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PROJECT UPDATE

JULY 1991

Number 10



At the end of the 1991 fiscal year, the Court Facilities Unit had a total of 40 active projects. The list includes 12 that are under study, 11 in design and 17 that are being bid or are under construction. The dollar value of these contract commitments totals approximately \$36.8 million.

Funding for new project starts in FY 1992 has not yet been determined. Therefore, dates reported in the **Project Update** for commencement of design and construction projects are tentative at this time and some delays are expected. The Unit is making every effort to move projects along.

Projected capital funding required for FY 1992 to carry forward scheduled work and to undertake new projects and repairs is \$20 million. The Unit is currently seeking commitments for land acquisition for a new Lawrence Court Complex, and for construction of fire protection improvements and exterior envelope repairs at the Suffolk County Courthouse.

Since April, renovations to staff areas of the Boston Juvenile Court at the Suffolk County Courthouse have been completed. Site work at Framingham District Court and asbestos removal projects at Dedham Probate Court and Waltham District Court have also been completed.

Listed below are all major projects currently underway by the Court Facilities Unit. The **Project Update** lists all repair and minor renovation projects at the end of the report.

BERKSHIRE COUNTY

Northern Berkshire District Court: The study for a new Northern Berkshire District Court will be complete in early fall. The proposed new facility will consolidate the court, which sits in the Adams Town Hall and the North Adams City Hall. A search for publicly owned land has been completed and a Request for Proposals for privately owned land will be issued in August.

BRISTOL COUNTY

Durfee School: Notter Finegold Architects began final design for renovation of the building for the Juvenile, Probate, and Housing Courts in May, 1991. Design is scheduled for completion in early 1992. The program calls for renovation of the 66,500 square foot building to house these functions at an estimated construction cost of \$7.5 million.



ESSEX COUNTY

Lawrence Superior Courthouse: Renovations are scheduled for completion in November, 1991. While the building is being renovated, the Superior and Probate Courts and Trial Court Law Library remain in operation in leased space at 78-82 Amesbury Street in Lawrence.

Lawrence Court Complex: The Designer Selection Board is currently evaluating firms for the award of final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Unit anticipates selection of a final designer by September. Evaluation of appraisals for privately owned sites are also underway, with negotiations for purchase to begin in August. The total project cost for the new building is estimated at \$17.3 million.

MIDDLESEX COUNTY

Third District Court, East Cambridge: Completion of major renovations is anticipated in late August. The project has been phased to allow three courtrooms to operate while construction is underway. The renovated court facility will provide a total of six jury equipped courtrooms.

PLYMOUTH COUNTY

Plymouth Court Facility: At the county's request, Pierce Lamb Architects is evaluating a second site for the new Plymouth District and Superior Courts, in addition to the originally proposed county owned site adjacent to the county jail. The architect will complete the study for the new 85,000 square foot courthouse pending evaluation of the sites.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Elevators - Construction is underway to automate the remaining manually operated cars in the old and new courthouse. The first phase of the work automated three cars in the new building and two cars in the old building. The second phase of the project, which is currently underway, automates the one remaining public car and the judges and detainees' cars in the new building and the two other cars in the old building. The automation of all elevators in the complex is scheduled for completion by September, 1991.
- Electrical Service - Sentry Utilities, Inc. began construction of the new primary electrical service in September, 1990. Latent conditions required replacement of the existing switchgear and the van room floor above the switchgear/transformer vault. The impact of this work on the scheduled completion date of February, 1992 is presently being reviewed.
- Electrical Distribution - The Designer Selection Board has ranked three firms for the final design of a new electrical distribution system for Suffolk County Courthouse. The start of final design is scheduled for October, 1991. Construction costs for the new system are estimated at \$7.7 million.
- Building Exterior - Dean, Tucker, Shaw Architects are in the final stage of design for exterior renovations to both court buildings. Construction documents are currently being refined, and will be ready for bid in September. Renovation work will include replacement of the brickwork on the exterior of the new building. Preliminary estimates of the construction cost for these improvements are \$7.3 million.



- Fire Protection - R.G. Vanderweil Engineers, Inc. has completed final design work. The estimated construction cost of these improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, is \$9.2 million.
- Heating Systems - D.C.P.O. has selected C.A. Crowley, a mechanical/electrical engineering firm, to design renovations and controls for the heating system. The design phase, scheduled to begin in September, is expected to last six months.
- Program and Building Evaluation Study/Masterplan - The analysis of the future space needs of each court function will be completed by August. Alternatives for renovating and expanding the complex will be prepared in September. The Masterplan, which is scheduled for completion in October, will establish a framework for renovating the existing Suffolk County Courthouse and for building a new court facility in downtown Boston.

The Suffolk County Courthouse Policy Review Group, established by the Trial Court to provide guidance on building-wide policy issues and evaluate build-out alternatives, has been meeting monthly since April. The group is chaired by Supreme Court Justice Neil Lynch. Members include retired Land Court Administrative Justice William Randall, Appeals Court Justice Rudolph Kass, Edgar Bellfontaine, Michael Edgerton, Stephen Carroll, and John Stainton. D.C.P.O. will continue to meet with each court user throughout the masterplanning process.

Suffolk County District Courts: Major study and design projects include:

- Brighton District Court: The Designer Selection Board has ranked three firms for the final design of the renovation and expansion of the courthouse. However, due to budget uncertainties, appointment and contracting with a firm and the start of final design has been delayed. The total project cost for design and construction is estimated at \$4.6 million.
- Consolidated Chelsea/East Boston District Court: Ondras Associates has completed the study for a new consolidated courthouse. The program calls for seven courtrooms, in a 50,000-square foot building. The preliminary estimated construction cost for the new court facility is \$6.7 million. A Request for Proposals for privately owned land has been advertised, with an August 23, 1991 deadline for submittals.
- Dorchester District Court: The firm of Graham/Meus is currently studying the renovation and expansion of the court. The main court building, which is 19,500 square feet and has three courtrooms, does not adequately serve case load and staff needs. For 15 years, the Court utilized on-site trailers for offices and hearing rooms, and currently leases 21,000 square feet of space at 450 Washington Street to accommodate court operations. The study is scheduled for completion in August, 1991.
- Roxbury District Court: The architectural firm of Stull and Lee, Inc. has been appointed final designer for renovation and expansion of the court. Design is expected to begin in August and last approximately 10 months. Total project cost for design and construction is currently estimated at \$5 million.
- South Boston District Court: Graham/Meus is progressing with the study to identify a space program for renovations to this court. The building includes a vacant third floor and vacant ground level space which will be evaluated for potential Trial Court use. The study will be completed in September, 1991.



- West Roxbury District Court: Elkus/Manfredi began design of the expansion and renovation of the court in May, 1991. The program calls for construction of an additional two courtrooms and expanded administrative space, as well as the total renovation of the existing building. The total cost of the project is estimated to be \$6.1 million. Design is scheduled to be completed in February, 1992.

WORCESTER COUNTY

Western Worcester District Court: Moore-Nolte Associates, Inc., is scheduled to complete design of the new building in August. Site acquisition is also scheduled for August.

Downtown Worcester Court Facility: Program requirements for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library are complete. D.C.P.O. has developed a phasing plan for meeting the court needs in the expanded complex, which will be reviewed with the County Commissioners. The County Commissioners are considering the possible transfer of the existing court buildings to the Commonwealth so that the renovations to the existing buildings can proceed, as well as the construction of additional space.

COUNTY-OWNED COURT REPAIRS

Design is nearly complete for the following priority repair projects:

- Holding cell and security improvements at the Lynn and Taunton District Courts, and at courthouses in Northampton, Pittsfield, and Greenfield.
- Heating and ventilation at Dedham Probate and Family Court

Construction cannot proceed until an amendment to Chapter 203, which would create a \$2 million pool for emergency and security repairs at county owned courts, is passed by the Legislature. (See Court Repair Projects, page 6.)

The Division of Capital Planning and Operations Court Facilities Unit was established in the Fall of 1988 following passage of Chapter 203, *An Act Providing for the Improvement of the Courthouses of the Commonwealth*. The Project Update is issued quarterly by the Court Facilities Unit, 100 Nashua Street, Boston MA 02114. Telephone 617-727-8085. John Stainton, Director.



Court Repair Projects

The Court Facilities Unit has 38 repair projects in various stages of study, design and construction that have a total cost of approximately \$6.5 million.

The following is a listing of repairs, organized alphabetically by building name.

| <i>Project</i> | <i>Current Phase</i> | <i>Construction Period*</i> |
|--|----------------------|-----------------------------|
| Ayer District Court: | | |
| • Roof Replacement | Design | Fall 1991 |
| • Office space improvements | Study/Design | Winter 1991 |
| • Asbestos removal | Construction | Summer 1991 |
| Brighton District Court: | | |
| • Asbestos removal | Construction | Winter 1991 |
| Charlestown District Court: | | |
| • Roof, Life Safety, Detention Upgrade | Design | Winter 1991/Spring 1992 |
| • Asbestos removal | Construction | Summer 1991 |
| Chelsea District Court: | | |
| • Roof, Life Safety, Detention Upgrade | Design | Winter 1991/Spring 1992 |
| • Asbestos removal | Construction | Fall 1991 |
| Concord District Court: | | |
| • Asbestos removal | Construction | Fall 1991 |
| Dorchester District Court: | | |
| • Life Safety | Design | Winter 1991 |
| • Asbestos removal | Construction | Fall 1991 |
| East Boston District Court: | | |
| • Life Safety | Design | Winter 1991 |
| • Asbestos removal | Construction | Fall 1991 |
| Framingham District Court: | | |
| • Asbestos removal | Construction | Fall 1991 |
| Lowell District Court: | | |
| • Electrical System | Construction | Summer 1991 |
| • Windows, Doors | Bid for Construction | Spring 1992 |
| • Asbestos removal | Construction | Fall 1991 |
| Malden District Court: | | |
| • Egress, Roof, Windows | Design | Spring 1992 |
| • Asbestos removal | Construction | Fall 1991 |
| Marlborough District Court: | | |
| • Windows, Roof | Bid for Construction | Spring 1992 |

*Due to fiscal uncertainties, projects may be delayed.

(Continued on next page)



Court Repair Projects

| <i>Project</i> | <i>Current Phase</i> | <i>Construction Period*</i> |
|-------------------------------------|----------------------|-----------------------------|
| Newton District Court: | | |
| • Roof replacement | Design | Spring 1992 |
| • Asbestos removal | Construction | Fall 1991 |
| Roxbury District Court: | | |
| • Electrical Room | Construction | Summer 1991 |
| Somerville District Court: | | |
| • HVAC Improvements | Construction | Fall 1991 |
| South Boston District Court: | | |
| • Life Safety | Design | Winter 1991 |
| • Windows | Bid for Construction | Fall 1991 |
| Suffolk County Courthouse: | | |
| • Appeals Court Renovation | Construction | Spring /Summer 1991 |
| • Juvenile Court Detention | Design | Winter 1991 |
| • Asbestos Removal: Heating Plant | Construction | Summer 1991 |
| • Heating Plant Improvements | On Hold | |
| Waltham District Court: | | |
| • Site Improvements | Bid for Construction | Spring 1992 |
| Woburn District Court: | | |
| • Asbestos removal | Construction | Fall 1991 |
| West Roxbury District Court: | | |
| • Asbestos removal | Construction | Fall 1991 |

County Owned Courts

| | | |
|---|--------|---------------------|
| Dedham Probate & Family Court | | |
| • Heating & Ventilating System | Design | Pending Legislation |
| Greenfield District & Superior Courts | | |
| • New Holding Cells | Design | Pending Legislation |
| Lynn District Court | | |
| • Renovate Holding Cells | Design | Pending Legislation |
| Northampton District & Superior Courts | | |
| • Renovate Holding Cells | Design | Pending Legislation |
| Pittsfield District & Superior Courts | | |
| • Renovate Holding Cells | Design | Pending Legislation |
| Taunton District Court | | |
| • New Holding Cells | Design | Pending Legislation |

*Due to fiscal uncertainties, projects may be delayed.



Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is \$14.3 million.

| <u>Project</u> | <u>Total Project Cost</u> |
|---|---------------------------|
| Brighton, Roxbury, West Roxbury District Courts • Exterior Repair and Renovations | \$742,300 |
| Brockton Superior Court • Renovate Detainee Area | \$186,500 |
| Dedham Superior Court • New Courtroom | \$213,000 |
| Durfee School, Fall River • Emergency Repairs to Roof • Roof Repairs | \$57,500 |
| Framingham District Court • Site Improvements | \$74,500 |
| Haverhill District Court • Renovate Detainee Area | \$145,300 |
| Lawrence District Court • Renovate Detainee Area | \$248,900 |
| Newburyport District Court • New Consolidated Newburyport/Amesbury Court | \$12,100,000 |
| South Boston District Court • Roof Replacement • Repairs to Exterior Facade | \$451,000 |
| Suffolk County Courthouse: Various Renovations • AC/DC Power Conversion • Fire Damaged Windows • Repairs at Stairway • Superior Court Detention Area • Juvenile Court/CHINs Office | \$390,500 |
| Asbestos Removal • Suffolk County Courthouse Elevator Shafts • Marlborough District Court • Somerville District Court • South Boston District Court • Waltham District Court • Dedham Probate Court | \$132,200 |
| Total | \$14,741,700 |



