



COURTHOUSE CONSTRUCTION

Court Capital Projects Electronic Newsletter
Spring 2009



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 B. Perini and the Commonwealth's Division of Capital Asset Management to upgrade court infrastructure statewide. Several of the projects highlighted in this issue require authorization of funds included for court facility improvements in M.G.L. Chapter 304 of the Acts of 2008, signed by Governor Patrick.

Project Analyzes Courtroom Design

As the planning and design of bond-funded courthouse construction continues to address century-old, poorly-functional space, a detailed study of courtroom layout will help to inform those efforts.

The Division of Capital Asset Management (DCAM) and the Trial Court launched this study of courtroom design in 2007 and the team looked at issues such as security, sight lines, accessibility, and new technology that could enhance access to justice.

DCAM hired an architectural firm to design several mock-up courtrooms that were set up for review at Springfield

Technical Community College. Courtroom elements, such as the Judge's bench, Clerk's bench and Probation station were built with heavy-gauge, lightweight material to allow pieces to be moved easily into various configurations.

Late last year, mock-up courtrooms were set up in a traditional formation. Representatives from each court department, as well as attorneys, were encouraged to rearrange the elements. They were asked to "think outside the box" in considering ways to improve work flow, visibility and security.

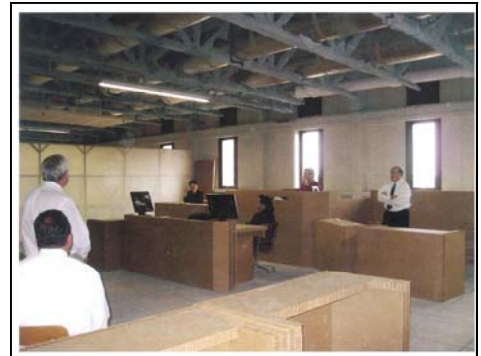
As elements were moved, it became clear that some relocations could be successful, while others would be more problematic. Each variation was photographed to document successful arrangements in relation to other fixed elements.

Recommendations on the most successful configurations are now being developed based on participant feedback, photographs, and drawings. The approval of new configurations will result in changes to the standard guidelines to be used for future courthouse projects. Participants responded positively to the collaborative process used.

This collaborative effort has received many positive responses and will be a model in future planning.



Juvenile Court Department Staff assessing the model. View from the public entrance to the courtroom.



View from the Jury Box.

Assuring Access for People with Disabilities



The Trial Court and DCAM continue their collaboration to provide access to courthouses across the state for individuals with disabilities. These efforts continue to identify operational and physical modifications to courthouses to achieve compliance with the Americans with Disabilities Act (ADA).

State-owned courthouses recently were surveyed by consultants hired by DCAM. When repairs and renovations are being planned for a courthouse the Courthouse Access Report, produced by Kessler McGuiness & Associates, LLC, a nationally recognized firm that specializes in access issues, will provide an essential tool to mitigate existing barriers to access.

In addition, a system-wide ADA Self-Evaluation Plan identifies areas of non-

compliance and proposes modifications to policies, procedures and operations that will create a level of “equal access.” As new issues are identified, operational protocols are developed and implemented to accommodate individuals with a range of disabilities.

Currently, the AOTC and DCAM are finalizing an ADA Transition Plan, that will detail a list of projects and proposed timelines to highlight the Trial Court’s commitment to provide access.

Records Management Study under Review

The National Center for State Courts, at the request of the Trial Court and DCAM, recently completed an analysis which identifies short and long term strategies for court case records. These strategies take into account best practices in the field, local and regional facility needs, maximization of current storage space, and improving site conditions.

Strategies developed address schedules promulgated by the Supreme Judicial

Court to govern the systematic sampling and destruction of closed records.

AOTC staff members responsible for records management currently are reviewing the NCSC study and developing comments, suggestions and recommendations. Implementation of the recommended practices will require additional funding. The initial review will be completed by the end of September.

The study and comments will then be shared with all Trial Court Departments for review.



Energy Management Pilot Program Underway

Eight Massachusetts courthouses are participating in a Demand Response Pilot program designed to decrease load on the electrical grid at peak times. This energy management initiative, coordinated with DCAM, is part of a statewide program with energy providers to prevent black-outs and decrease the need to build additional high pollution facilities.

The participating locations are:

- Worcester Trial Courthouse
- Suffolk Courthouse
- Edward W. Brooke Courthouse
- Newburyport Courthouse
- Fenton Judicial Center
- Plymouth Trial Courthouse
- George Covett Courthouse
- Fall River Trial Courthouse

In the next phase of the project, the Trial Court and DCAM will coordinate the installation of real-time data meters.

These will allow the facility managers to monitor electrical usage day to day and during power emergencies and to better manage the operation of these buildings.

Organizations participating in the Demand Response Pilot Program will have a set amount of time in which to shed a pre-determined amount of electricity from their sites during peak usage. Participants also receive revenue that can be used to improve energy efficiency at their facilities.

DCAM has retained Nxegen to work with the Trial Court to develop a Request for Proposals (RFP) for three energy and water conservation projects, grouped by region. Project 1 will include Suffolk, Plymouth and Bristol Counties; Project 2 will include Middlesex and Essex Counties; Project 3 will include Worcester, Hampden,

Hampshire, Franklin and Berkshire Counties.

In addition, a consultant has been retained to assist DCAM and the AOTC with scheduling and construction coordination. The consultant will provide support services to DCAM and the AOTC during the RFP preparation, proposal evaluation, as well as during the audit and installation phases of this project. Energy service companies then will be selected for these projects.



Funding Process for Court Repair Projects

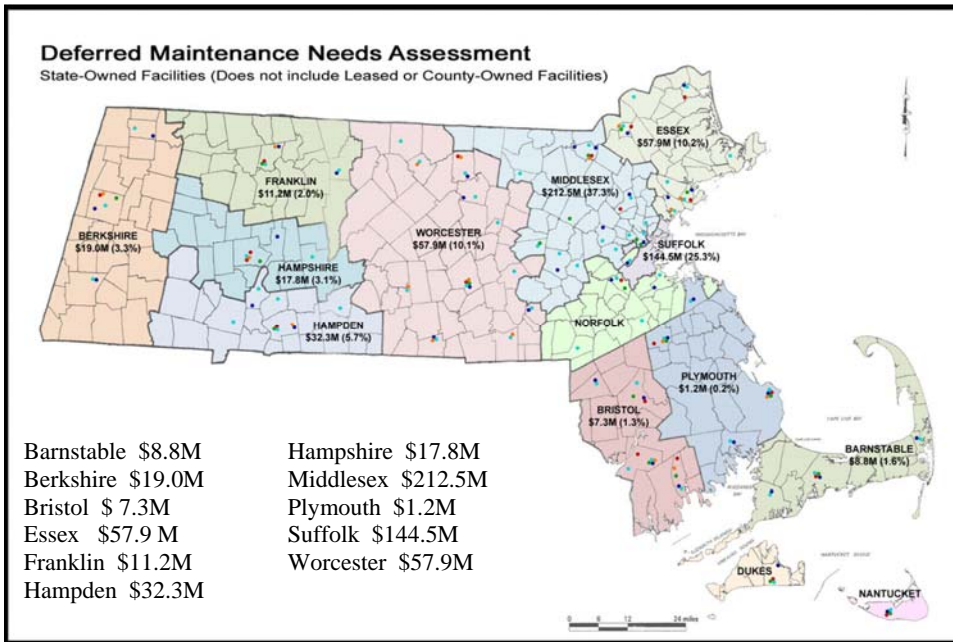
Each year, the Trial Court must be proactive in the capital repair funding process. The Trial Court competes with all state agencies for a share of capital funds set by the bond cap. DCAM and the Trial Court collaborate to strategically identify the most critical repair needs and adapt to

the economic environment and bond cap constraints. The most recent assessment of deferred maintenance needs across the Trial Court prepared by Gienapp Design Associates identified more than \$500 million in potential projects. The map below details the needs identified by county.

A major decision-making tool used in this process is the Comprehensive Capital Asset Management Information System (CAMIS), a statewide database of all buildings owned and managed by the state. This tool helps determine the repair projects that receive funding and move forward to construction. CAMIS was implemented after the Legislature appropriated funds in 1999 to conduct a comprehensive condition survey of capital assets and to develop a system to manage the collected data and assist with daily maintenance.

Factors to be considered by DCAM and the Trial Court as they oversee the repair funding strategy include: escalation in the cost of materials and construction, current code and life/safety mandates, emergency repairs, and the implementation of “green” technologies.

A list of the Trial Court’s current repair projects and major projects is provided below.



COURT PROJECTS

Repair Projects

Projects in Study Phase

Dudley District Court
 Northampton Probate & Family Court
 Fenton Judicial Center (Lawrence) *
 George Covett Courthouse (Brockton)
 Suffolk Highrise Courthouse *
 Brighton *
 * *Exterior Envelope Investigations*

Projects in Design Phase

Lynn District Court
 W. Worcester District Court (E. Brookfield)
 Somerville District Court
 Hampden Housing & Juvenile Court
 Lowell Superior Court
 Pittsfield Superior Court

Projects in Construction Phase

Framingham District Court
 Northampton Superior and District Courts
 Boston Municipal Court—Roxbury Division
 Chicopee District Court

Major Projects

Projects in Study Phase

New Greenfield Trial Court

Projects in Design Phase

New Lowell Trial Court

Projects in Construction Phase

New Salem Trial Court (Ruane Justice Center)
 New Taunton Trial Courthouse
 Fall River Trial Courthouse

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For more info, please visit <http://www.mass.gov/courts/admin/courtcapitalprojects.html>