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PROJECT UPDATE

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Since November, DCPO has selected final designers for a new Suffolk Court Facility at New Chardon Street in Boston, and for the Renovation and Expansion of the Worcester Courthouse. Selection of a final designer for the Renovation of the Existing Suffolk County Courthouse will be made in March.

Construction of the new Western Worcester District Court in East Brookfield and renovations of the Durfee School for Trial Court use will begin next month. A \$6.4 million exterior repair and renovation project was recently started at the Suffolk County Courthouse.

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

BRISTOL COUNTY

Fall River Trial Court (former Durfee School): General contractor bids for construction of the renovation were received on January 27, 1993. The low bidder, J.T. Callahan of Randolph will be awarded the construction contract for \$11,000,000. The 63,000 square foot renovated building will house Juvenile, Probate and Housing Court functions. Construction is scheduled to begin in March 1993 and last through September 1995.

Taunton District and Probate Courts: The architectural firm of DiNisco Kretsch and Associates currently has underway a study to determine the facility needs for each of these courts. The study is scheduled to be complete by May 1993. No money is currently budgeted for site acquisition, design or construction.

ESSEX COUNTY

Lawrence Court Complex: The firm of Leers, Weinzapfel Associates, Architects, Inc. has been selected to complete final design of a new District, Probate and Housing Court Facility, and a new Trial Court Law Library. The Redevelopment Agency of the City of Lawrence has agreed to designate an Authority-owned site known as the Jo-Gal site located near the Superior Court for the new courthouse. DCPO is currently negotiating a disposition of the property to the Commonwealth. The total project cost for the new building is estimated at \$19.5 million.

HAMPDEN COUNTY

Westfield District Court: The architectural firm of DiNisco Kretsch and Associates currently has underway a study to determine the long term facility needs for the Westfield Court. The study is scheduled to be complete by May 1993. No funds have been budgeted for site acquisition, design, or construction.



MIDDLESEX COUNTY

Newton District Court: The architectural firm of Drummey Rosane Anderson Inc. recently began the design for the comprehensive renovation of the building including building systems upgrades, exterior repairs, and life safety and access improvements to the court. The project will also include space reorganization to improve operational efficiency and circulation. Design is scheduled to last through August 1993. The total estimated project cost for renovation is \$2 million.

PLYMOUTH COUNTY

Plymouth Court Facility: The Plymouth County Commissioners have rescinded their order to convey a parcel for the courthouse on Obery Street to the Commonwealth. The project is on hold indefinitely until a site has been acquired.

SUFFOLK COUNTY

Suffolk County Courthouse: Major planning and construction projects include:

- Electrical Distribution - The firm of Johnson & Stover has nearly completed the design of a new electrical distribution system which, when completed, will provide electrical capacity for air-conditioning and computers, and upgrade the most poorly lit areas of the building. Design is scheduled for completion in April 1993. The estimated total project cost is \$2.8 million.
- Building Exterior - TLT Construction Corporation of Lynnfield, MA has recently begun the renovation of the court buildings' exteriors, which include replacement of the brickwork on the exterior of the new building and the repair and replacement of windows in the Old Courthouse. The project cost is \$6,357,700 and it is scheduled to continue until January 1995.
- Fire Protection - Life safety improvements, which include stair pressurization, egress modifications, sprinkler work, emergency lighting and fire alarms, are now underway in the Old Courthouse. TLT Construction Corporation began the phased construction in October. Currently, some offices are being reorganized to allow for stairwells to be constructed in the corners of the Old Courthouse near the highrise. Construction is scheduled to last for up to 30 months. The total project cost is \$7.7 million.
- Heating System - Two projects are underway to improve the heating system. C.A. Crowley has completed the design to replace and upgrade valves and controls in the heating distribution system so that the temperature throughout the building can be better regulated. General contractor bids will be received on April 7, with construction scheduled to begin this summer at an estimated total project cost of \$882,000. The second project, which is now under design, will replace the existing high pressure oil-fired boilers with more efficient low pressure gas-fired boilers. The estimated total project cost is \$1.5 million.
- New Court Facility at New Chardon Street - The firm of Kallman McKinnell & Wood has been selected to design the New Suffolk Court Facility at New Chardon Street. The building will provide between 380,000 and 422,000 square feet of space for the Boston Juvenile and Housing Courts, Suffolk Probate and Family Court, the state Land Court, and the Registry of Deeds. Design will begin in March and is scheduled to last 12 months. The total cost of the new building is estimated at \$72 million.



Renovation of Suffolk County Courthouse - The second phase of the Suffolk County Courthouse project is the \$68 million renovation of the existing Old and New Courthouses. The Designer Selection Board will short list architectural firms for design of the renovations on March 18. Final design is scheduled to begin in June.

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

- Brighton District Court: Olson Lewis Architects & Planners Inc. have begun design for the comprehensive renovation of the court to include replacement of deficient systems and correct code violations. Reorganization of the courthouse will improve public, staff, and detainee circulation. Excavation of a portion of the basement is also planned to provide needed additional probation space. Design is scheduled for completion in June 1993. The total project cost for design and construction is estimated at \$3.6 million.
- Chelsea District Court: At the direction of the Trial Court, DCPO will proceed with the design of a new District Court for Chelsea, rather than a consolidated East Boston/Chelsea Court. The firm of Schwartz/Silver Architects will design the building to include five courtrooms, jury facilities, drop-off child care, and on-site parking. A Request for Proposals for land to build the new court facility was issued in August 1992, and a Chelsea site is currently being analyzed and appraised for purchase by the Commonwealth. Design will last approximately 7 months. The total estimated project cost is \$8.6 million, excluding land costs, which have not yet been determined.
- Dorchester District Court: Goody, Clancy & Associates, Inc. has begun final design of the full renovation of the existing 19,525 square foot courthouse and construction of an addition. The expanded court will eliminate the need for leased overflow space and will provide jury sessions and drop-off child care. Design is scheduled for completion in December 1993. The total estimated project cost is \$11.5 million.
- Roxbury District Court: The firm of Stull and Lee, Inc. has nearly completed the final design of renovations and expansion to improve space utilization and address life safety and access code requirements. An addition of approximately 8,500 square feet is planned to improve circulation, public waiting areas and provide for jury facilities. Plans call for two of the six sessions to be jury-equipped. Final design will be completed in March 1993, and the project is scheduled to begin construction in the summer of 1993. The total estimated project cost for the renovation and expansion of the court is \$9.7 million.
- South Boston District Court: The design, to be completed by the architectural firm of Basnight, Buckingham & Partners, Inc., will renovate the court to eliminate security problems, crowded and inefficient staff areas, and will make better use of underutilized surplus space in the basement and on the third floor. Building systems will also be upgraded to meet code requirements and handicapped access deficiencies will be corrected. Final design began in November and will continue through July 1993. The estimated total project cost is \$3.9 million.
- West Roxbury District Court: Metric Corporation of Brookline, MA began construction on the expansion and renovation of the court in September 1992. Two separate additions have been planned that will more than double the size of the existing building. The expansion will allow for two additional jury equipped court rooms, expand administrative areas, and redesign and expand the detainee holding areas. The existing courtrooms will be retained and renovated in keeping with the historical qualities of these significant spaces. New heating and air condition systems, fire protection, electrical and plumbing systems will be installed and the court will be made fully accessible for the physically challenged. The court will remain in full operation during the renovation, which is scheduled to be completed in March 1994. The total project cost for the court's expansion and renovation is \$7.6 million.



WORCESTER COUNTY

Western Worcester District Court: R.W. Grainger & Sons of Shrewsbury has been awarded the construction contract for \$5,831,880, and will begin construction in March 1993. The new 40,000 square foot courthouse, which will replace leased space, will be located in East Brookfield. The new building will provide two jury equipped courtrooms and regional records storage space. Construction is scheduled to last through September 1994.

Downtown Worcester Court Facility: The firm of Shepley, Bulfinch, Richardson & Abbott Architects, Inc. has been selected to design the project. The first phase includes a new 74,000 square foot addition to the building to house the District, Probate and Family, and Housing Courts. The total program for the complex includes space for the District, Housing, Probate, Superior, and Juvenile Courts and Law Library. Design of Phase I Expansion is scheduled to be completed by December 1993. The total project cost for Phase I is \$20.7 million.

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, 1 Ashburton Place, Boston MA 02108. Telephone 617-727-8085, ext. 393. John Stainton, Director.



Court Repair Projects

In addition to the major renovations and new construction projects described above, the Court Facilities Unit has 49 repair projects in various stages of study, design and construction.

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:		
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
Cambridge Superior Courthouse		
• Statewide Data Center	Construction	Fall 1992-Spring 1993
Charlestown District Court:		
• Roof, Life Safety, Detention Upgrade	Construction	Fall 1992 -Spring 1993
Concord District Court:		
• Site Repairs	Design	Winter 1993-Spring 1994
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
Dorchester District Court:		
• Life Safety	Construction	Fall 1992 -Spring 1993
East Boston District Court:		
• Life Safety	Construction	Fall 1992 -Spring 1993
Framingham District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
• Jury Space Improvements	Construction	Summer 1993
• Oil Tank Removal	Design	Summer 1993-Summer 1994
• Systems Improvements	Study	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Study	Winter 1993-Spring 1994
Lowell District Court:		
• Windows, Doors	Construction	Summer 1992-Spring 1993
• Systems Improvements	Study	Spring/Summer 1994
• Handicapped Access/Holding Cells	Study	Spring/Summer 1994
Malden District Court:		
• Building Improvements	Design	Fall 1993-Spring 1994
Marlborough District Court:		
• Windows, Roof	Construction	Summer 1992-Spring 1993
• Systems Improvements	Design	Winter 1993-Spring 1994
• Handicapped Access/Holding Cells	Design	Winter 1993-Spring 1994
Newton District Court:		
• Roof Replacement	Construction	Spring/Summer 1993
Newburyport District Court:		
• Access Modifications	Construction	Fall 1992-Spring 1993
• Pumphouse Renovation	Construction	Fall/Winter 1992

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Court Repair Projects

<i>Project</i>	<i>Current Phase</i>	<i>Construction Period</i>
Somerville District Court:		
• Systems Improvements	Study	Winter 1993
• Handicapped Access/Holding Cells	Study	Winter 1993
South Boston District Court:		
• Life Safety	Construction	Spring 1993
• Windows	Construction	Winter 1992
Suffolk County Courthouse:		
• Juvenile Court Detention	Construction	Spring 1993
• Service Elevator	Design	Spring 1993
Waltham District Court:		
• Site Improvements	Construction	Summer 1992-Spring 1993
• Systems Improvements	Study	Fall/Winter 1993
• Handicapped Access/Holding Cells	Study	Fall/Winter 1993
Woburn District Court:		
• Systems Improvements	Study	Fall/Winter 1993
• Handicapped Access/Holding Cells	Study	Fall/Winter 1993

County Owned Courts

Dedham Probate & Family Court		
• Heating & Ventilating System	Ready to Bid	Pending Legislation
Greenfield District & Superior Courts		
• New Holding Cells	Ready to Bid	Pending Legislation
Lynn District Court		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Northampton District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Summer/Fall 1993
Northampton Hall of Records (Probate & Family Court)		
• Roof Replacement	Construction	Spring/Summer 1993
Pittsfield District & Superior Courts		
• Renovate Holding Cells	Ready to Bid	Pending Legislation
Taunton District Court		
• New Holding Cells	Ready to Bid	Pending Legislation



Completed Projects

The following projects have been completed since July, 1990. The total project cost of these improvements is \$29 million.

<u>Project</u>	<u>Total Project Cost</u>
Ayer District Court	\$151,490
• Emergency Roof Replacement	
• Office Space Improvements	
Brighton District Courts	\$227,000
• Exterior Repair and Renovations	
Brockton Superior Court	\$186,500
• Renovate Detainee Area	
Dedham Superior Court	\$213,000
• New Courtroom	
East Cambridge Trial Court	\$3,867,800
• Renovate Old Third District Court	
Framingham District Court	\$146,000
• Site Improvements	
• Emergency Gas Conversion	
Haverhill District Court	\$145,300
• Renovate Detainee Area	
Lawrence District Court	\$248,900
• Renovate Detainee Area	
Lawrence Superior Court	\$6,634,100
• Comprehensive Renovation	
Lowell District Court	\$89,000
• Electrical Upgrade	
Malden District Court	\$70,140
• Roof Replacement	
Newburyport District Court	\$12,100,000
• New Consolidated Newburyport/Amesbury Court	
Roxbury District Court	\$307,835
• Electrical Room Repairs	
• Exterior Repair and Renovations	
Somerville District Court	\$250,600
• HVAC Improvements	
South Boston District Court	\$451,000
• Roof Replacement	
• Repairs to Exterior Facade	
Suffolk County Courthouse: Various Renovations	\$6,175,535
• AC/DC Power Conversion	
• Fire Damaged Windows	
• Repairs at Stairway	
• Superior Court Detention Area	
• Juvenile Court/CHINs Office	
• Appeals Court Renovation	
• Elevators	
• Primary Electrical and Emergency Generator	



Completed Projects (continued)

West Roxbury District Court

- Exterior Repair and Renovations

\$274,950

Lighting Retrofits

\$11,495

- Marlborough District Court
- Waltham District Court
- Newton District Court
- Woburn District Court

Asbestos Removal

\$527,000

- Suffolk County Courthouse Elevator Shafts
- Marlborough District Court
- Somerville District Court
- South Boston District Court (Phase I & II)
- Waltham District Court
- Dedham Probate Court
- Ayer District Court
- Charlestown District Court
- Suffolk County Courthouse Heating Plant
- Suffolk County Courthouse Old & New Buildings
- Brighton District Court
- East Boston District Court
- Framingham District Court
- Lowell District Court
- SCCH Juvenile Detention
- Woburn District Court

TOTAL

\$29,039,110

