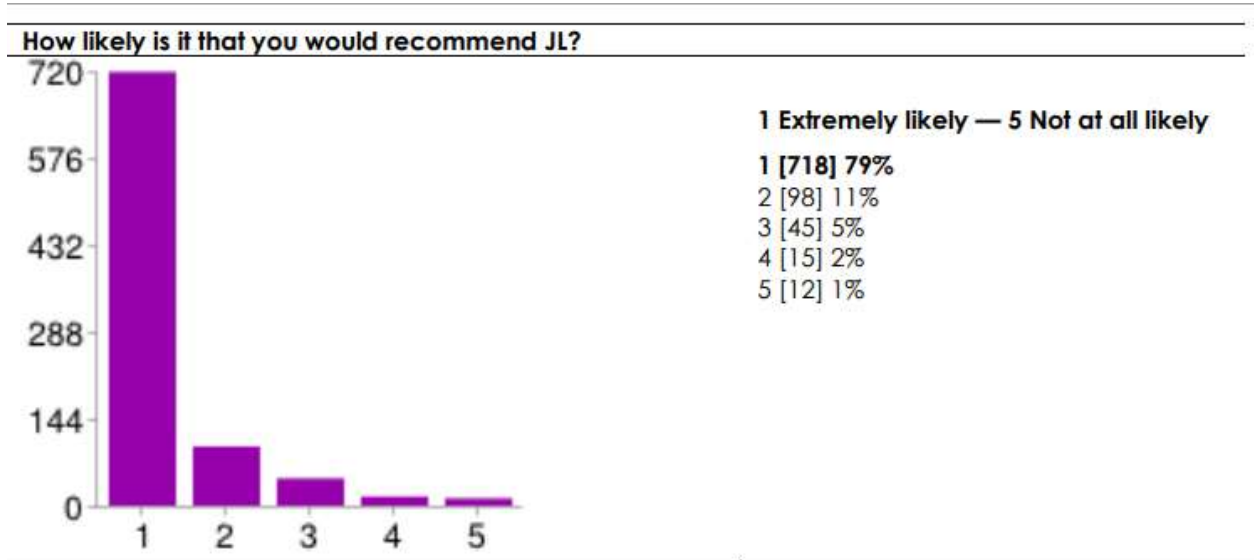
Despite being the 19th largest public library in Massachusetts in 2014, the Jones Library was invited to expand. Source: MBLC.

3. MBLC representatives arbitrarily characterized the Jones Library as "dysfunctional" despite a large majority of 2015 survey respondents expressing satisfaction with the library.

John Kuhn, member of the Library Feasibility Committee and principal of an architecture firm hired to do work for the project, reported that “In 2012, a specialist from the Massachusetts Board of Library Commissioners (MBLC) stated that the Jones was 'one of the most

dysfunctional libraries in the Commonwealth.”

Yet 79% of 2015 survey respondents said that they were extremely likely to recommend the Jones Library. Books were considered the most important attraction, while 48% reported using library programs "not at all often."



Was a \$46.1 million renovation-expansion needed? Respondents to a 2015 patron reported being highly satisfied with the Jones Library, although programming was not an important attraction. Source: joneslibrary.org

4. The MBLC failed to verify inaccurate claims made in the Jones Library construction grant application.

In 2014 when the Jones Library Feasibility Committee developed a plan to seek a construction grant from the Massachusetts Board of Library Commissioners (MBLC), the Jones Library was the 19th largest public library in Massachusetts according to MBLC Main Library Facilities data. At 39,378, Amherst currently has the 39th largest library population in the state. When the

Town's estimated 23,000 undergraduate students with academic libraries of their own are excluded, Amherst has the 119th largest population in Massachusetts.

The grant applicants grossly exaggerated the library's true space needs. The initial MBLC grant proposal called for enlarging the building to 110,400 sq. ft. which would have created the third largest public library in Massachusetts, primarily at taxpayer expense. The grant applicants subsequently reduced their expansion goal to 63,000 sq. ft. which in 2014 would make it the ninth largest public library in the state.

The UMass Donohue Institute projects the Amherst population declining to 36,056 by 2040.

MBLC statistics show that the number of annual visitors to the Jones Library has fallen from 318,868 in 2014 to 142,675 in 2023 – further evidence that expansion is unnecessary.

The Jones Library grant application misrepresented the utilization of its Special Collections which was a primary driver for expansion. The MBLC application reported annual Special Collections activity at 4000 users while a subsequent application for Community Preservation Act (CPA) funds reported annual Special Collections activity at 600 users. Special Collections expansion and improvements represent 10.08% of the total project with an estimated cost of \$4.5 million.

The Jones Library grant writers also understated the historical significance of the building in failing to acknowledge the library's listing on the State and National Registers of Historic Places.

Municipality: Amherst

Library: The Jones Library, Inc.

8. *The existing building to be renovated is:*

- On the National Register of Historic Places
- On the Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets
- In an historic district

The Jones Library failed to indicate on its MBLC grant application that the library is a contributing structure to the Amherst Center Business District which is listed on the State and National Registers of Historic Places. The project failed to initiate a Section 106 historic preservation review until after a second round of construction bidding had begun. Source: joneslibrary.org

Underscoring how the Jones Library inflated its true needs in the MBLC grant application, Board of Trustees President Austin Sarat is quoted in the minutes of the November 24, 2014 meeting of the Library Feasibility Committee as saying, "We have a problem because many people say, 'What's wrong with the Library?' ... We won't talk about it, but parking is a big problem."

The Jones Library applied for a large construction grant despite there being no on-site patron parking. MBLC Main Library Facility statistics for 2023 show that the Jones Library is the third largest library in Massachusetts with no patron parking. The building project includes no additional parking.

5. Despite inaccuracies in the grant application, the MBLC awarded the Jones Library a \$13.8 million grant – the largest of the 2016-17 Massachusetts Public Library Construction Program (MPLCP) grant round and possibly the largest in program history. This grant was later augmented by a \$1.7 million Pandemic Escalation increase.
6. The MBLC disbursed \$2.7 million in grant money without submitting to state mandated historic preservation and environmental reviews.

The Town of Amherst was notified in 2016 by the Massachusetts Historical Commission (MHC) of the need to comply with Section 106 of the National Historic Preservation Act. The MHC Review and Compliance website describes the MHC role in reviewing projects requiring state funding.

MPLCP regulations (605 CMR 6.05) require grant recipients to comply with 950 CMR 71.00: *Protection of Properties Included in the State Register of Historical Places* which in Section .07 requires

Prior to any state body undertaking a project, or any state body funding or licensing, in whole or in part, a private project, the state body must notify the MHC of the project, unless the project clearly does not have an area of potential impact due to its nature. Furthermore, the notice should be given to the MHC as early as possible in the planning process of a project, and must be given before a state body takes action or makes a decision which forecloses alternatives that could eliminate, minimize, or mitigate adverse effects, or limits the MHC's ability to comment or consult.

Records show that the MBLC did not notify the MHC of the Jones Library project and the Town of Amherst did not complete the requested Project Notification Form until February 2024, after the project had gone out to bid for the first time.

In a November 20, 2024 Zoom teleconference, the MBLC Building Specialist assigned to the Jones Library project, Andrea Bono-Bunker, defended the MBLC's release of a \$2.7 million grant disbursement before initiation of historic preservation and environmental reviews by claiming that Massachusetts Review and Compliance laws are not as rigid as those of the federal government's Section 106 requirements.

Ironically the Town of Amherst used much of the MBLC disbursement to pay invoices related to "value engineering" changes which eliminated historic preservation and sustainability measures such as substituting asphalt shingles for slate (later backed off) and eliminating

low embodied carbon cross-laminated timber construction. These changes had the result of diminishing the value of the project to Massachusetts and the Town of Amherst.

The release of MPLCP grant funds before the project design had been finalized has had the effect of pushing the troubled project forward despite budget overruns and decreasing value. The Town of Amherst is obligated to pay the \$2.7 million grant installment back if the project is halted. To avoid this, it continues throwing good money after bad. And because the returned money would go into the Commonwealth's General Fund and not to the MPLCP, the MBLC is biased toward completing the project regardless of continuing delays and waste.

7. Despite public comments objecting to serious historic preservation and environmental adverse effects, in June 2024 the MBLC ignored the terms of *605 CMR 6.02 Construction Start Date* and extended its regulatory deadline to begin project construction by six months, to December 31, 2024, arguing that programmatic elements were the top priority.

Extensions result in increased cost by ignoring regular monthly project cost escalation. Inconsistent deadline enforcement by the MBLC is also unfair to construction grant recipients that take pains to comply with the regulatory deadline.

The MBLC is scheduled to consider a second 90-day extension for the Jones Library project on December 5, 2024.

Amherst Town Manager Paul Bockelman and Jones Library Board of Trustees President Austin Sarat have requested the extension to allow completion of a long overdue Section 106 review.

In fact, the Town of Amherst ignored the requirement to conduct state and federal reviews before going out for a construction bid the first time in January 2024. It was only after a public record request disclosed Massachusetts Historical Commission findings of adverse effects and a private citizen received clarification of the requirement from NEH Federal Preservation Officer Ann Piesen that the Town admitted that state and federal grants hinge on completing these reviews.

The MBLC shares responsibility for the current delay for which the Jones Library seeks an extension by failing to enforce the eligibility requirement described in 605 CMR 6.05(2)(d)(21)

that the Applicant will comply with M.G.L. c. 9, §§ 26 and 27C and 950 CMR 71.00: Protection of Properties Included in the State Register of Historical Places and any additional Massachusetts Historical Commission legal and regulatory requirements, including that which affords the Massachusetts Historical Commission the opportunity to review and comment as early as possible in the planning stages of the project;

State Historic Preservation Officer Brona Simon has reported in a November 1, 2024 letter to acting OPM Robert Peirent that the Massachusetts Historical Commission “was never notified of the time or place of the [Section 106] Consulting Parties meeting and therefore could not attend.” This oversight has likely caused even more unnecessary delay.

8. The Jones Library grant supports complete demolition of a 30-year-old accessible addition built with funding from a 1990 MBLC construction grant. Built at a cost of \$4.8 million, the still much used addition’s demolition is wasteful and environmentally unsound.



The functional and much-used 1993 addition, built with an MBLC construction grant, is slated for demolition. Prior Trustees had chosen to incorporate the historic Whipple fanlight window in its design. Source: amherstma.gov

9. Emphasis on building bigger libraries without data-driven justification encourages wasteful construction and possible destruction of historic resources.

The MBLC has consistently rewarded with grants libraries proposing expansion and increased community space. The large Jones Library grant was awarded in disregard of falling attendance, widely expressed user satisfaction with the existing library, an already larger than average building, and the recent reduction of more than 50,000 print holdings as

digital acquisitions replaced the need for bookshelf space.

The Commonwealth would benefit from more stringent review by the MBLC of grant proposals and better project oversight.

10. Excessive authority is concentrated in a single MBLC Library Building Specialist assigned to a project.

At Jones Library Building Committee meetings the project architects have reported design changes demanded by the Library Building Specialist that have resulted in increased project cost and adverse effects to the character of the historic landmark. Meeting minutes discuss upward pressure on the project budget due to Building Specialist requirements.

E.g. at the August 23, 2022, meeting of the Library Building Committee, Capital Campaign Co-chair Kent Faerber is reported to have raised, “the move by several libraries in Western MA to the MBLC to change the stipulations for footprints and standards for renovations of historic libraries so that projects can come in at budgeted prices.”

11. The MBLC demanded design elements that violate the Secretary of the Interior’s Standards for the Treatment of Historic Properties.

In a letter dated January 24, 2024, MBLC Library Building Specialist Andrea Bono-Bunker demanded the demolition of interior walls of the original historic building, destroying irreplaceable Philippine Mahogany millwork and resulting in adverse effects which contributed to Amherst’s failure to qualify for an anticipated \$1.8 million in Massachusetts Historic Rehabilitation Tax Credits. This loss must be borne by the Town and Library and intensified the need for subsequent elimination of originally promised design features to reduce costs.

Library design standards are largely subjective and do not overrule the Secretary’s Standards that are tied to the federal National Historic Preservation Act.



Plans to discard 20% of the library's original Philippine mahogany millwork, irreplaceable today, violates the Secretary of the Interior's Standards for the Treatment of Historic Properties. Source: amherstma.gov

12. Failure by the MBLC to document key design stipulations.

The MBLC has rejected a public record request for minutes, recordings, emails or notes from several meetings between MBLC Building Specialist, Project Architects and Library Director, Sharon Sharry where project designs were reviewed.

Library Building Specialist Bono-Bunker stated at a November 20 Zoom teleconference that no written records exist and that the project architects jotted down MBLC specifications and advice. Such casual recordkeeping falls far short of what should be expected in the administration of a \$15.6 million state grant.

13. Lax MBLC oversight has allowed Amherst to commit multiple instances of project mismanagement and noncompliance with construction bid laws and best practices.

While the MBLC website references the Office of the Inspector General's *Designing and Constructing Public Facilities* and offers helpful advice on managing a library construction project, there is little evidence that the MBLC has monitored project management of the Jones Library renovation-expansion. Among the problems that have plagued the Amherst project are:

- A \$9.8 million overrun of the original estimated project cost of \$36.3 million.
- An unfulfilled commitment by the Jones Library Capital Campaign to raise \$11.5 million and a signed agreement to deposit with the Town Treasurer all donations as they are received. To date, after three years of fundraising the Capital Campaign has only remitted \$1,650,000 to the Town,



THE JONES LIBRARY CAPITAL CAMPAIGN

Project Funding Sources

Commitments as of November 1, 2024

Source	Committed
Town of Amherst Local Share	\$15,751,810
Amherst Community Preservation Act Grant*	\$1,000,000
MA Board of Library Commissioners (MBLC) Grant	\$13,871,314
MBLC Pandemic Escalation Increase*	\$1,694,158
Additional Federal and State Grants	
FY23 HUD Economic Development Initiative Grant*	\$1,110,661
National Endowment for the Humanities Grant*	\$1,000,000
FY22 Massachusetts Cultural Facilities Fund Grant*	\$200,000
FY23 Massachusetts Office Travel & Tourism Grant*	\$50,000
Additional Funding Sources	
Community Campaign*	\$4,341,454
Foundation & Corporate Funding*	\$406,500
Total Secured for Project Costs as of November 1, 2024	\$39,425,897
Total Approved Project Cost	\$46,139,800
Percent Secured for Project Costs as of November 1, 2024	85%

* Indicates funding secured through the Jones Library Capital Campaign

Out of \$11.5 million to be fundraised for the library project from "additional funding sources," only \$1.65 million has been remitted to the Town of Amherst to date. Source: joneslibrary.org

- A failed invitation of construction bids. In January 2024 Amherst put the library construction project out to bid and received only one general contractor bid from Fontaine Brothers that was \$7.2 million over the estimated construction cost.
- Undisclosed communications with bidders about how to make project more attractive and go out for rebid

At the May 7, 2024 Jones Library Building Committee meeting, Town Manager Paul Bockelman described the option that was ultimately pursued – to use “information that

we gather from bidders who bid and bidders who did not bid” and “ascertain from the bidders why it was higher [and] are there changes that can be made to the design or the requests in the bid to make adjustments and then rebid.” Committee Chair and Library Trustee President Austin Sarat explained that the Committee had expected five competitive bids, and that competition should bring the cost down.

Subsequently Bockelman and Sarat voted to accept deep value reductions that included replacing the historic slate roof with asphalt shingles, discarding all original Philippine mahogany millwork, and eliminating cross-laminated timber construction.

At a cost of about \$550,700 the Town rebid the project on September 25, 2024, with bids closing on October 31, 2024. Two general contractors submitted bids with Fontaine Brothers' bid being lowest and \$7 million lower than its previous bid. One other bid from J&J Contractors that was \$3.1 million higher was received.

The Fontaine Brothers bid came in \$231,000 below what the Town had projected as the construction cost. At the September 19, 2024 Jones Library Building Committee meeting, Chair Austin Sarat indicated that change orders might be needed and described these as a mechanism that is “well known and not infrequently used.”

The Office of the Inspector General has written, “The OIG believes that significant design alteration should not be left until the bid process or beyond. Such changes are not always avoidable, but they should be the exception not common practice.”

Whether the Town spoke in an equivalent manner to the five pre-qualified bidders and acted in compliance with bidding laws warrants investigation.

- Drastic cost cuts. Excessive redesign was conducted in summer of 2024 to try to bring project cost down and go out for a rebid. This exercise reduced the value of the project to the state and town by more than \$2 million. This redesign included no attempt to avoid, minimize, or mitigate the violations of the Secretary's Standards of which the MHC had notified Library Director Sharon Sharry.
- Project leaders referred to this cost reduction as “value engineering,” but the OIG’s *Designing and Constructing Public Facilities* describes value engineering as occurring during the planning phase of a project and not after a failed bid on the original design.
- Dismissal of the original OPM, Colliers Project Leaders, after the failed construction bid, and assignment of the Town of Amherst Special Capital Projects Coordinator, Robert Peirent, to serve as OPM.
- Announcement at the November 19, 2024 Jones Library Building Committee meeting that Robert Peirent would be replaced as OPM.
- Commitment of more than 6% (\$550,700) of the Jones Library endowment in June 2024 to fund the design of cost-reducing feature alterations and removals.

- Reported discussion with potential bidders to learn how to reduce construction costs and increase contractor interest before going out for rebid.
- Against Dept. Of Housing and Urban Development advice, failure to include in rebid construction documents that the project had not completed Section 106 and environmental reviews, and that the signing of a construction contract could be delayed.
- Announcement on page 28 of the 3706-page construction documents project manual that

The award of Contract to the lowest responsible and eligible Bidder will be made within sixty (60) days, Saturdays, Sundays and legal holidays excluded, after the opening of General Bids.

MGL 149 Section 44A specifies a time limit of thirty business days to award a construction contract after bids have been opened.

- Non-compliance with competitive bid laws in seeking to lease library temporary space.

On August 17, 2024, Amherst went out to bid to lease temporary space to host the library during construction and received no bidders. OPM Robert Peirent reported at the November 19, 2024, Jones Library Building Committee meeting that the Town was continuing to seek temporary space and that “we’re still in discussions with a couple of different parties at this point.” These discussions would appear to violate a fair and competitive public bidding process.

14. The MBLC engages in inappropriate political advocacy that has been disruptive to municipal capital planning and has interfered with the local democratic process.

The MPLCP website contains a section on “Get the vote out” which includes guides on how to advocate for Proposition 2 ½ overrides. MBLC Building Specialists Lauren Stara and Andrea Bono-Bunker have hosted a podcast episode called *Advocacy Stories: Opponents* that advises library project supporters on overcoming community opposition and “getting ahead of the naysayers.”

Lynnfield Public Library Board of Trustees meeting minutes report Bono-Bunker making a presentation to the Trustees on “tips and tricks for getting a positive vote at Town Meeting.”

It need not be pointed out that voting down funding for a capital project that is unaffordable or unnecessary can be the responsible decision. Library project advocacy amplified by the MBLC, which sometimes acts like a state-sponsored lobbying organization, can have dire consequences at the local level.

In Amherst, which is also in the early stages of building a new elementary school, the need to plan for funding the Jones Library construction project is hurting traditional budget priorities such as public education, public safety and public works.

For example, in FY2025 the regional school district has projected needing to eliminate 25 educator positions to meet the Town Manager's budget guidelines, with the loss of 10 more educators from the elementary school district forecast. At the same time, should the MBLC extend its construction start deadline and the project complete overdue historic preservation and environmental reviews, the Town of Amherst must commit to spending more than \$1 million per year in debt service for 20 years to support the Jones Library project.

MBLC grant funding can also result in a public library which has historically been sustained by private donations, shifting to state and local tax support to meet the municipal share of a grant-funded construction project.

This scenario has played out in Amherst where town money needed to pay for the 15,000 sq. ft. 1993 library addition was limited to \$1 million, while the MBLC and Library covered the remaining \$4 million. Amherst's share of the proposed \$46.1 million Jones Library project will be at least \$15.8 million if fundraising meets targets.

15. Amherst is not alone in wasting significant time and money in pursuit of large MBLC grants of dubious justification. 11 out of 33 communities winning MPLCP grants in the 2016-2017 grant round have withdrawn from the program.

Conclusion

Recent passage of the Massachusetts Economic Development Bonding Bill that provides \$150 million to fund library construction will perpetuate inefficiencies and waste in the Massachusetts Public Library Construction Program unless oversight over the program is improved, regulations enforced, and past deadline and over-budget projects from the 2016-2017 grant round are terminated.

A serious examination of whether the program is truly meeting municipalities' needs and priorities is also called for. MBLC construction grants should consider possible harm to historic properties in the earliest stages of design and make a responsible effort to avoid adverse effects. More rigorous cost-benefit analysis of library construction grant awards that considers impacts beyond the potentially narrow goals of the Library Commissioners should be implemented.

The examples of non-compliance, financial mismanagement and conflict of interest documented in this report warrant further investigation by the Office of the Inspector General.

Information Sources

1. *Jones Library 2016-17 MBLC Construction Grant Application* - <https://www.joneslibrary.org/DocumentCenter/View/1960/Jones-Library-2016-2017-MBLC-Construction-Grant-Round-Application-January-26-2017-PDF?bidId=>
2. *Ibid.*
Jones Library Long Range Plan June 4, 2015 - <https://joneslibrary.org/DocumentCenter/View/491/Long-Range-Plan-for-the-Amherst-Town-Libraries-FY2017---FY2021-June-4-2015-PDF>
Jones Library Building Program July 2, 2015 - <https://www.joneslibrary.org/DocumentCenter/View/523/Jones-Library-Building-Program-July-2-2015-PDF>
Financial Development Agency Contracts with Jones Library - <https://1drv.ms/b/c/27be862e5e454acb/EcZMy-0hQFhCtrUNaCNrTxEBSVbSS7LivHaw-DlrfNXlhQ?e=2rsq3q>
3. *Letter from John Kuhn* - <https://web.archive.org/web/20211021155238/https://www.amherstbulletin.com/Letter-John-Kuhn-43010353>
Jones Library 2015 Patron Survey Summary of Responses - <https://www.joneslibrary.org/DocumentCenter/View/1221/Survey-Results-Summary-PDF>
4. See *Jones Library 2016-17 MBLC Construction Grant Application*.
MBLC Library Statistics - <https://mblc.state.ma.us/programs-and-support/library-statistics/>
Jones Library Community Preservation Act Grant Application - <https://www.joneslibrary.org/DocumentCenter/View/6171/Revised-Jones-Library-Community-Preservation-Act-CPA-Grant-Application-Packet-August-25-2020-PDF>
Jones Library Feasibility Committee meeting minutes, November 24, 2014 - <https://www.joneslibrary.org/AgendaCenter/ViewFile/Minutes/11242014-124>
5. *MBLC 2016-2017 Construction Grants* - <https://mblc.state.ma.us/programs-and-support/construction/2017-grants.php>
6. *Letter from Massachusetts Historical Commission to Sarah McKee and Paul Bockelman* - <https://onedrive.live.com/?cid=27BE862E5E454ACB&id=27BE862E5E454ACB%216826&parId=27BE862E5E454ACB%216867&o=OneUp>
Massachusetts Historical Commission Review and Compliance - <https://www.sec.state.ma.us/divisions/mhc/technical/review-compliance.htm>
605 CMR Library Improvement Program - <https://mblc.state.ma.us/programs-and-support/construction/files/605cmr6.pdf>
950 CMR 71.00: Protection of properties included in the State Register of Historic Places - <https://www.mass.gov/regulations/950-CMR-7100-protection-of-properties-included-in-the-state-register-of-historic-places>

Project Notification Form | February 7, 2024 -

<https://www.amherstma.gov/DocumentCenter/View/74771/Jones-Library-Project-Notification>

7. *Amherst Request to MBLC to Extend Deadline for Starting Construction, June 6, 2024 -*

<https://amherstma.gov/DocumentCenter/View/73031/7a-Agenda-9-MPLCP?bidId=>

Minutes of MBLC meeting of June 6, 2024, where Jones Library construction start deadline extension was approved -

https://docs.google.com/viewer?url=https%3A%2F%2Fmblc.state.ma.us%2Fabout-us%2Fcommissioners%2Fminutes%2Ffiles%2F2024%2FFY2024_June_6_Board_Minutes.docx

Amherst Request to MBLC to Extend Deadline for Starting Construction, November 15, 2024

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<https://onedrive.live.com/?cid=27BE862E5E454ACB&id=27BE862E5E454ACB%21sbc44fc74eb424542816cdcda81c27298&parId=27BE862E5E454ACB%21sbf3ff3db37174b5ea4f6077a20083de0&o=OneUp>

Letter from Brona Simon discussing adverse effects and Section 106 process -

<https://1drv.ms/b/c/27be862e5e454acb/EctKRV4uhr4ggCemGgAAAAABkZKFTfprsLQ2yGhz2NhkXQ?e=R7AVf6>

HUD letter to Jones Library representatives describing Section 106 requirement, May 22, 2024 -

<https://1drv.ms/b/c/27be862e5e454acb/EctKRV4uhr4ggCfXGgAAAAABoYKIB27TGfkBuyUWnwP1NQ?e=uMA7FW>

Massachusetts Historical Commission Review and Compliance -

<https://www.sec.state.ma.us/divisions/mhc/technical/review-compliance.htm>

605 CMR Library Improvement Program - <https://mblc.state.ma.us/programs-and-support/construction/files/605cmr6.pdf>

MHC Response to Adverse Effect Finding | Received November 6, 2024 -

https://www.amherstma.gov/DocumentCenter/View/75418/SHPO-Response-Letter_HUD-Pt-58-Amherst-Jones-Library-Modifications_021449

8. *Announcement of Site Plan Review of Removal and Replacement of 1993 Addition -*

<https://www.amherstma.gov/DocumentCenter/View/70056/Agenda-11-15-2023?bidId=>

9. *MBLC Library Statistics -* <https://mblc.state.ma.us/programs-and-support/library-statistics/>

10. *Jones Library Building Committee August 23, 2022 Draft Minutes -*

<https://www.amherstma.gov/DocumentCenter/View/63179/JLBC-08-23-2022-draft-minutes>

11. *Jones Library Historic Structures Report -* <https://www.amherstma.gov/3654/Jones-Library-Historic-Structures-Report>

MHC Letter Identifying Violation of Secretary's Standards -

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MBLC Letter Re Demolishing Interior Walls - [Bunker Letter re](#)

[HistoricTaxCredits_WallRemoval_01242024.pdf](#)

The Secretary of the Interior's Standards for the Treatment of Historic Properties -
<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

12. *MBLC Public Record Request Appeal* -

<https://1drv.ms/b/c/27be862e5e454acb/EfS8Bj34iyFHmyCP41YU7T8BIQiR76pZENnpT2lYIbBg5A?e=GHYafI>

13. *Designing and Constructing Public Facilities* - <https://www.mass.gov/doc/designing-and-constructing-public-facilities-manual/download>

Memorandum of Agreement between Jones Library, Inc. and the Town of Amherst -

[https://www.amherstma.gov/DocumentCenter/View/55367/KP-756838-v2-](https://www.amherstma.gov/DocumentCenter/View/55367/KP-756838-v2-AMHR_Library_MOA_Version_3-with-endowment-amount)

[AMHR_Library_MOA_Version_3-with-endowment-amount](#)

Jones Library Capital Campaign Report, September 1, 2024 -

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10, 2024 - <https://amherstma.gov/DocumentCenter/View/73190/8g-MOA-AMENDMENT-3-Approved-by-Trustees-6-10-24?bidId=>

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https://www.youtube.com/watch?v=r_T1nK-Ptc

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<https://www.youtube.com/watch?v=2fA5omeCQHw>

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<https://www.joneslibrary.org/DocumentCenter/View/8525/Value-Management-List---Prepared-by-Colliers-Project-Leaders-September-9-2022-PDF>

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https://www.joneslibrary.org/AgendaCenter/ViewFile/Agenda/_06042024-781

HUD Ruling on Potential Choice-limiting Action REDACTED -

<https://onedrive.live.com/?cid=27BE862E5E454ACB&id=27BE862E5E454ACB%21sb41ff84c59dc4189ae5f4c4e39d71885&parId=27BE862E5E454ACB%216867&o=OneUp>

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<https://www.youtube.com/watch?v=9zx7zl39E7U>

14. *Managing Your Construction Grant (2016-2017 Round): Get the Vote Out* -

<https://guides.mblc.state.ma.us/c.php?g=129823&p=5061048>

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<https://www.buzzsprout.com/995062/episodes/5998597-advocacy-stories-opponents>

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https://www.town.lynnfield.ma.us/sites/g/files/vyhlf3391/f/minutes/board_of_trustees_minutes_0.pdf

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- <https://www.amherstma.gov/DocumentCenter/View/70359/Memo-to--Town-Council---Revised-Cash-Flow-for-Jones-Renovation-and-Expansion-Project---November-27-2023>

New super pitches merging Amherst-Pelham Regional Schools in face of shortfall - <https://www.gazettenet.com/Consolidation-of-Amherst-regional-schools-floated-by-superintendent-as-cost-savings-measure-57243270>

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