

Springfield Courts Complex Relocation Assessment

DCAMM Mass State Project No TRC2301

May 15, 2023





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SECTION 2: EXECUTIVE SUMMARY

2.1 Overview

This assessment is a review of potential sites to replace the existing Hampden County Hall of Justice (HOJ), assessing properties in the Springfield area that could be suitable for a new courthouse and identifying approximate costs to replace the existing facility.

The information used in this assessment was derived from publicly available sources and real estate listings published on commonly used market databases. The intent is to identify properties in the Springfield area that have the size and capacity to accommodate a courthouse in accordance with site and locational criteria used by the Executive Office of the Trial Courts (EOTC) when evaluating courthouse locations, as has been done on other recent projects.

A prototype building concept was prepared, based on a high-level evaluation of program and size requirements for court departments currently housed in Springfield, to objectively evaluate whether identified sites could sufficiently accommodate the development concepts in terms of capacity to accommodate site needs and infrastructure, and then determine order of magnitude costs.

This assessment is not a site selection process; statutory requirements specify procedures that must be conducted to procure public property. It is assumed and understood that there are likely property owners in the Springfield area, which have not been included in this assessment due to not showing up on databases utilized for this assessment, that may have an interest in working with the Commonwealth for future development of a court facility. At such a time the Commonwealth determines that pursuing such initiatives is in the public interest, statutory requirements dictate that a publicly noticed competitive Request for Proposal (RFP) process be conducted to solicit proposals, which will be evaluated by the Commonwealth on the merits of their proposed offerings in response to RFP criteria.

As this process commenced, a property owner submitted a letter of interest that was not part of a public RFP process. The property proposed has been included in this assessment, along with 17 other Commonwealth- and privately-owned sites, larger than 2.5 acres (the minimum size determined suitable for a courthouse facility to accommodate programming in the existing courthouses

in downtown Springfield), listed on published real estate market databases. In the interest of objectivity, the same criteria used to evaluate all other sites, including the prototype building concept, was applied to the site proposed in the letter of interest. It is assumed that if an RFP is published by the Commonwealth for a new site for the Springfield courthouses, the property owner would submit a proposal responding to the criteria and objectives outlined in the published RFP.

2.1.1 Project Background

The existing Springfield Courts Complex consists of two buildings:

- the HOJ, located at 50 State Street in Springfield, MA, which houses the Superior (SC), District (DC), Probate and Family (PFC) courts, and offices for the District Attorney (DA) and the Registry of Deeds (ROD)
- the Springfield Housing and Juvenile Court (HC/JC), located at 80 State Street, Springfield, MA.

This Assessment is being conducted simultaneously with a separate study initiated by the Division of Capital Asset Management and Maintenance (DCAMM) focused on comprehensive renovation needs for the HOJ. The intent of both efforts is to allow DCAMM, EOTC (also referred to as TRC), and other decision makers to thoroughly vet facility needs at the Complex and determine if renovation or replacement is the most fiscally responsive and appropriate course of action to meet the needs of the Trial Court and the people it serves.

This assessment is a pre-cursor to decision making on the pursuit of a land acquisition process, and is to determine suitable sites in the Springfield area with capacity to meet preferred criteria, as well as to identify potential costs involved.

In addition, the program used for this assessment is a preliminary concept, based on a high-level evaluation of the existing spaces housed in the Springfield Courthouse Complex. If a new project is determined to proceed, an in-depth programming needs analysis would be conducted as part of a building feasibility study to determine specific departmental needs.

2.1.2 Project Objectives

The objectives for this Assessment are to evaluate the following considerations related to a new courthouse facility:

- Determine preliminary programming to be housed in a new facility, with options that 1) replace departments housed in the HOJ, and 2) consolidate the HOJ and the HC/JC into a potential regional justice center
- Review sites within the Springfield area that have capacity to accommodate potential programming
- Identify sites that best align with determined evaluation criteria typically used by EOTC and DCAMM in site selection processes for courthouses, and provide a range of options that reflect potential needs
- Prepare order of magnitude costs to acquire the property and construct a new facility
- Prepare an estimated project schedule, including time frames for site acquisition, development of a certifiable study for construction, preparation of design and construction drawings, and site construction.

2.2 Assessment Process

Sections 3 - 6 provide information on the following:

- Section 3: Identification of Potential Sites
- Section 4: Conceptual Building Program
- Section 5: Conceptual Site Test Fits
- Section 6: Order of Magnitude Cost Estimates and Implementation Schedule.

2.3 Summary of Findings

- Site #1 - 50 State Street has the highest ranking of the sites evaluated, with a score of 172 points; the second highest site scored 149 points
- Estimated Total Project Cost ranges from \$419M to \$531M
- The process, from site acquisition to end of construction, could take a minimum of 6 to 7 years, once funding is identified.

SECTION 3: IDENTIFICATION OF POTENTIAL SITES

3.1 Objective

The Assessment compares potential sites through a quantitative ranking scale to evaluate site attributes. To facilitate the comparison, a matrix was developed with input from the EOTC, to determine the evaluation criteria, which includes desirable attributes for court locations, such as convenient access to public transportation, adjacencies to other civic uses, and visibility and prominence of locations conducive with judicial character and compatibility with surrounding environs. Additional attributes related to constructability, sustainability and cost effectiveness were recommended by DCAMM for inclusion.

3.2 Site Assessment Criteria and Evaluation

The following criteria were determined for the assessment:

- Property ownership and acquisition logistics
- Site context, such as access, parking, proximity to public transportation, civic presence, and compatibility with surrounding uses
- Site characteristics such as size, shape, and topography, and availability of utilities
- Environmental conditions
- Regulatory compliance, such as, zoning, historic designation
- Sustainability / resiliency, and the capacity for implementation of renewable energy sources.

Scoring criteria were developed to objectively rank sites according to the attributes listed above; a spreadsheet detailing the scoring factors is contained in Appendix A. Higher ratings determined a site's advantages. For example, for Ownership of Land, a "1" was given to sites that are privately owned, due to assumed additional costs and time to complete the acquisition, and a "5" was given to sites owned by the Commonwealth of MA, given minimal acquisition costs and time frames to transfer control. Some sites are currently occupied; therefore relocation plans may add time and cost to the project, which was also factored into this scoring attribute.

A weighting scale was developed to help prioritize the importance for site attributes. HDR advised that with the TRC's criteria that some should hold a higher weight - for example, location in Downtown Springfield (noted as distance from the existing Springfield City Hall), proximity to public parking, and access to public transportation held a higher weight than the availability and capacity of utilities. The latter (capacity of utilities) is a condition that was relatively consistent but was weighed differently if there could be potential to add cost to the project.

3.3 Site Evaluation Methodology

DCAMM's Office of Real Estate and Greystone Management Solutions provided HDR with a list of 18 sites located in Springfield, West Springfield, East Longmeadow and Agawam (See Appendix B). The sites included six sites owned by the Commonwealth (which includes the existing HOJ site), and 12 sites that are privately held.

Several sites were eliminated from further consideration - four Commonwealth properties were eliminated due to current uses or needs of the controlling State agencies, and one private property was eliminated because it is outside the DC's jurisdiction (Agawam). Due to these eliminations, 13 sites were evaluated.

The map on the following page shows the location and area of all 13 sites. The map reflects the highest ranking sites, shown in light blue (Figure 3.3-02).

Based on a "desktop evaluation" (i.e. through on-line research of publicly available information, and a review of on-line mapping), HDR assessed each site according to the identified criteria, and assigned points for each site's priority attributes. These numbers are listed under the "Points" column for each site. For the abridged version, refer to Figure

3.3-03, for the full Site Assessment Matrix, refer to Appendix A.

Additional comments from desktop research and review of each site are included at the bottom of each site's evaluation.

The assessment calculated the "Total Points" for each site, which multiplies the points assigned with the weight of each criteria. The sum of all total points is listed next to the site number.

The matrix on the following page (Figure 3.3-01) shows the findings of the assessment, with sites listed in order of highest ranking to lowest ranking.

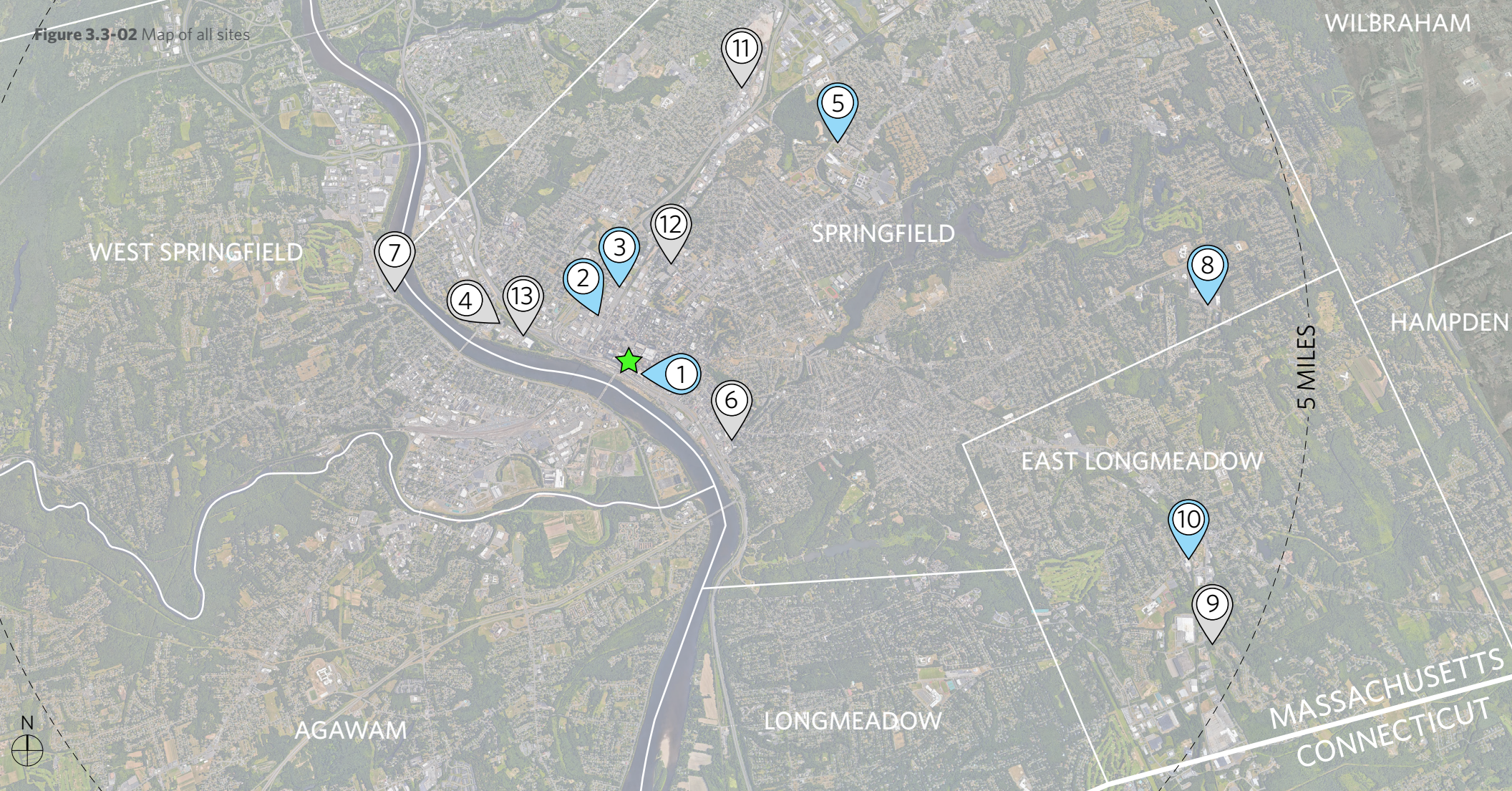
Given the distribution of scores resulted in a significant split and relatively consistent groupings between the higher and lower ranked sites, it was determined that the sites with a total of 130 points or more, would be evaluated further by site visits by DCAMM and EOTC to verify site conditions, and then conducting test fits for the conceptual building program, discussed below, and preparation of an order of magnitude cost estimates for site acquisition and construction.

Figure 3.3-01 Summary of Site Assessment Scoring

Rank	Site	Score
1	Site 1: 50 State Street	172
2	Site 2: 125 Liberty St.	149
3	Site 3: 255 Liberty St.	146
4	Site 10: 70 Maple St.	139
5	Site 5: 1400-1414 State St.	137
6	Site 8: Allen St & Cooley St.	134
7	Site 11: 44 Hendee St.	125
8	Site 12: 50 Federal St.	123
9*	Site 6: 505-583 E. Columbus Ave.	120
9*	Site 13: W Columbus, Clinton St., Avocado St.	120
10	Site 7: 379 Riverdale St.	117
11	Site 4: 55 Avocado St.	115
12	Site 9: 244 Shaker Rd.	109

* Note: Two sites tied for 9th place

Figure 3.3-02 Map of all sites



★ Springfield City Hall, 36 Court Street, Springfield, MA 01103

📍 Site was test fitted for the conceptual building program
 📍 Site was not test fitted for the conceptual building program

SITES

- 1 50 State Street, Springfield (0.0 miles)
- 2 125 Liberty Street, Springfield (0.7 miles)
- 3 255 Liberty Street, Springfield (0.8 miles)
- 4 55 Avocado Street, Springfield (1.2 miles)
- 5 1400-1414 State Street, Springfield (2.5 miles)
- 6 505-583 E. Columbus Avenue, Springfield (0.9 miles)
- 7 W379 Riverdale Street, Springfield (2.1 miles)




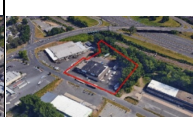

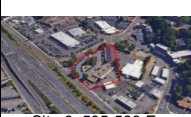






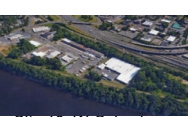
- 8 Allen Street & Cooley Road, Springfield (4.5 miles)
- 9 244 Shaker Road, East Longmeadow (4.8 miles)
- 10 70 Maple Street, East Longmeadow (4.5 miles)
- 11 44 Hendee Street,, Springfield (2.7 miles)
- 12 50 Federal Street, Springfield (1 mile)
- 13 West Columbus, Clinton Street, & Avocado Street, Springfield (0.9 miles)

Figure 3.3-02 Site Assessment Matrix

Springfield Court Complex Relocation Assessment

Site Selection Study

DCAMM Project #TRC2301-OSD-1

																		
		Site 1: 50 State Street	Site 2: 125 Liberty St.	Site 3: 255 Liberty St.	Site 4: 55 Avocado St.	Site 5: 1400-1414 State Street	Site 6: 505-583 E. Columbus Ave.	Site 7: 379 Riverdale St.	Site 8: Allen St & Cooley St.	Site 9: 244 Shaker Rd.	Site 10: 70 Maple St.	Site 11: 44 Hendee St.	Site 12: 50 Federal St.	Site 13: W Columbus, Clinton St., Avocado St.				
		172	149	146	115	137	120	117	134	109	139	125	123	120				
	weight	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points	points total points = weight x points				
Location																		
Location Description																		
Distance from Springfield City Hall		3	5	15	5	15	5	15	4	12	5	15	4	12	5	15	5	15
Site Acquisition - Cost & Details																		
Acquisition Costs & Timing		1	5	5	3	3	1	1	3	3	3	3	1	1	3	3	1	1
Site Context																		
Zoning Usage		3	5	15	5	15	1	3	1	3	3	9	0	0	5	15	3	9
Compatibility with Surrounding Uses		2	5	10	1	2	3	6	1	2	4	8	1	2	2	4	1	2
Historic / Cultural / Archaeological Resources		2	5	10	5	10	5	10	5	10	5	10	5	10	5	10	5	10
Parking Availability (On-site and/or access to public parking)		3	5	15	0	0	3	9	0	0	0	0	3	9	0	0	0	0
Proximity to Commuter Rail / Public transportation		3	5	15	5	15	5	15	1	3	2	6	5	15	2	6	2	6
General Site Access from major roadways		2	5	10	5	10	3	6	1	2	5	10	3	6	1	2	5	10
Site Characteristics - Physical Land Conditions																		
Size (Acres)		3	1	3	1	3	5	15	3	9	5	15	1	3	4	12	5	15
Challenges due to Shape & Topography of Site		2	5	10	5	10	2	4	5	10	3	6	5	10	3	6	5	10
Frontage as it relates to width of lot on public street		2	4	8	5	10	3	6	1	2	3	6	3	6	5	10	3	6
Environmental Conditions																		
DEP Documented/Regulated Areas of Environmental Concern		3	5	15	5	15	5	15	5	15	0	0	3	9	5	15	3	9
Sustainability																		
Subject to flooding (per RMAT and/or FEMA)		3	5	15	5	15	5	15	5	15	5	15	1	3	3	9	5	15
Potential for application of renewable energy resources		3	5	15	5	15	5	15	5	15	5	15	5	15	5	15	5	15
Existing Structures																		
Demolition Requirement		2	3	6	3	6	3	6	3	6	1	2	1	2	3	6	1	2
Easements / Utility / Site improvements																		
Available & Capacity of Utilities		1	5	5	5	5	5	5	5	5	1	1	0	0	5	5	0	0

Refer to Appendix A for the detailed Site Assessment Matrix.

SECTION 4: CONCEPTUAL BUILDING PROGRAM

4.1 Objective / Introduction

The following space program and diagrams represent an order of magnitude conceptual program prepared to conduct site test-fit analyses for the potential sites being evaluated. The program uses the existing departmental space as a baseline. Assumed growth in space needs was estimated at a high-level, along with a few assumptions to accommodate current space and utilization standards.

It is noted that the conceptual program assumes new construction should be a replacement-in-kind of the existing facilities. As such, it may not reflect current standards or a complete evaluation of departmental needs as they have evolved since the current buildings were constructed. If a new courthouse moves forward, an in-depth programming and utilization analysis will be prepared, which would likely result in changes in the final program, and an associated change in costs and budget needs.

4.2 Space Program Methodology

The space program quantifies an estimated square foot need by department and for an overall building (Appendix E), based on existing area in the courthouses. The program also incorporates space guidelines and best practices, which include courtroom and workstation sizes that support implementation of TRC's planned investments in information technology.

Square foot numbers are derived from a room-by-room quantification. In the program, spaces are listed and quantified as net square foot (NSF) which are all programmed and usable floor space. The

NSF is then multiplied by a departmental grossing factor to account for internal circulation area, wall thicknesses, and design contingencies - this provides the departmental gross square foot (DGSF). The departmental grossing factor will vary based on the department.

The sum of DGSF is then multiplied by 10% to account for building mechanical spaces and 35% to account for vertical transportation, stairs, building support spaces, exterior wall thickness, etc., which provides the building gross square foot (BGSF).

<i>Net Sq. Ft (NSF)</i>	<i>Room by room quantification</i>
<i>Department Gross Sq. Ft. (DGSF)</i>	<i>NSF x Grossing Factor (varies by space type)</i>
<i>Building Gross Sq. Ft (BGSF)</i>	<i>(DGSF x 1.1) X 1.3</i>

4.3 Program Options

The space program (Figure 4.3-01) includes two options:

- Option 1 includes departments currently in the HOJ, and has a range of 246,800 to 272,800 (BGSF) with 22 courtrooms.
- Option 2 includes all program components in Option 1, and also includes JC and HC with a range of 312,700 to 345,600 BGSF, and 29 courtrooms.

Figure 4.3-01 Programming Summary

Program Summary

Component	Existing DGSF			Option 1		Option 2	
	HOJ	JC/HC	HOJ + JC/HC	SC, DC, PFC		SC, DC, PFC, JC, HC	
				DGSF	Staff	DGSF	Staff
1. Courtrooms	44,460	7,869	52,329	73,100		99,700	
2. Judiciary	14,967	4,137	19,104	13,700	46	18,500	59
3. Superior Court - Clerk Magistrate / Probation	11,019	0	11,019	10,500	54	10,500	54
4. District Court - Clerk Magistrate / Probation	21,954	0	21,954	17,100	108	17,100	108
5. PFC - Register of Probate / Probation	12,550	0	12,550	12,500	54	12,500	54
6. Juvenile Court - Clerk Magistrate / Probation	0	12,081	12,081	0	0	8,300	43
7. Housing Court / Mediation	0	3,584	3,584	0	0	4,000	22
8. Jury Assembly	4,389	0	4,389	3,700		1,700	
9. Grand Jury	1,406	0	1,406	2,500		2,500	
10. Court Support	6,408	0	6,408	11,300		14,100	
11. Joint Use	-	-	-	600		1,600	
12. Law Library / Court Service Center	6,215	0	6,215	4,200	4	4,200	4
13. Security and Holding	3,926	0	3,926	10,500	54	11,500	64
14. District Attorney	9,721	0	9,721	1,900		1,900	
15. Building Support - Public	-	-	-	5,400		5,400	
16. Building Support - Maintenance	-	-	-	4,100	13	4,100	13
17. Registry of Deeds	17,684	0	17,684	4,000		4,000	
Total DGSF	154,699	27,671	182,370	175,100		221,600	
Mechanical (10%)				17,510		22,160	
subtotal				192,610		243,760	
Building Gross Factor				1.35		1.35	
Total Building Gross Square Feet Range (BGSF):	228,000	66,741	294,741				
Low (95%)				246,800		312,700	
High (105%)				272,800		345,600	

Courtrooms and Judicial Summary

	Size (NSF)	Existing	Option 1	Option 2			
		Quantity	Quantity	Quantity	Jury	Holding	Comments
Department Courtroom and Hearing Room Distribution							
Superior Court		8	9	9			
B. Courtroom - Large Trial		3	2	2	X	X	
C. Courtroom - Standard Trial		5	4	4	X	X	
F. Courtroom - Bench Trial			2	2		X	
I. Hearing Room			1	1			
District Court		8	9	9			
A. Courtroom - Arraignment		2	1	1		X	
D. Courtroom - Small Trial		2	3	3	X	X	
F. Courtroom - Bench Trial		4	4	4		X	
I. Hearing Room			1	1			
Probate and Family Court		5	7	7			
G. Courtroom - Juvenile and Family		5	6	6		X	
I. Hearing Room			1	1			
Juvenile Court		3	0	6			
C. Courtroom - Standard Trial		1	0	2	X	X	In reduced Scenario, SC provides access to standard CR when JC needs it
G. Courtroom - Juvenile and Family		2	0	3		X	
I. Hearing Room			0	1			
Housing Court		2	0	2			
B. Courtroom - Large Trial		1	0	1	X	X	could be a non jury courtroom if SC provides access to standard CR when HC needs it
C. Courtroom - Standard Trial		1	0	1	X	X	In reduced Scenario, SC provides access to standard CR when HC needs it
Total		26	25	33			

4.4 Approach and Comparison to Existing Courthouse

The space program options are somewhat larger than the spaces in the existing courthouse, which are attributable to the designs of the existing buildings that do not meet current standards. The most significant difference between the existing space and the conceptual program are the court sets, which include the courtrooms, judge's lobbies, waiting areas, detention areas, and attorney/client conference rooms and secure circulation, as discussed below.

4.4.1 Notable Square Foot Differences

As shown in the tables contained in Appendix E, the following table (Figure 4.4-01) summarizes the significant changes from the current court sets to those reflected in the conceptual program. The changes reflect an increase in size from the existing 44,460 square feet of courts set spaces in the HOJ (52,329 including the HC and JC) to 73,100 square feet for Option 1 and 99,800 square feet for Option 2.

4.4.1.1 Court Support Space

The conceptual program also reconfigures several offices and work rooms for non-court agencies. Some of the existing support spaces that are in the current program are considerably larger than in the assumed program, while other court support agencies have minimal existing spaces. All have been right-sized to accommodate recommended space needs.

4.4.1.2 Security and Holding Area

A lack of secure circulation space and cramped central holding areas are significant challenges with the existing courthouse. Other deficiencies in the existing courthouse include staff administrative and central control space being crowded by file storage, poor separation between male and female holding cells in central holding, no detainee intake or search area, no property storage, and insufficient attorney/client meeting space. The space includes all the above with a best practices approach.

Figure 4.4-01 Significant changes in square feet between the existing and conceptual programs

Space Type	Conceptual Program Changes
Courtrooms	The program changes the sizes of courtrooms, which currently are all fairly consistent, to include a range of sizes to accommodate arraignments, large trials, standard trials, bench trials, juvenile and family trials, and hearing rooms. The sizes of vestibules for the courtrooms have also been increased.
Courtroom Waiting Areas	In the Springfield courthouses, there are not dedicated areas for courtroom waiting, other than benches in the circulation corridors outside of the courtroom doors. Waiting areas are included in the conceptual program.
Attorney/Client Conference Rooms	There are deficiencies in attorney/client conference rooms adjacent to courtrooms, which results in confidential discussions taking place in public circulation corridors. The conceptual program includes two sizes of conference rooms, with a small room (sized for three people) for each courtroom, and a large conference room (sized for six people) for every two courtrooms.
Courtroom Detention / Holding Areas	The current detention / holding areas that serve courtrooms are poorly located, undersized, and in poor condition. The conceptual program increases the number and capacity of these holding cells, and also includes additional spaces for attorney / client meetings within the holding area.
Jury Deliberation Suites	The conceptual program increases the size of the jury deliberation rooms, so there is a range of large and small jury rooms, with adequate areas for vestibules, court officer space, alternative juror rooms, and accessible restrooms.

4.5 Blocking Diagrams

Conceptual blocking diagram options were developed to correspond with the space program's square footage needs. Various options were developed to accommodate for different site shapes, opportunities, and restrictions. These conceptual diagrams were used for test fitting to determine constructability and order of magnitude development costs, as discussed in the next sections of this report. It is noted that the proposed footprints correspond to industry standards for courthouse designs that are influenced by space needs that ensure security, separation of circulation corridors for judges, staff, detainees and the public, as well as providing areas for confidential discussions.

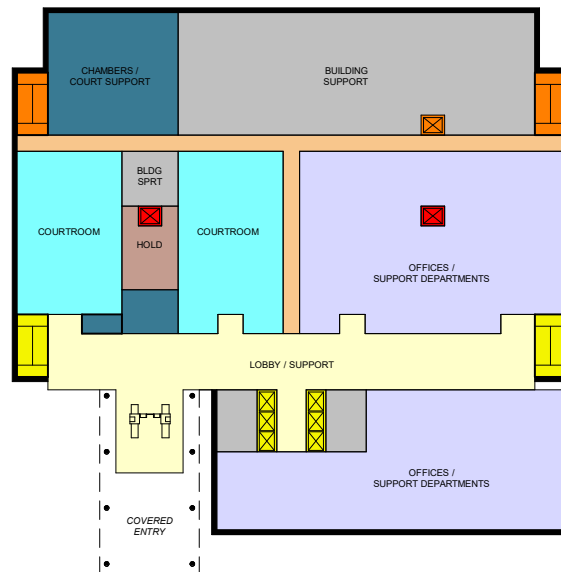
It is noted that JC operations must be separate and secured from other courts and departments, including separate entrances, detentions areas, floors for courtrooms and offices. This will be addressed in a future study and analysis. For this analyses it is assumed that JC operations would be on separate floors from other court departments.

LEGEND

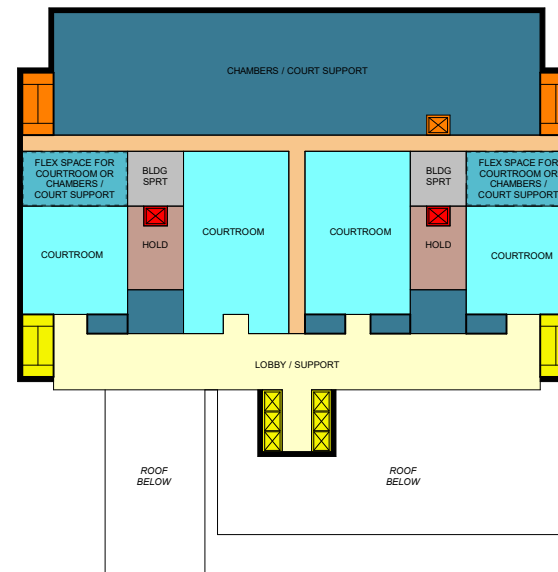
- CHAMBERS / COURT SUPPORT
- FLEX SPACE FOR COURTROOM OR CHAMBERS / COURT SUPPORT
- COURTROOM
- STAFF CIRCULATION
- STAFF VERTICAL CIRCULATION
- LOBBY / SUPPORT
- PUBLIC VERTICAL CIRCULATION
- OFFICES / SUPPORT
- HOLDING
- SECURED VERTICAL CIRCULATION
- BUILDING SUPPORT

Figure 4.5-01 Option 1 - Square Layout with four courtrooms on a typical floor

Option 1 Four Courts Per Floor Square Layout



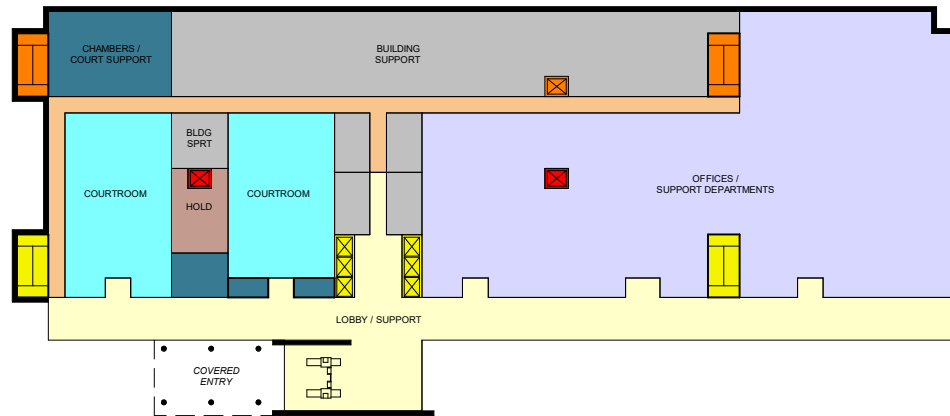
1st Floor
48,800 SF



Typical Court Floor
39,200 SF

Figure 4.5-02 Option 2 - Linear Layout with four courtrooms on a typical floor

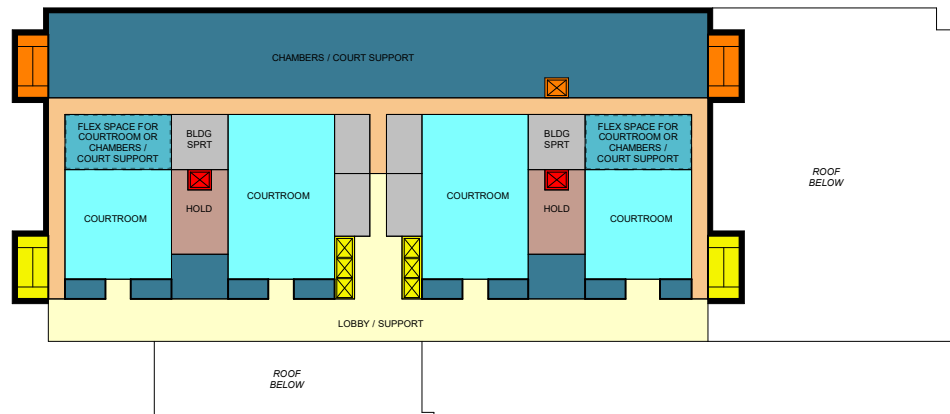
**Option 2
Four Courts Per Floor
Linear Layout**



LEGEND

- CHAMBERS / COURT SUPPORT
- FLEX SPACE FOR COURTROOM OR CHAMBERS / COURT SUPPORT
- COURTROOM
- STAFF CIRCULATION
- STAFF VERTICAL CIRCULATION
- LOBBY / SUPPORT
- PUBLIC VERTICAL CIRCULATION
- OFFICES / SUPPORT
- HOLDING
- SECURED VERTICAL CIRCULATION
- BUILDING SUPPORT

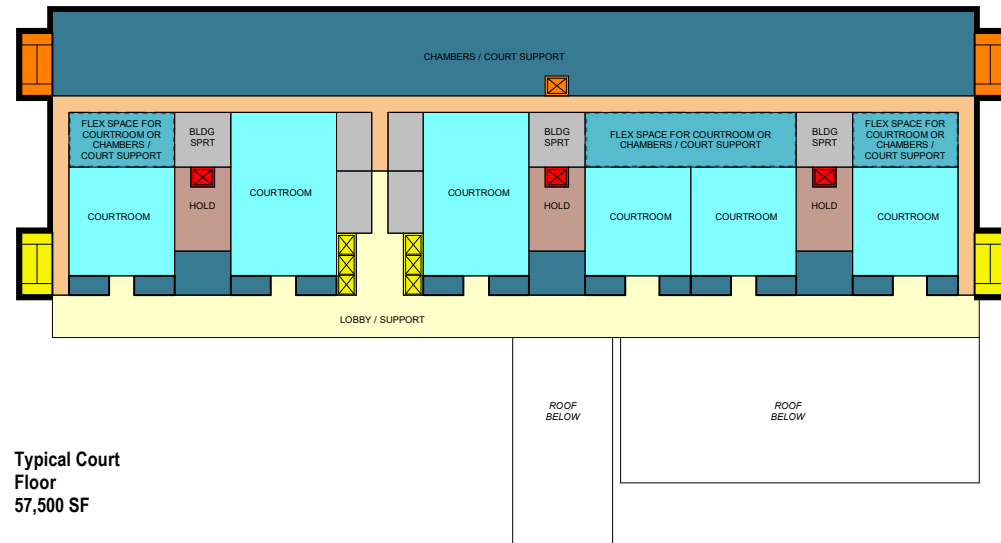
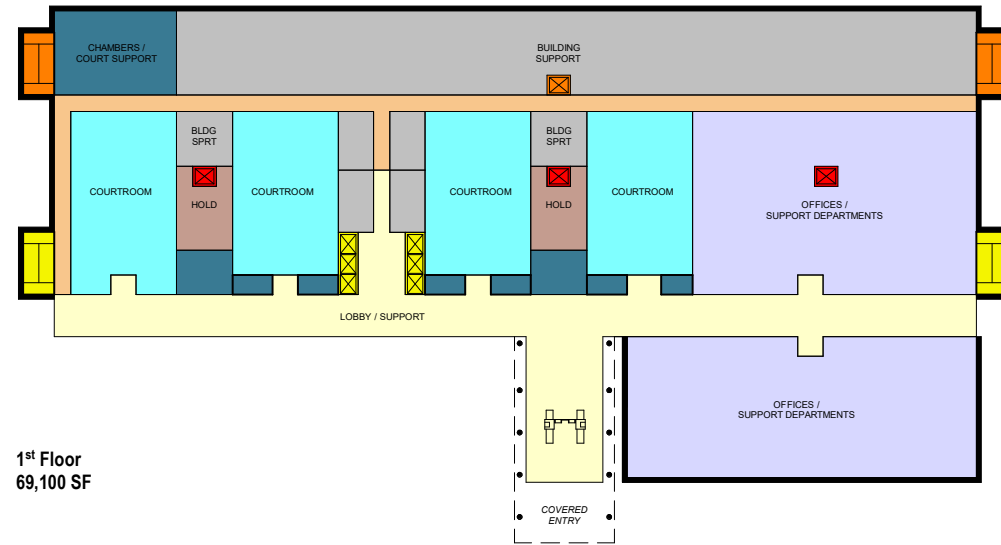
**1st Floor
57,500 SF**



**Typical Court
Floor
41,500 SF**

Figure 4.5-03 Option 3 - Linear Layout with 6 courtrooms on a typical floor

Option 3
Six Courts Per Floor
Linear Layout



LEGEND

- CHAMBERS / COURT SUPPORT
- FLEX SPACE FOR COURTROOM OR CHAMBERS / COURT SUPPORT
- COURTROOM
- STAFF CIRCULATION
- STAFF VERTICAL CIRCULATION
- LOBBY / SUPPORT
- PUBLIC VERTICAL CIRCULATION
- OFFICES / SUPPORT
- HOLDING
- SECURED VERTICAL CIRCULATION
- BUILDING SUPPORT

Figure 4.5-04 Option 4 - L Shape Layout with 6 courtrooms on a typical floor

Option 4
Six Courts Per Floor
L Shape Layout

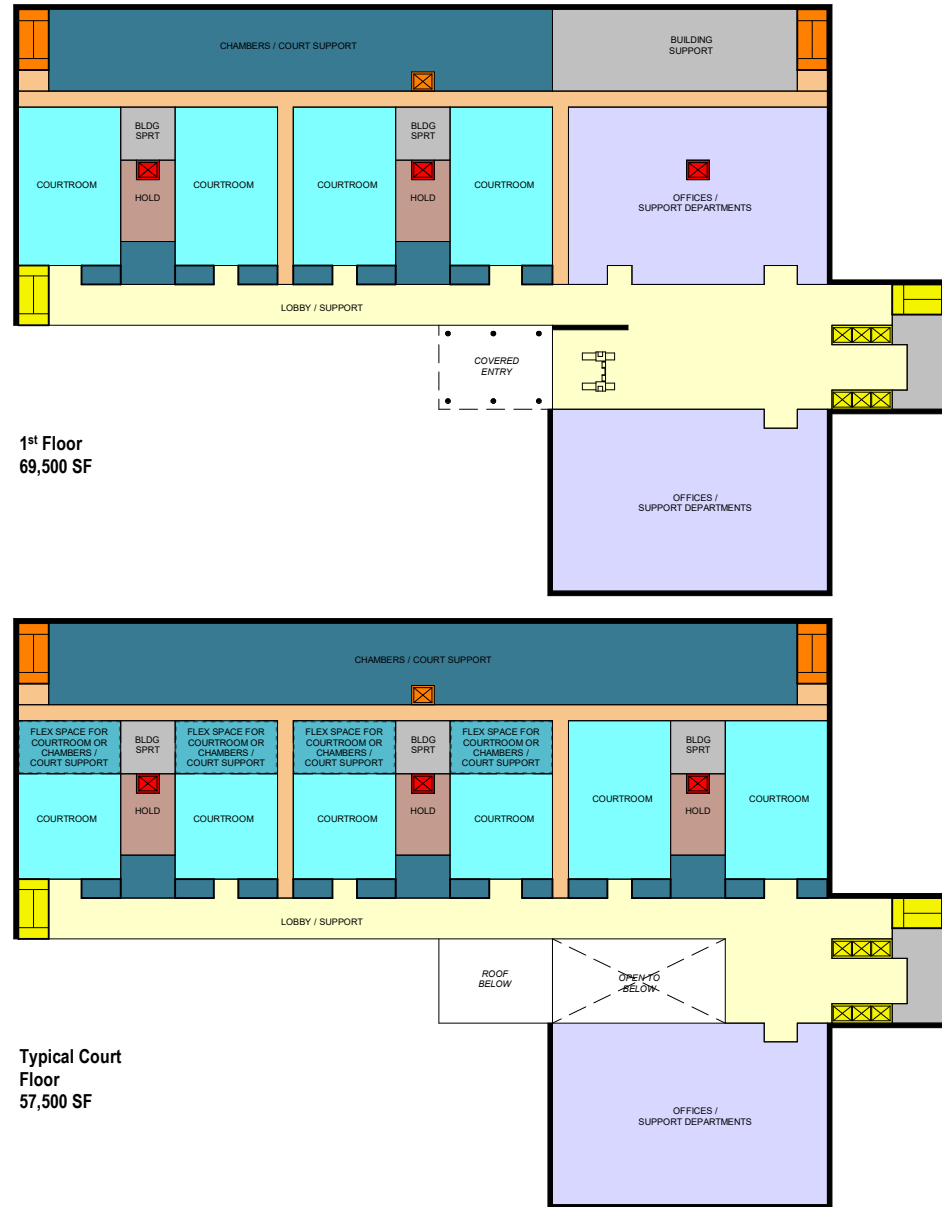
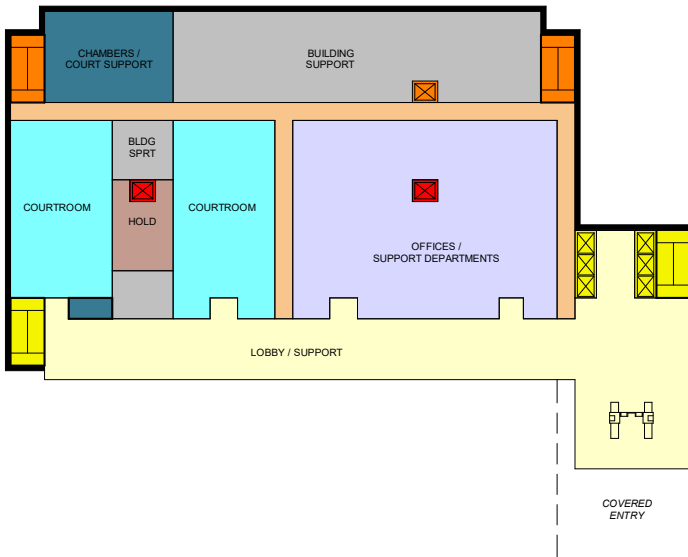
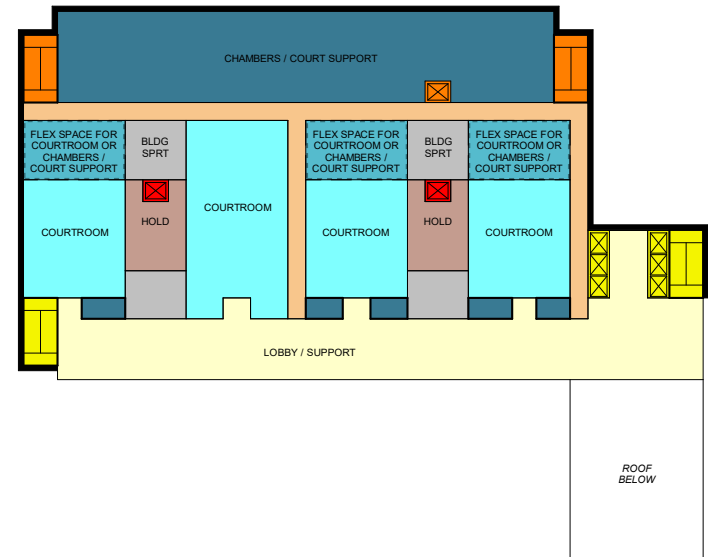


Figure 4.5-05 Option 5 - Compact Layout with 4 courtrooms on a typical floor

**Option 5
Four Courts Per Floor
Compact Layout**



**Typical Court
Floor
37,300 SF**



**Typical Court
Floor
35,600 SF**

LEGEND

- CHAMBERS / COURT SUPPORT
- FLEX SPACE FOR COURTROOM OR CHAMBERS / COURT SUPPORT
- COURTROOM
- STAFF CIRCULATION
- STAFF VERTICAL CIRCULATION
- LOBBY / SUPPORT
- PUBLIC VERTICAL CIRCULATION
- OFFICES / SUPPORT
- HOLDING
- SECURED VERTICAL CIRCULATION
- BUILDING SUPPORT

SECTION 5: CONCEPTUAL SITE TEST FITS

5.1 Conceptual Site Plans

The diagrammatic floor plans were tested on each of the highest ranked sites to identify the opportunities and constraints to accommodate a new courthouse.

Each of the sites could accommodate either Option 1 or 2. Test fits were conducted for both Options for 50 State Street, as it was ranked with the highest locational attributes, as well as because the surrounding density and environs present different circumstances. As seen in the Option 2 test fit of 50 State Street, this program option would require a taller building and/or larger footprint. The blocking plan used for each site was primarily based on what floor plate was the best fit. Where L-shaped floor plates were used, it was to create a dynamic connection between property lines and the existing roads.

When preparing the site test fits, proposed building layouts were prepared to comply with zoning regulations, parking requirements, and building dimensional requirements (i.e. setbacks, street frontage, heights, and massing). While the Commonwealth is typically exempt from local regulations, the policy is to comply with the requirements to the extent feasible.

Parking Accommodations. To determine parking requirements, an industry standard of one parking space per 400 gross square-feet of building space was used to determine the number of parking spaces a site could accommodate.

In most cases, off-site parking (on-street or in nearby public parking garages) would be required; the Commonwealth's policy is to not construct parking in facility replacements beyond accommodating parking that is already in place. Parking does not appear to be a significant factor in any of the sites being considered.

For this Assessment, it is assumed that secured parking for 35 spaces for Option 1 and 50 spaces for Option 2 would be provided on site for judges and court leadership, and the remainder would need to be in off-site facilities if a particular site is unable to

accommodate parking on site.

Building Dimensions. Setbacks are assumed to be at a generic 25' from the property line.

Springfield Zoning Regulations, have a maximum building height of 30'-60', with a maximum of two- to four-stories, except in downtown, where there is no regulation on the number of stories.

Site Development Opportunities and Challenges. As discussed below, test fits include notes of opportunities and challenges specific to each site.

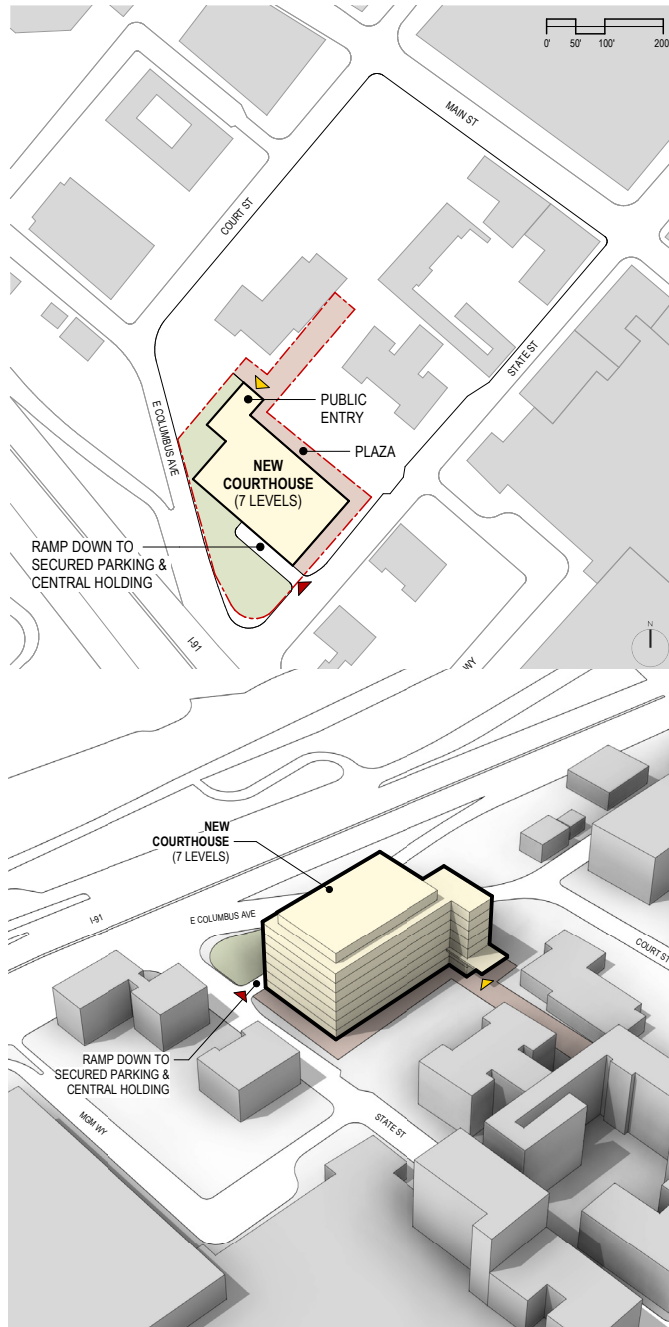
For most site options, secured parking is best accommodated below grade. Some sites are able to accommodate surface parking for staff and the public but the number varies based on the site.

All sites are able to accommodate the setback requirements, but some are unable to meet the maximum height or stories regulation.

Additionally, all sites are able to accommodate alternative energy sources and have all utilities available, however, the capacity will need to be further analyzed in future designs.

As discussed in Section 3, the highest ranking sites evaluated in this assessment are:

- Site 1 - 50 State Street (two options)
- Site 2 - 125 Liberty Street
- Site 3 - 255 Liberty Street
- Site 10 - 70 Maple Street
- Site 5 - 1400-1414 State Street
- Site 8 - Allen Street & Cooley Street



Site 1 - 50 State Street, Springfield, MA 01103: Option 1

Conceptual Building Size for Test Fit:

Ground Floor:	37,300 SF
Subsequent Floors	35,600 SF

Total SF: 250,900 SF
Number of Stories: Seven stories

Compatibility with Surrounding Uses:

Downtown, adjacent to appropriate and supporting areas

Distance from Public Transportation:

0.1 miles to bus stop, 0.5 miles to Union Station

Size of Property (acres):

2.1 acres

Availability / Capacity of Utilities:

All utilities are available

Comments:

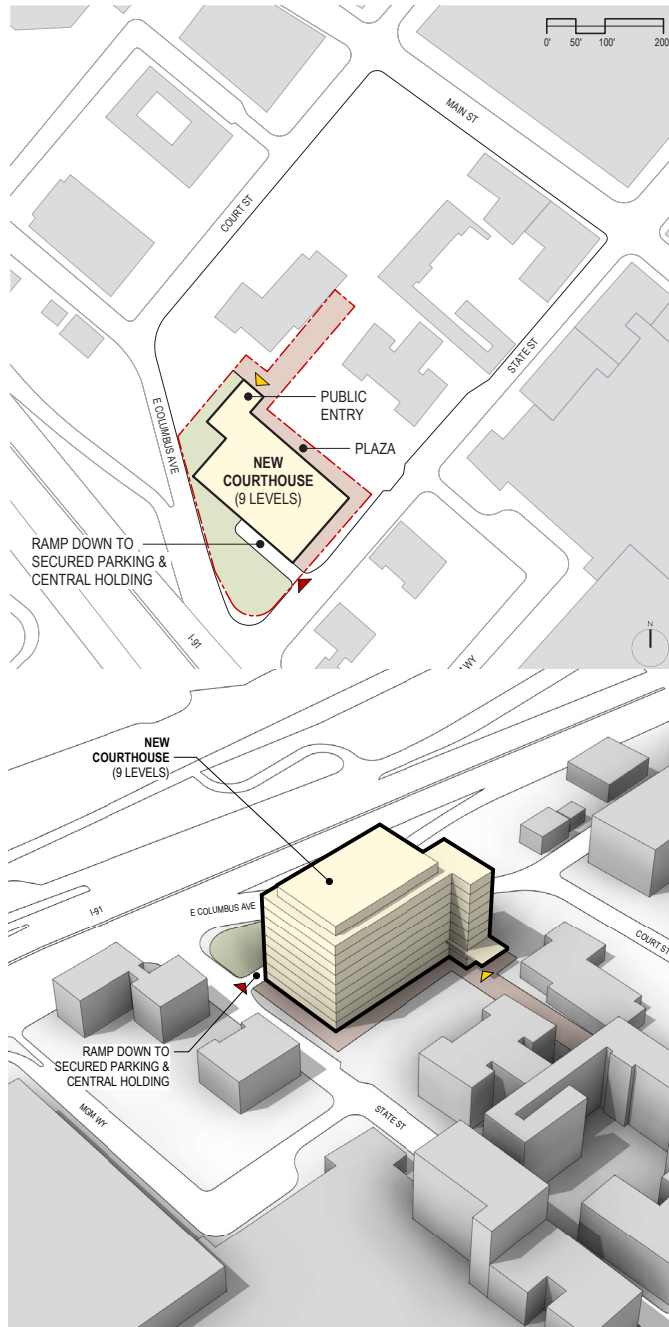
Reuse of existing site.

Advantages:

- Neighboring buildings are mid-rise buildings
- Sufficient room to accommodate setbacks; sufficient frontage and visibility
- Property is located in Business C zone, which allows a maximum height of 400'; no limit on the number of stories
- Not subject to flooding per RMAT and per FEMA.

Challenges:

- Not capable of providing surface parking on site
- Will require demolishing the existing building, which increases the embodied carbon of the project, and extends duration of construction period.



Site 1 - 50 State Street, Springfield, MA 01103: Option 2

Conceptual Building Size for Test Fit:

Ground Floor: 37,300 SF
Subsequent Floors 35,600 SF

Total SF: 322,100 SF
Number of Stories: Nine stories

Compatibility with Surrounding Uses:

Downtown, adjacent to appropriate and supporting areas

Distance from Public Transportation:

0.1 miles to bus stop, 0.5 miles to Union Station

Size of Property (acres): 2.1 acres

Availability / Capacity of Utilities:

All utilities are available

Comments:

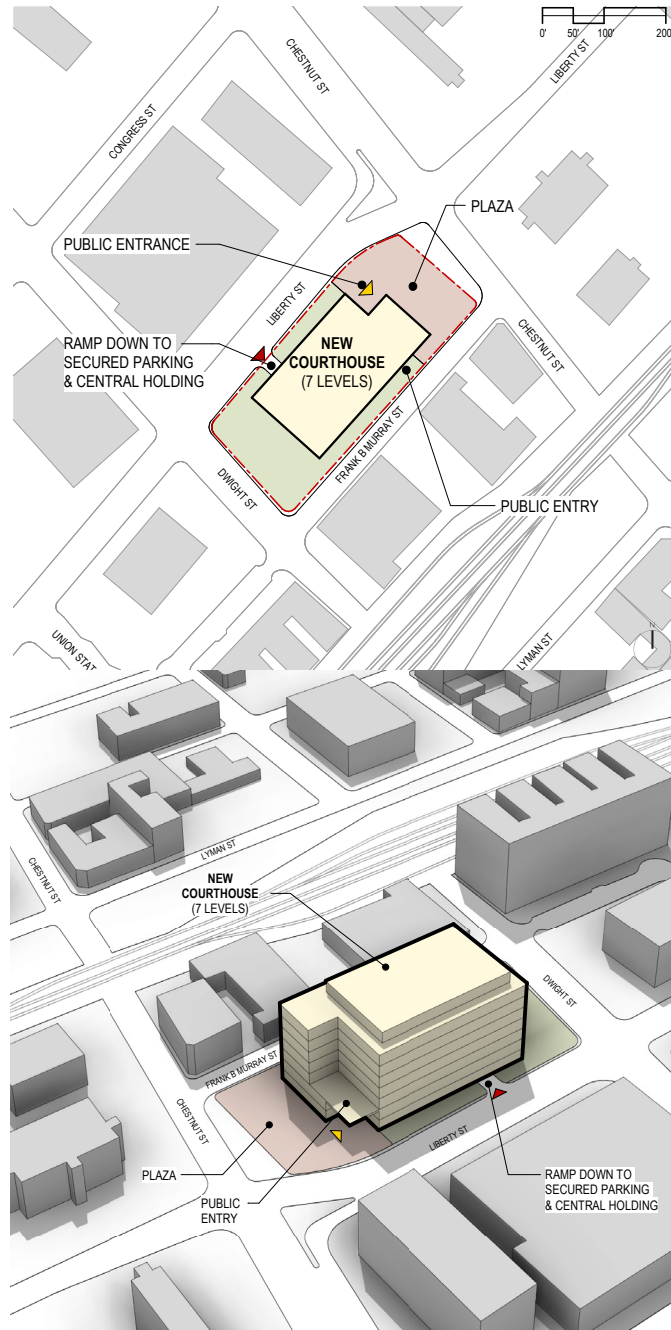
Reuse of existing site.

Advantages:

- Neighboring buildings are mid-rise buildings
- Sufficient room to accommodate setbacks; sufficient frontage and visibility
- Property is located in Business C zone which allows a maximum height of 400'; no limit on the number of stories
- Not subject to flooding per RMAT and per FEMA.

Challenges:

- Not capable of providing surface parking on site
- Will require demolishing the existing building which increases the embodied carbon of the project, and extends duration of construction period
- Program will require the building to be approximately 9-stories tall which adds to construction costs
- Program would no longer utilize a historic building, which cannot be demolished and could result in site disposition challenges.



Site 2 - 125 Liberty Street, Springfield, MA 01103

Conceptual Building Size for Test Fit:

Ground Floor: 37,300 SF
Subsequent Floors 35,600 SF

Total SF: 250,900 SF
Number of Stories: Seven stories

Compatibility with Surrounding Uses:

Downtown, adjacent to appropriate and supporting areas

Distance from Public Transportation:

0.0 miles to bus stop, 0.1 miles to Union Station

Size of Property (acres): 2.16 acres

Availability / Capacity of Utilities:

All utilities are available

Comments:

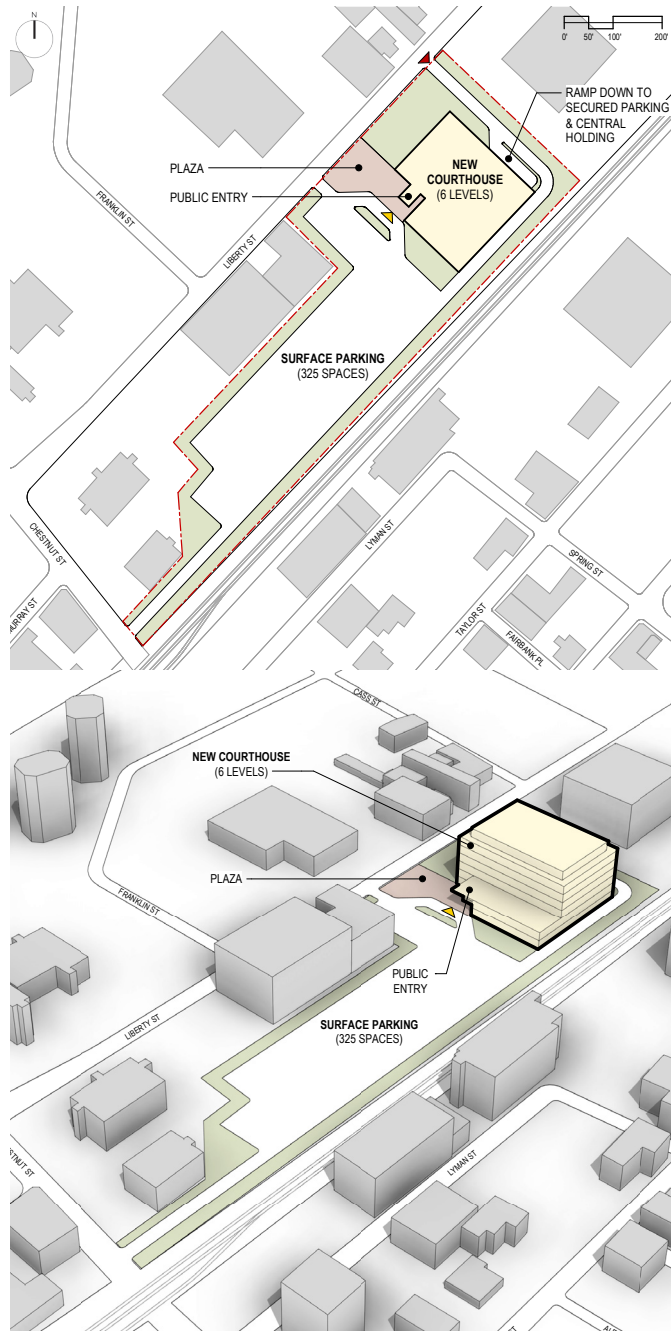
Property went under contract by the time the assessment was completed.

Advantages:

- Neighboring buildings are mid-rise buildings
- Property is located on a full block and provides street visibility from four sides
- Sufficient room to accommodate setbacks; sufficient frontage and visibility
- Property is located in Business B zone, which allows a maximum height of 60'; no limit on the number of stories
- Not subject to flooding per RMAT and per FEMA.

Challenges:

- Not capable of providing surface parking on site
- Will require demolishing the existing building, which increases the embodied carbon of the project, and extends duration of construction period.



Site 3 - 255 Liberty Street, Springfield, MA 01104

Conceptual Building Size for Test Fit:

Ground Floor: 48,800 SF
Subsequent Floors 39,200 SF

Total SF: 244,800 SF
Number of Stories: Six stories

Compatibility with Surrounding Uses:

Downtown, near supporting areas

Distance from Public Transportation:

300 feet to bus stop, 0.3 miles to Union Station

Size of Property (acres): 7.78 acres

Availability / Capacity of Utilities:

All utilities are available

Comments:

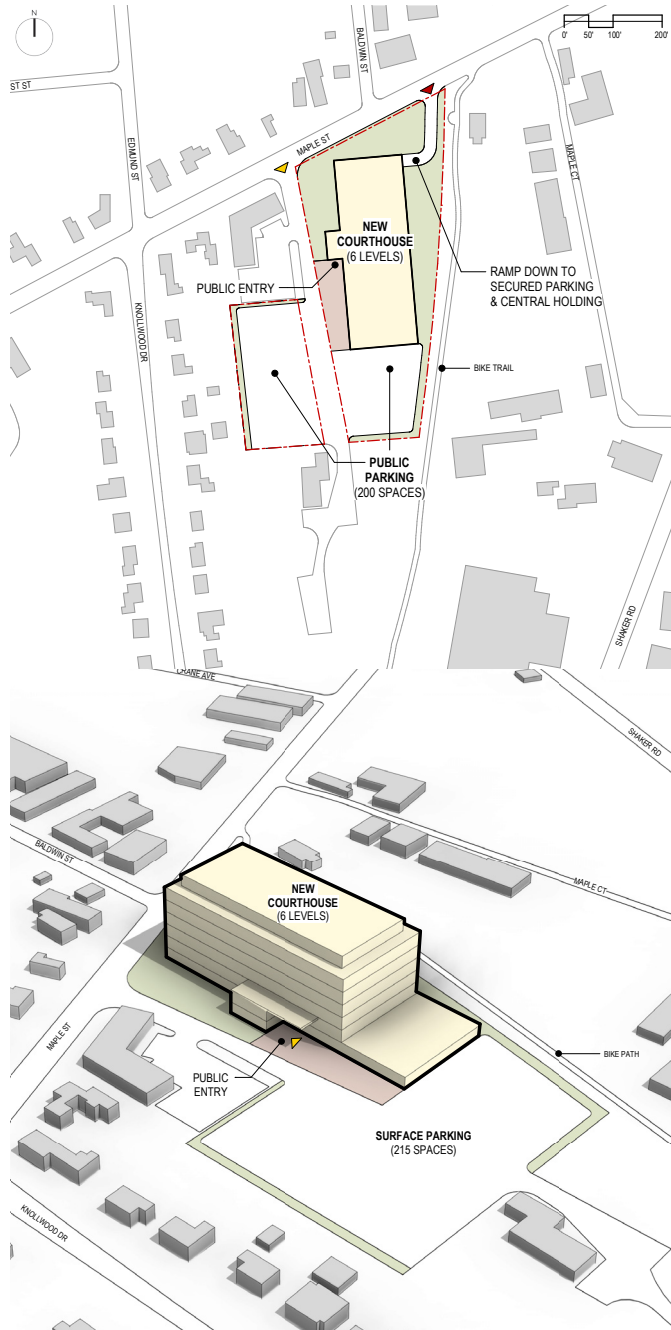
Property went under contract by the time the assessment was completed.

Advantages:

- Based on Industrial A zoning regulations, there are no setback requirements
- Property is located in Industrial A zone which allows for a building to have a maximum height of 100' and there is no regulation on the number of stories
- Can accommodate 325 surface parking spaces for staff and visitor parking
- Based on the Order of Magnitude cost estimate, this site is likely to have the lowest estimated construction cost of the top six sites.

Challenges:

- Surrounding properties are industrial.



Site 10 - 70 Maple Street, East Longmeadow, MA 01028

Conceptual Building Size for Test Fit:

Ground Floor: 57,500 SF
Subsequent Floors 41,500 SF

Total SF: 265,000 SF
Number of Stories: Six stories

Compatibility with Surrounding Uses:

Located in East Longmeadow, in a mixed retail, commercial, light residential, but predominately residential

Distance from

Public Transportation: 0.7 miles to bus stop, 7.4 miles to a commuter rail

Size of Property (acres): 4.10 acres

Availability / Capacity of Utilities:

All utilities are available

Comments:

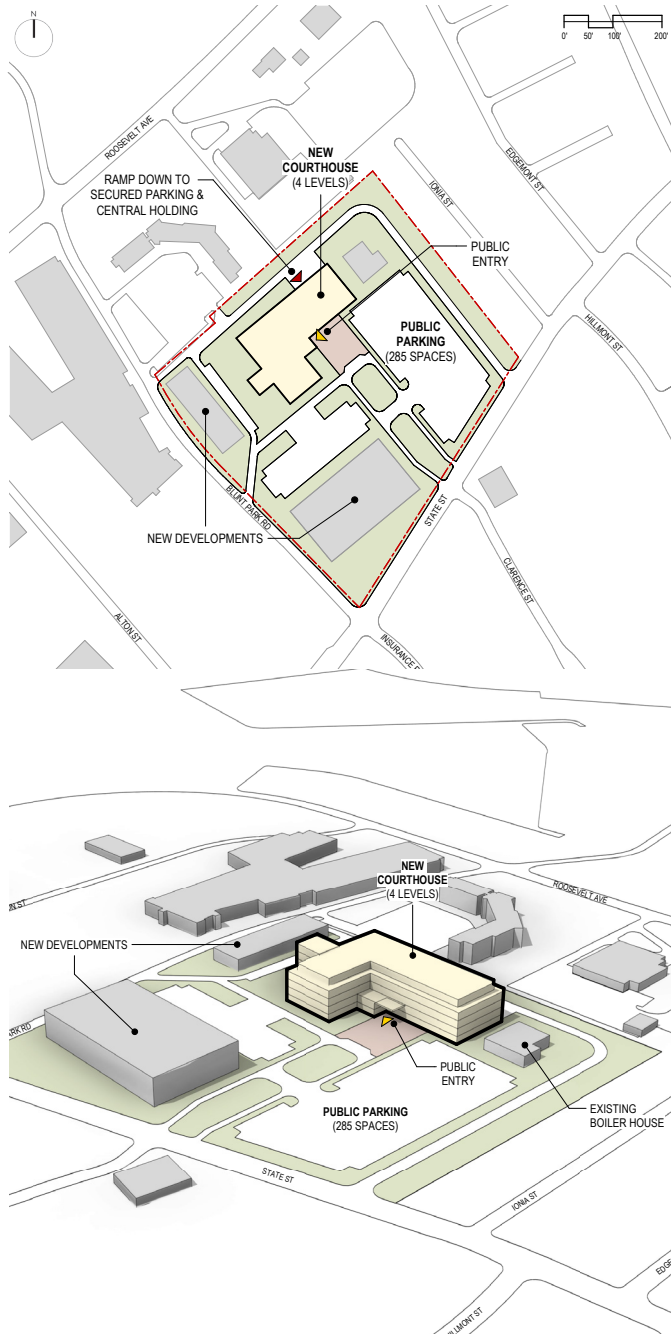
Known or suspected environmental issues - Phase IV and DEP 21E Site (Tier II). Property went under contract by the time the assessment was completed.

Advantages:

- Can accommodate 215 surface parking spaces for staff and visitor parking.

Challenges:

- Neighboring buildings are primarily single story buildings; a six-story building would have impacts on surrounding properties and character of the area
- Hazardous materials remediation is necessary
- Property is located in MULT zone, but may not be compatible with surrounding areas.



Site 5 - 1400-1414 State Street, Springfield, MA 01109

Conceptual Building Size for Test Fit:

Ground Floor:	69,500 SF
Subsequent Floors	57,500 SF

Total SF: 242,000 SF
Number of Stories: Four stories

Compatibility with Surrounding Uses:

Mix of medical, residential, and educational uses

Distance from Public Transportation:

Bus stop is located in front of property, 3.2 miles to a commuter rail

Size of Property (acres): 17.53 acres

Availability / Capacity of Utilities:

All utilities are available.

Comments:

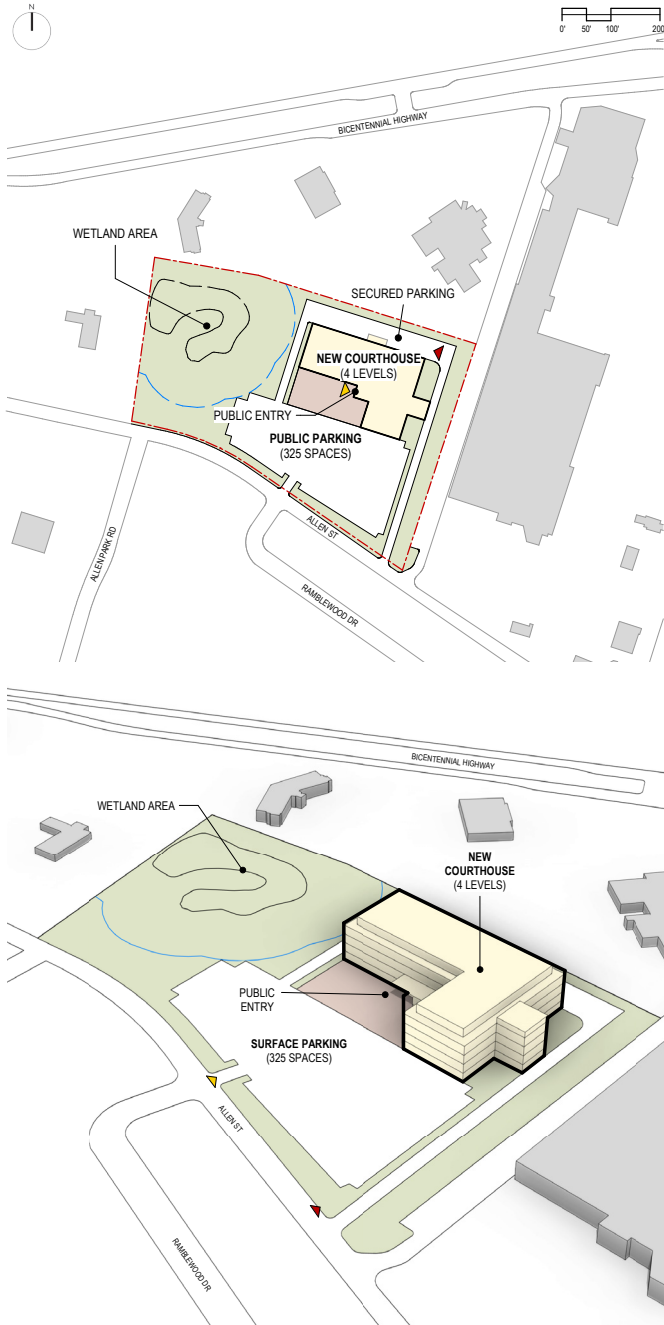
Approximately \$5 million is needed in hazardous materials remediation; Property is currently under contract and may not be available.

Advantages:

- Can accommodate 285 surface parking spaces for staff and visitor parking

Challenges:

- Hazardous materials remediation is necessary
- Noticeable topography changes
- Property is located in Residential C zone which restricts buildings to be more than 3-stories and 35' tall



Site 8 - Allen Street & Cooley Street, Springfield, MA 01128

Conceptual Building Size for Test Fit:

Ground Floor: 69,500 SF
Subsequent Floors 57,500 SF

Total SF: 242,000 SF
Number of Stories: Four stories

Compatibility with Surrounding Uses:

Mix of Residential and Retail; Usable area is located in front of single family homes and another side faces the loading docks for the neighboring retail stores

Distance from Public Transportation:

Bus stop is 505 feet from property

Size of Property (acres):

13.18 acres - 9.68 acres of raw, usable land, and 3.50 acres of wetlands

Availability / Capacity of Utilities:

None. Site is a greenfield. Drain, sewer, water, and overhead power lines are observed in the area; will add to construction costs

Comments:

N/A

Advantages:

- Can accommodate 35 secured parking spaces and 325 surface parking spaces
- Property is located in Business A zone. No setback requirements unless property is adjacent to a residential property (front and side yards of no less than 10', back yard of no less than 7' buffer planting strip).

Challenges:

- Wetlands located on the site which will require stormwater management system
- RMAT notes the land to have moderate exposure to proximity of water
- Site is a greenfield
- While the courthouse can potentially comply with the maximum 4-story height in a Business A zone, it is not likely a 60' maximum height can be achieved.

SECTION 6: COST ESTIMATES, SCHEDULE

6.1 Order of Magnitude Cost Estimates

Order of magnitude cost estimates were developed for each site, based on a construction price-per-square foot estimate for the two programs (Program Option 1 of 260,024 BGSF for replacing those departments in the HOJ, and Program Option 2 of 329,153 BGSF for replacing the HOJ and the HC/JC). The estimate also includes assumed costs for site development, hazardous materials abatement, and demolition.

Based on the Space Program Summary, direct trade costs (DTC) were determined for each space type (i.e. courtrooms and detention areas tend to have higher construction costs than office spaces). Grossing factors were included to account for mechanical space and interdepartmental and public circulation areas, exterior wall thicknesses, building shafts, and public restrooms.

The estimated construction cost (ECC) is based on the DTC, and includes markups for escalation, design and estimating contingencies, and construction management general conditions costs, contingencies, and fees. It is noted that for

planning purpose, the escalation assumes a mid-point of construction to occur in mid-2029, as such, the escalation is anticipated to be 50% of the ECC, which is a conservative estimate that accounts for market conditions that are not anticipated to ease for some time.

The estimates also account for a range of costs, shown as a high and low estimates, due to items unknown at this time, such as building finishes construction materials, and design details that are not yet known.

Total Project Costs (TPC) are not included in the construction cost estimate. Land acquisition sites were provided by Greystone, and soft costs for the project were determined by DCAMM, and have been provided to HDR.

See Figure 6.1-01 for a summary of estimated construction cost (ECC), acquisition costs, and total construction cost. See Appendix F for a breakdown of the ECC.

Figure 6.1-01 Order of Magnitude Cost Estimate Summary

	Site 1 50 State Street Program Option 1	Site 1 50 State Street Program Option 2	Site 2 125 Liberty Street	Site 3 255 Liberty Street	Site 10 70 Maple Street	Site 5 1400-1414 State Street	Site 8 Allen Street & Cooley Street
Acquisition Cost*	\$0	\$0	\$2,800,000	\$900,000	\$2,300,000	\$1,500,000	\$1,900,000 **
ECC	\$321,407,986	\$404,639,253	\$319,238,573	\$318,153,823	\$319,238,573	\$332,797,401	\$323,035,045
Total Project Cost	\$421,838,589	\$530,642,664	\$421,802,625	\$418,484,642	\$421,302,625	\$438,227,403	\$425,465,563

* Includes costs for due diligence, testing, inspections, and legal fees

** Based on Broker Opinion of Value, with a low of \$1.2M and a high of \$1.4M; used high value for conservative estimate

6.2 Implementation Schedule

A preliminary implementation schedule (Figure 6.2-01) has been developed to approximate minimum time frames for site acquisition (if privately owned), preparation of a Certifiable Building Study, preparation period of design and construction documents, bidding, and anticipated construction time frames.

Figure 6.2-01 Implementation Schedule

Task	YEAR 1				YEAR 2				YEAR 3				YEAR 4				YEAR 5				YEAR 6				YEAR 7			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Site Acquisition Must be completed prior to study certification	Assume 2-3 years --Can be done simultaneous to Study																											
Designer Selection			4-6 mos																									
Certifiable Study, Schematic Design					Approx 18 Months - Programming - Alternatives - Prepare final scope of work, cost estimates, schedule - Prepare Schematic Design package - Procure Construction Manager - Prepare draft and final report - Approvals/Certification of Study																							
Design and Construction Documents									Approx 18 Months - Designer contract negotiation - Prepare Design Development - Prepare Construction Documents - Plan Reviews and approvals																			
Bidding																3 mos												
Construction Schedule is TBD, based on scope of work.																	Timeframe TBD; anticipate 2.5 to 3 years											



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