



COURTHOUSE CONSTRUCTION

Court Capital Projects Electronic Newsletter
Winter 2011



Massachusetts Trial Court - Chief Justice for Administration and Management Robert A. Mulligan

"Courthouse Construction" has been developed by the Capital Projects team of the Trial Court to provide regular updates on new construction, renovations, planning and development. Court Capital Projects partners with Commissioner David Perini and the Commonwealth's Division of Capital Asset Management to upgrade court infrastructure statewide.

Designing for Justice: Dignity, Community, Sustainability

The Academy of Architecture for Justice held its Seventh International Conference on Justice Design at the Seaport World Trade Center November 17-19, 2010. The Conference brought together justice facility leaders from the U.S., Canada, Mexico and abroad to discuss contemporary opportunities, advancements and challenges.

During the conference the National Center for State Courts displayed a Retrospective exhibit highlighting the last 10 years of achievements. Massachusetts courthouses received significant recognition in its latest publication *Retrospective of Courthouse Design 2001-2010*. This volume traces the continuing evolution of courthouse design over the last ten years, with emphasis on improvements in court floor layouts, collegial chambers, maximum access to natural light, renovation and rehabilitation and judicial imagery that affirms the public nature of justice.

The five Massachusetts projects that were recognized are:

The John Adams Courthouse, Boston

"The preservation of the building's façade and the painstaking restoration of the original detail are commendable."

The J. Michael Ruane Judicial Center, Salem

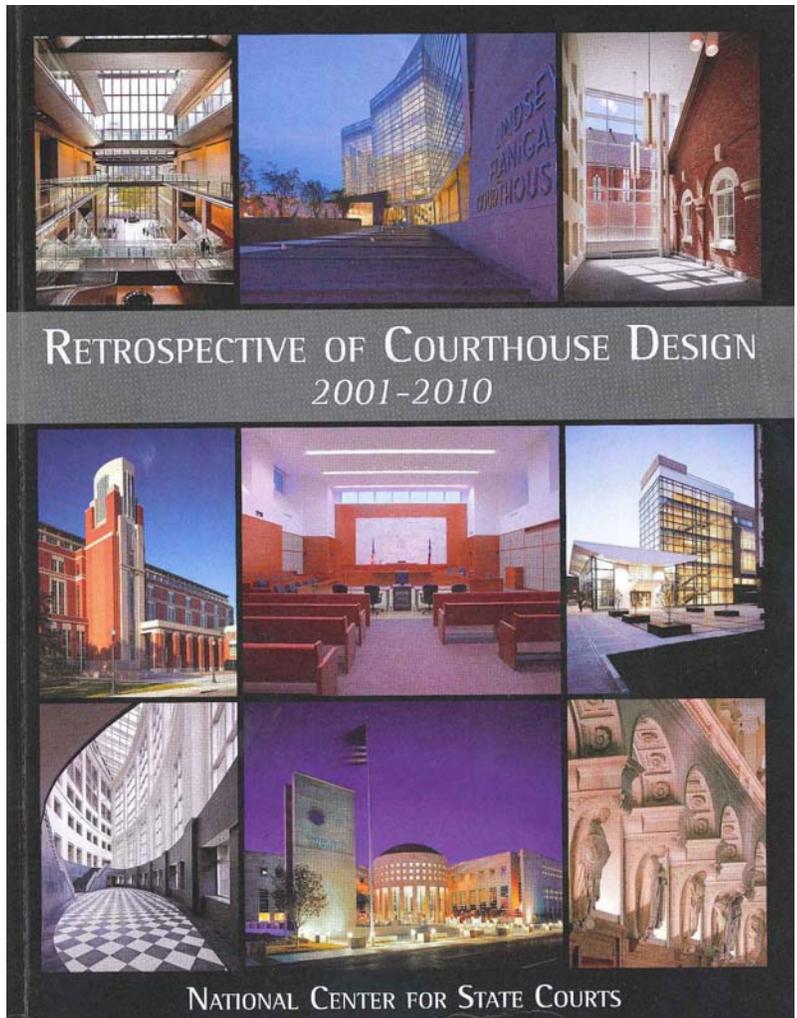
The Ruane Center was cited for its unique "...multi-story glass loggia that provides circulation and waiting areas while symbolizing the transparency of the modern judicial system."

The Plymouth Trial Court, Plymouth

The Plymouth Trial Court was notable for its "...many sustainable features including sophisticated digital controls for heating, ventilating and air conditioning allowing for optimal performance and energy savings."

The Taunton Trial Court, Taunton

This courthouse in the center of Taunton is designed to continue "...the spirit of vigor and robustness of the



Superior Court translated into new forms and materials."

The Worcester Trial Court, Worcester

This courthouse "...was the first comprehensive justice center in Massachusetts to include all five Trial Court departments. This building will serve the long term needs."

Old Worcester Courthouse Declared Surplus

The former Worcester Courthouse located at 2 Main Street has been declared surplus and is now under the full control of the Division of Capital Asset Management (DCAM). The building was formerly occupied by the District, Housing, Probate & Family and the Superior Court Departments. It was vacated in October 2007 when occupants relocated to the new Trial Court complex.

The building consists of two structures: a main building constructed in 1898 and an annex added in 1956.

DCAM is authorized by a General Bond Bill Chapter 304 of the Acts of 2008 to sell the property through a competitive process. The method of sale for the building will be by auction in January 2011. DCAM has found that this approach works well for some properties

and considers this building a good candidate for this method.

Both the City of Worcester and the Lt. Governor's Office have been advised of the proposed plans. In compliance with the legislation DCAM completed a state polling process to determine if any state agencies were interested in using the building. The City of Worcester was also advised of the availability of the building for public use and there were no takers.

Any development of the building will require that the proposed buyer commit to compliance with the re-use plan that the City of Worcester has developed for the North Main Street area.

New Lowell Trial Court Moves to Next Phase

Construction of the new Lowell Trial Court will soon enter its next phase. The Certificate of Final Inspection, Release and Acceptance was issued for demolition and site preparation. Utilities relocation design work is ongoing. The project study will be completed in FY 2011 and

will move into design phase in FY 2012 with construction to start sometime in FY 2013. Project completion is projected for FY 2015.

Lowell was used in a zero net energy case study that was presented by the

Boston Architectural College & Finegold Alexander Associates at the Seventh International Conference on Justice Design.

Re-development of the Hamilton Canal District has begun with construction of the Appleton Mills complex.

Greenfield Courthouse Designer Selected



On November 10, 2010, thirteen noted architectural firms submitted their applications to the state Designer Selection Board (DSB) to be considered for selection for the final study, design and

construction of the new Greenfield Trial Court.

All of the applications were deemed acceptable and DSB met to select a short list of three designers who were asked to present more detailed proposals for final selection of a designer for the project.

Three short listed finalists were: Finegold, Alexander Architects, Inc., the designers of the New Fall River Courthouse; Leers Weinzapfel Associates Architects, Inc., the designers of the Lawrence Fenton Judicial Center and the new Taunton Trial Court, currently under construction.

The firm of Elkus Manfredi Architects, the designers of the George N. Covett Courthouse in Brockton was also short listed.

The final designer selection meeting was held on December 8 at the DSB. Finalists were interviewed and presented their preliminary design concepts to the full DSB committee, DCAM and the Trial Court. After the presentations the DSB reviewed, rated and ranked the applicants and selected the designer with the highest scores, best concepts and qualifications to meet the project requirements. The firm Leers Weinzapfel was selected and is now working on a design concept for the Greenfield Courthouse.

Courts Energy Performance Contracting Program



Constellation Energy Projects & Services Group has begun energy audits of state-owned courts in Suffolk, Middlesex, Plymouth and Bristol Counties. The comprehensive

program is being coordinated by Court Capital Projects, CFB and DCAM. Each project will include an audit phase and an installation phase. The audit phase, which will document existing conditions and identify specific energy conservation measures has been completed and Phase 1 installation of lighting upgrades at the Suffolk County Highrise is almost complete.

Constellation was selected as the Trial Court's Energy Services Company (ESCO) through an RFP process for the first performance contracting project after months spent reviewing specifications, cost analysis, work details and interviewing applicants.

The Performance Contracting Program is a turnkey initiative whereby a private vendor undertakes the study, design, and installation of energy and water conservation measures to upgrade existing building systems at no upfront cost to the state. The vendors receive compensation through the savings in energy expenses realized from the changes implemented.

The contract program provides the following benefits:

- Upgrades energy and water-related equipment with no upfront investment.
- Assures a net positive cash flow through vendor guarantees that facilities will achieve energy and water savings compared to existing usage.
- Trains court staff to operate and maintain new equipment with reduced energy requirements.

The following list of courthouses, which reflects a wide range of building size and age, are included in the first court

Performance contract to provide energy and water efficiency improvements to state-owned courthouses.

First group of courthouses:

- BMC - Brighton Division Courthouse
- BMC - Charlestown Division
- BMC - East Boston Division
- BMC - Roxbury Division
- BMC - South Boston Division
- BMC - West Roxbury Division
- Bristol Probate and Family Court / New Bedford
- Chelsea District Court
- Covett Courthouse / Brockton
- Edward W. Brooke Courthouse
- Fall River Trial Court
- John Adams Courthouse
- Middlesex Juvenile Court / Cambridge
- Middlesex Probate and Family Court / Cambridge
- Plymouth Trial Court
- Sullivan Courthouse / Cambridge (limited scope)

COURT PROJECTS

Repair Projects

Projects in Study Phase

Cambridge Probate & Family Court
Juvenile Courthouse, Cambridge

Projects in Design Phase

Lynn District Court
Somerville District Court
South Boston District Court
Western Worcester District Court

Projects in Construction Phase

Boston Municipal Court—Roxbury Division
Chicopee District Court
Lowell Superior Court
Pittsfield Superior Court

Major Projects

Projects in Study Phase

New Greenfield Trial Court

Projects in Design Phase

New Lowell Trial Court

Projects in Construction Phase

Salem Trial Court (Ruane Justice Center)
Taunton Trial Court

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