



PRESENTATION TO THE ASSET MANAGEMENT BOARD

Hurley-Lindemann Redevelopment, Springfield Trial Court, and South Boston Trial Court
December 03, 2024



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Agenda:

- **P3:** Hurley-Lindemann Redevelopment
- **Leasing:** Acquisition of Judicial, Administrative, Detention and Client Service Lease for Springfield Trial Court
- **Leasing:** Acquisition of Judicial, Administrative, Detention and Client Service Lease for South Boston Trial Court

Project and Site Overview: Hurley-Lindemann Site

DCAMM is pursuing a new approach at the Hurley-Lindemann site to address the following:

1. Mounting deferred maintenance needs
2. Leveraging development potential to meet state housing goals
3. Addressing the site's urban design shortcomings while respecting its historic significance.

Site Overview:

- 5.5 acre site contains:
 - 2 buildings with a combined 570,000 GSF
 - Shared garage with 200 spaces
- Brooke Courthouse not included
- 50+ year old improvements with significant deferred maintenance needs, including energy efficiency upgrades
- Site designed by noted modernist architect Paul Rudolph



Building Conditions: Hurley & Lindemann Buildings

Erich Lindemann Building:

- Approx. 222k GSF building is home to Department of Mental Health (DMH) residential treatment programs.
- More than **\$250 M in capital renewal costs.**
- Contains most of the historically significant design elements on the site.
- Irregular floorplates present programming challenges.



Charles F. Hurley Building:

- Approx. 347k GSF building is vacant (formerly contained offices of labor and workforce agencies).
- More than **\$300 M in capital renewal costs.**
- Long, narrow floorplates.



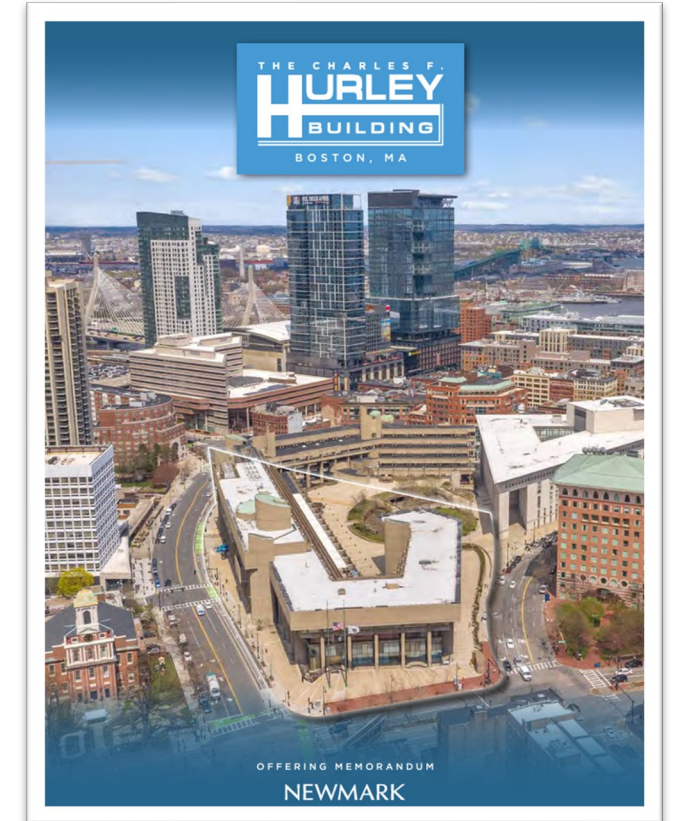
Hurley Redevelopment 2021-2024: Request for Proposals

DCAMM received AMB authorization to redevelop the Hurley Building in 2021 and launched a Request for Proposals process to identify a redevelopment partner and approach.

PRIOR PROJECT GOALS:

- Cost-effectively renew and replace an outdated 50-year old State asset
- Shift costly downtown leases by consolidating State office space under long-term control
- Transform from an imposing super-block into a pedestrian-friendly, 24/7 neighborhood

Primary Selection Criteria:



Hurley Redevelopment 2021-2024: Market Response



The RFP produced robust market response:

October 2021: 7 responses to Call for Offers

December 2021: 4 responses to Request for Additional information

January 2022: 3 groups invited to continue to interviews and BAFOs

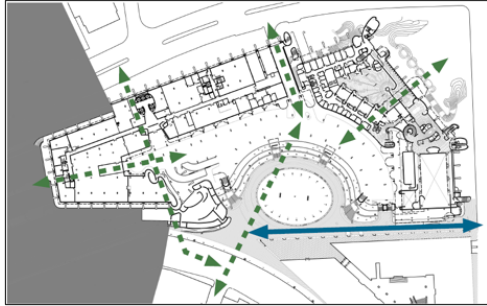
August 2022: partner selected, negotiations begin



Deal Structure Concept:



Hurley-Lindemann Redevelopment: Draft Project Goals



DCAMM is exploring reuse opportunities for a housing-anchored redevelopment of the Charles F. Hurley and Erich Lindemann Buildings. DCAMM and DMH will continue to discuss and refine the draft project goals below.

PREVIOUS PROJECT GOALS:

- **Cost-effectively renew and revitalize an outdated State Asset.**
- Consolidate expensive downtown leases into **modern, sustainable, and affordable state office space.**
- Transform a downtown parcel from an imposing super-block to a pedestrian-friendly, 24/7 neighborhood through urban design and **new public spaces.**
- **Promote preservation** where possible and emphasize adaptive reuse.



NEW PROJECT GOALS (DRAFT):

- **Receive modern, efficient, and effective space for DMH's program requirements in the final development.**
- **Maintain functional operations** for DMH programs throughout project phases.
- Generate a substantial amount of **new housing production** of various income levels.
- **Preserve architecturally significant aspects** of the buildings and master plan for the block.
- **Improvement and integration of the block** with the surrounding community and urban context.
- **Eliminate an ongoing maintenance burden** for DCAMM as well as significant deferred maintenance for the Commonwealth.
- **Promote sustainable design** to advance decarbonization.

Hurley-Lindemann Redevelopment: DMH Program Requirements

DCAMM anticipates leading a **competitive disposition process** to deliver an upgraded space for the Department of Mental Health's (DMH) long-term residential programs.

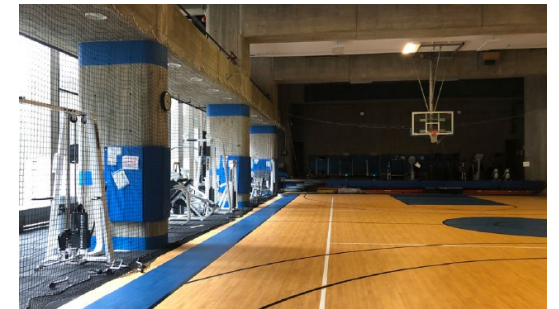
DMH has operated in the Lindemann Building since it opened. Over the years, this building has added residential capacity and become home for more than 100 DMH clients. This site includes a mental health clinic which serves Lindemann residents as well as the broader community.

DMH program space requirements include:

- 90,000 SF of upgraded space for long-term residential programs and permanent supportive housing.
- Dedicated outdoor space, common space and gym/fitness center.
- Secure and separate lobby; dedicated parking for staff and other healthcare service providers.
- Designed and built to modern accessibility standards.

Other site considerations and benefits:

- Redeveloping the entire site offers opportunity to address DMH needs and to minimize disruption to the vulnerable population.
- Preserving access to mental health services at this location is vital for the continuity of services.
- The site is proximate to transit and Mass General Hospital for the existing and new users of the site.
- The site is proximate to other critical clinical, social, and mental health services in the community.



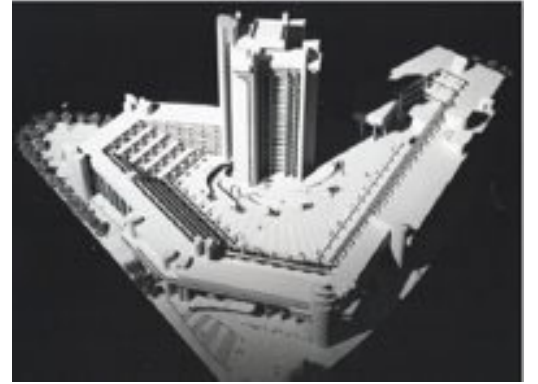
Hurley-Lindemann Redevelopment: Preservation Considerations

DCAMM's approach to redevelopment will acknowledge the architecturally significant elements of the Hurley-Lindemann site, while addressing its flaws and bringing Rudolph's vision into the 21st century.

- The updated Design Guidelines will encourage preservation and adaptive reuse of existing Hurley and Lindemann buildings.
- DCAMM plans to require developers to pursue public realm improvements to all open space across both Hurley and Lindemann – including Merrimac Plaza and the site's interior.
- MHC will have opportunity to review and comment on the updated Design Guidelines, RFP, and design proposals.

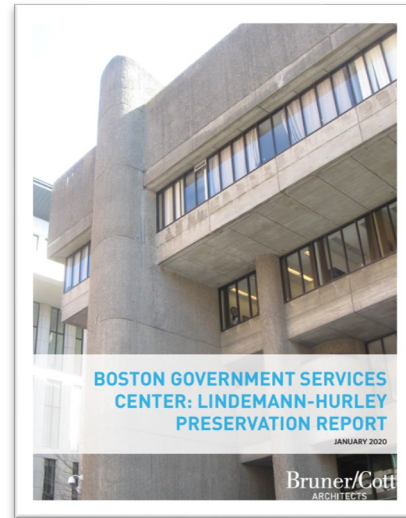
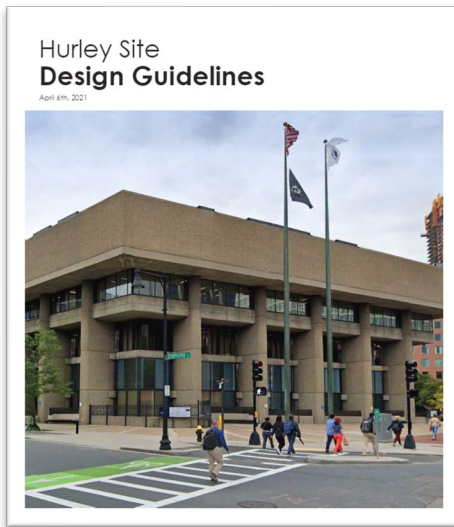
Preservation Considerations:

- Site was designed by noted modernist architect Paul Rudolph
- Nivola Murals (located in Hurley Lobby) additional artistic feature
- Eligible for listing on State and National Registers of Historic Places
- Character-defining elements include expressive forms, bush-hammered concrete and flowing stairs



Hurley-Lindemann Redevelopment: Design Guidelines Updates

DCAMM will update the Hurley Design Guidelines (Apr 2021) to incorporate the Lindemann Building. DCAMM will elicit feedback from community stakeholders, local elected officials, the City of Boston, and previous Community Advisory Board organizations.



Hurley Site Design Guidelines – April 2021

Urban Design

- ☐ Provide high quality, landscaped accessible open spaces at corner public plazas and safe, pedestrian-friendly sidewalks.
- ☐ Activate ground floors so that plazas and sidewalks are engaging, promote community life, and enrich the sense of place.
- ☐ Reduce the 'superblock' effect.
- ☐ Modernize how people get to the site; focus on transit-oriented design.

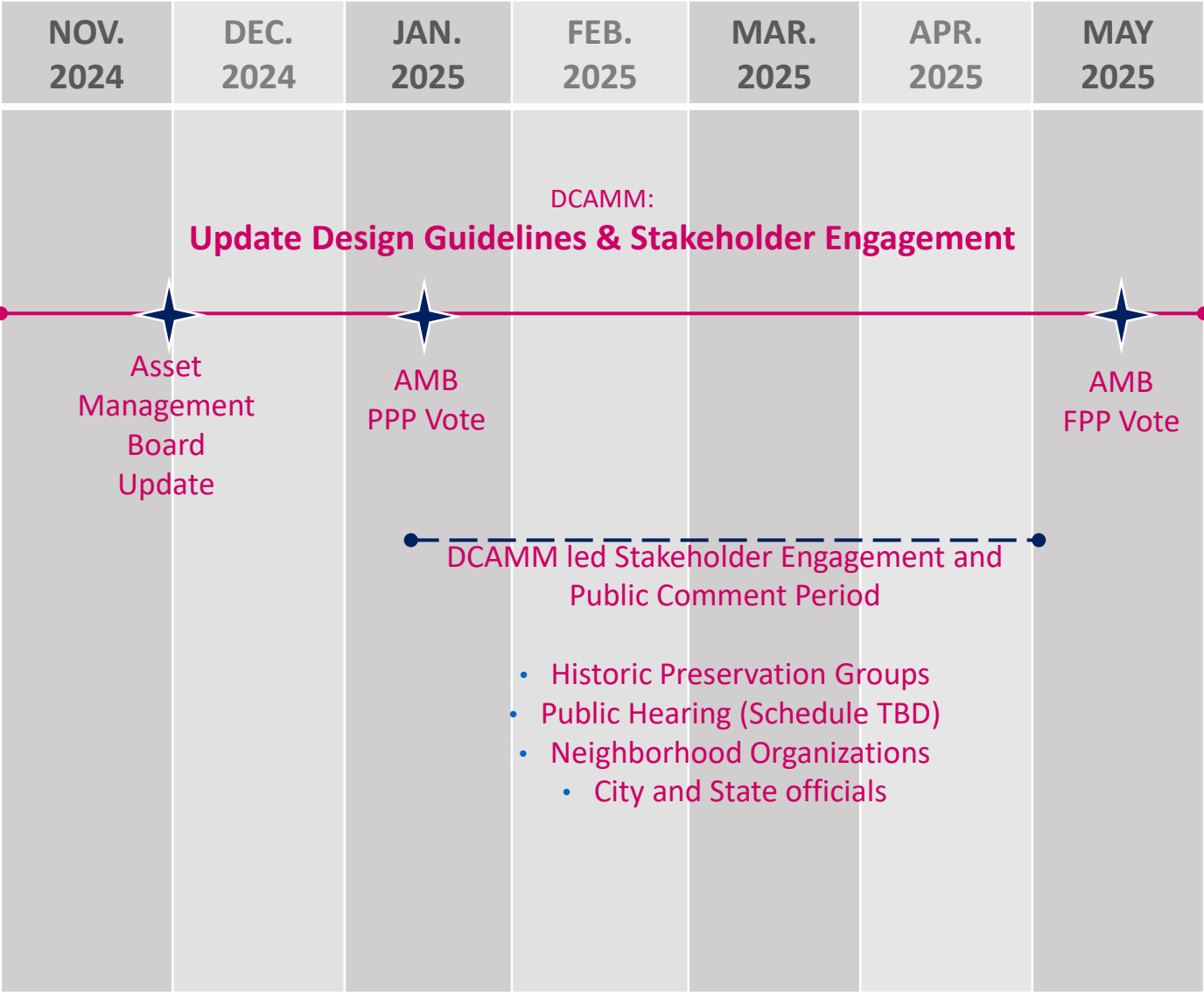
Building Design: Historic Preservation & Adaptive Reuse

- ☐ Prioritize adaptive reuse / rehabilitation.
- ☐ Develop an innovative and complementary new composition of massing at various scales.
- ☐ Create a signature new renovation & additions(s) to complement the existing Hurley/Lindemann/Courthouse block.

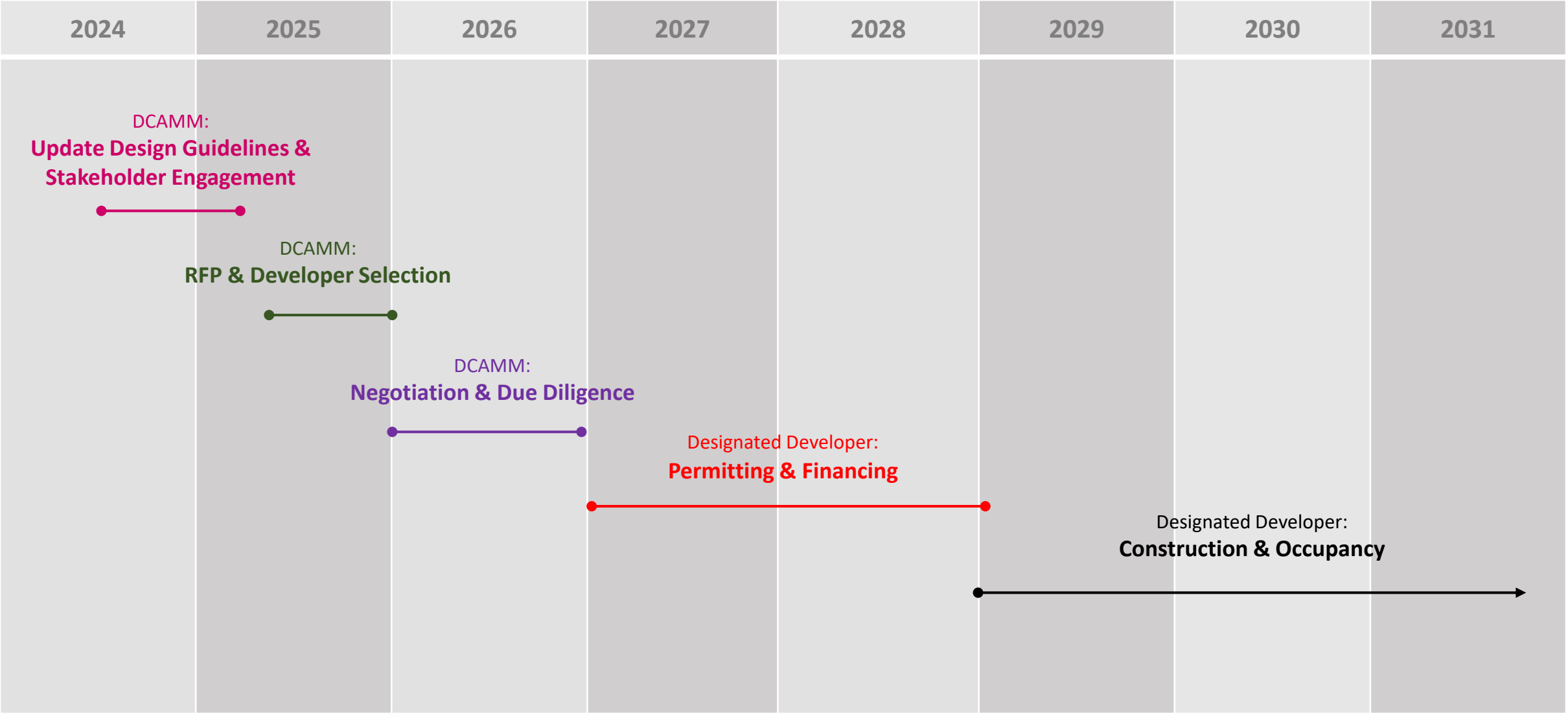
Sustainable Design

- ☐ Go beyond minimum sustainable and resilient design requirements.
- ☐ Address thermal performance of existing Hurley Building.
- ☐ Provide for health and wellness across the built environment and post Covid-19.

Hurley-Lindemann Redevelopment: Draft Timeline (in calendar months)



Hurley-Lindemann Redevelopment: Draft Timeline (in calendar years)



Preliminary Project Proposal: Draft Outline

AMB regulations require a PPP to include:

- (a) Description of the Project.
- (b) Description of the Asset involved, its current use, and an explanation as to why that current use is no longer required;
- (c) The public purpose of the Project and the public benefits to be realized from the Project;
- (d) Identification of property procurement or disposition laws or regulations otherwise applicable which must be waived to accomplish the Project;
- (e) Description of proposed alternative property disposition or procurement requirements;
- (f) Financial and market information (if appropriate) to demonstrate Project feasibility;
- (g) List of any materials identified in 810 CMR 2.06(2) which may not be relevant to the proposed Project; and
- (h) Plan for public review prior to submission of the Project Proposal, including public hearing(s).



Public/Private Redevelopment Projects: Typical Waivers

- **G.L. c. 7C, § 33** - Replaces c. 7C disposition process with AMB approval
- **G.L. c. 7C, § 34** - Establishes the process for the disposition of surplus Commonwealth property when legislative authorization exists
- **G.L. c. 7C, § 35** – Subject to 10-Year Lease Term
- **G.L. c. 7C § 41** - Prohibits private use of public land without legislative authorization
- **G.L. c. 30, Sections 39F through 39R inclusive (but not Section 39H)**
- **G.L. c. 149, Sections 44A through 44J inclusive, except for prevailing wage and certification of non-collusion in contracting requirements** – Laws governing public procurement by State Agencies
- **810 CMR 2.06(2)(c)** (Polling Requirement – Second Sentence Only) – Transaction doesn't require polling

QUESTIONS?
COMMENTS?



Project Background: Springfield Trial Court Lease Acquisition

- Hampden County Hall of Justice: Hampden County Superior Court, the Springfield District Court, the Hampden Probate & Family Court, the Hampden County Registry of Deeds, the Springfield District Attorney's Office and the Grand Jury (50 State Street)
- Springfield Juvenile and the Western Housing Court (80 State Street)
- Both facilities require significant repairs and updates to meet current and future needs, as well as meet resiliency and sustainability benchmarks
 - \$260m in renovations needed – a significant capital expense, presents many logistical and security challenges – approx. 3-year timeline
 - Rebuild on existing parcel – would require that temporary space be acquired, would require significant capital funds, lengthy timeline
 - RFP for a new parcel – would require significant capital funds, lengthy timeline – approx. 8 years

Project Background: Springfield Trial Court Lease Acquisition

Hampden County Hall of Justice & Springfield Juvenile and the Western Housing Court

November 22, 2024



Project Summary: Springfield Trial Court Lease Acquisition

- Goals for acquisition of new leased space
 - Establish a new courthouse that can be procured and developed more efficiently and expediently than a traditional Commonwealth-owned facility;
 - Release substantial capital funding that would otherwise be necessary for constructing a new Commonwealth-owned facility or renovating the existing site;
 - Reduce costs associated with leasehold improvements, purchase and installation of specialized fit-up for court use and moving costs that are incurred each time an agency relocates
 - Capture the value of improvements and investments made for the Commonwealth;
 - Promote sound management of the Commonwealth's use of space and portfolio of leased space.
- Judicial, administrative, detention, and court services space – will replace both existing courthouses
- No more than 330,000 usable square feet
- Initial lease term of 40 years and two extension options of 10 years each for a maximum term of 60 years
- DCAMM will ensure a competitive RFP process
- RFP will be designed to address the unique challenges of a long-term lease, including lease compliance, property management, and capital expenses
- Promote diversity and fair and equitable treatment of labor

Project Timeline: Springfield Trial Court Lease Acquisition

- 2nd Quarter 2025: Issue RFP; advertise in accordance with c. 7C, §36
- 3rd Quarter 2025: Proposal Submission Deadline
- 1st Quarter 2026: Proposal Selected
- 2nd Quarter 2026: Lease Executed
- Proposers will be required to submit estimated timeline from Lease Execution to Project Completion with their proposal.

Conclusion: Springfield Trial Court Lease Acquisition

- Public hearing to be held on January 2, 2025
- Anticipate Final Project Proposal presentation at the January 21, 2025 meeting
- Any questions?

Project Background: South Boston Trial Court Lease Acquisition

South Boston Municipal Courthouse at 535 East Broadway, South Boston requires substantial renovations that would cost an estimated \$14M, a significant capital expense. The renovations necessary would include:

- Envelope upgrades
- Structural repairs
- Full window replacement
- Complete replacement of all building systems
- Installation of an elevator, and
- Full accessibility and space upgrades to meet current and future functionality and address significant security deficiencies

Project Background: South Boston Trial Court Lease Acquisition

South Boston Municipal Courthouse Photos



Project Summary: South Boston Trial Court Lease Acquisition

- Goals for acquisition of new leased space
 - Establish a new courthouse that can be procured and developed more efficiently and expediently than a traditional Commonwealth-owned facility;
 - Release substantial capital funding that would otherwise be necessary for constructing a new Commonwealth-owned facility or renovating the existing site;
 - Reduce costs associated with leasehold improvements, purchase and installation of specialized fit-up for court use and moving costs that are incurred each time an agency relocates
 - Capture the value of improvements and investments made for the Commonwealth;
 - Promote sound management of the Commonwealth's use of space and portfolio of leased space.
- Judicial, administrative, detention, and court services space
- No more than 30,000 usable square feet
- Initial lease term of 40 years and two extension options of 10 years each for a maximum term of 60 years
- DCAMM will ensure a competitive RFP process
- RFP will be designed to address the unique challenges of a long-term lease, including lease compliance, property management, and capital expenses
- Promote diversity and fair and equitable treatment of labor

Project Timeline: South Boston Trial Court Lease Acquisition

- 1st Quarter 2025: Issue RFP; advertise in accordance with c. 7C, §36
- 2nd Quarter 2025: Proposal Submission Deadline
- 3rd Quarter 2025: Proposal Selected
- 1st Quarter 2026: Lease Executed
- Proposers will be required to submit estimated timeline from Lease Execution to Project Completion with their proposal.

Conclusion: South Boston Trial Court Lease Acquisition

- Public hearing to be held on January 6, 2025
- Anticipate Final Project Proposal presentation at the January 21, 2025 meeting
- Any questions?