



MEMORANDUM

TO: Charles O'Brien, Dave Cole, John MacMillan, Jason Penney

RE: **Hampden County Hall of Justice Project Status Update**

FROM: Scott Schilt

DATE: October 27, 2022

The following summarizes the project status of DCAMM managed tasks for the Hampden County Hall of Justice (HOJ) Building Improvements.

TRC2202- Dehumidification Upgrades

DCAMM Project Manager: Karlanne Bullens

Scope	Dehumidification of existing CAV system along AHU-1, by utilizing refurbished and new electric reheat coils with local thermostats. This will be the temporary condition until the larger project gets underway.
Anticipated Completion	Substantial completion by December 10, 2022 Final acceptance by January 24, 2023
Tasks to Date	<ul style="list-style-type: none"> Contract awarded to One Source Construction, LLC on August 2, 2022; Fourth Floor construction in progress Third and Second Floor coils installed, power and control connections in progress
Tasks Next Month	<ul style="list-style-type: none"> First Floor construction to begin 10/31 Inspections of completed work scheduled for the week of 10/31 Ceilings replacement scheduled to start the week of 11/7
Future Steps	

TRC2111- Building Improvements Study

DCAMM Project Manager: Scott Schilt

Scope	Preparation of draft study and schematic designs for comprehensive building systems upgrades and renovations for interior finishes.
Anticipated Completion	Draft in December 2022; schematic design and final study anticipated in first quarter 2023, pending outcome of consensus solution and findings of draft study in December 2022.
Tasks to Date	<ul style="list-style-type: none"> Site evaluations and hazmat inspections completed Existing conditions analysis completed, including interior finishes. Mid-point cost estimate indicates order of magnitude of \$126M for complete systems and envelope upgrades; next cost update for alternatives will include interior finishes and space reconfigurations, which is due in late November/early December.

	<ul style="list-style-type: none"> • Energy utilization, modeling and life cycle baselines completed to determine strategies to achieve compliance with Executive Order 594. 10/27/22 Update- Cost estimating for options to be completed 11/1. • Code Evaluation completed • Initial design concepts for renovation of public areas (main lobby), façade, plaza/garage completed. 10/27/22 Update- Meetings to be scheduled with local departments in Nov. to review. • Detention area conceptual redesign and options to design separate/secured circulation corridors are drafted. 10/27/22 Update- Meeting to be scheduled to review with Security Department. • Space utilization and reconfiguration analysis of selected areas currently underutilized to be backfilled with additional programming spaces is in progress. 10/27/22 Update- Meetings to be scheduled in November to review with local stakeholders • Work in progress to assess technology upgrades for courtrooms and judges’ lobbies for hybrid proceedings; courtroom and customer service area renovations; additional interior modernization (finishes, lighting, flooring, casework). 10/27/22 Update- Meeting held with TRC IT on 9/22 to discuss technology needs; follow up meetings to be scheduled for early November • Cost estimating for options for plaza improvements and garage systems upgrades, lobby addition and interior renovations, façade modernization/upgrades in progress. 10/27/22 Update- Preparing a “menu approach” for upgrades in a good/better/best range to select from; anticipate completion in late November/early December.
Tasks Next Month	<ul style="list-style-type: none"> • Finalizing alternative designs • Preparing cost estimating for alternatives • Prepare consensus solution
Future Steps	<ul style="list-style-type: none"> • Draft Study— December/January • Schematic design/Final Study- February/March 2023

(Task under TRC2111) Temporary Relocation Assessment

DCAMM Project Manager: Scott Schilt, Antonio Leite

Scope	Site selection to accommodate temporary relocations for HOJ operations during building renovations
Anticipated Completion	December 2022
Tasks to Date	<ul style="list-style-type: none"> • Space needs and utilization analysis is in progress. 10/27/22 Update- TRC and design team finalized a draft program; to be circulated for review by 11/1. • RFP issued for available lease space —Two proposals received, and are being reviewed by TRC and DCAMM; ongoing meetings scheduled with TRC to discuss • 10/27/22 Update Proposal #1 response to site visit questions received and under TRC review • Site selection criteria finalized
Tasks Next Month	<ul style="list-style-type: none"> • Finalize space needs • Conduct site test-fits
Future Steps	December <ul style="list-style-type: none"> • Develop project costs.

TRC2301- New Site Relocation Assessment

DCAMM Project Manager: Scott Schilt, Heidi Greene

Scope	Assessment to identify potential sites for feasibility to construct a new facility to relocate the HOJ and the Housing and Juvenile Court
Anticipated Completion	December 2022/January 2023
Tasks to Date	<ul style="list-style-type: none">• Space needs and utilization analysis is in progress. Order of magnitude program submitted 9/19; requested revisions; 10/27/22 Update- Revised draft to include conceptual building massing and footprint options due on 11/1 for review with DCAMM and TRC.• Finalized site selection criteria• Established site comparison matrix and rating scales• Real estate advisor selected for site selection services; site identification in progress, list of potential sites due 11/1
Tasks Next Month	<ul style="list-style-type: none">• Site analyses, initial test fits
Future Steps	December-January <ul style="list-style-type: none">• Preparation of site evaluation matrix• Prepare order of magnitude cost estimates