



Project Proposal to  
The Asset Management Board

**Massachusetts Trial Court  
Acquisition of Springfield Regional Justice Center Facility Lease for  
Massachusetts Trial Court**

**Springfield, Massachusetts**

**January 21, 2025**

*Proposed by:*

Massachusetts Trial Court  
Honorable Heidi E. Brieger, Chief Justice and Thomas Ambrosino, Court Administrator

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## I. DESCRIPTION OF THE PROJECT

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### Proposing Agency:

Massachusetts Trial Court (“TRC”)

### Description of the Project:

The Project is for the acquisition of leased space for the Massachusetts Trial Court for a Regional Justice Center located in Springfield, MA for not more than approximately 330,000 usable square feet of space for judicial, administrative, detention and court services for an initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years. The Massachusetts Trial Court seeks approval from the Asset Management Board (“AMB”) to acquire the lease, which requires many specifications, including general office space, court rooms, detention areas, and security screening space. These spaces require unique considerations such as: (i) specific programmatic adjacencies including program layouts to allow for confidential interactions, separate and secure circulation corridors for the public, staff and detainees; (ii) specialized security functions, such as control centers and detention facilities with secured access; and (iii) significant security measures, including secured on-site parking. Given these unique specifications, which are more costly than standard office spaces, moving forward with a long-term lease would allow the Massachusetts Trial Court to amortize leasehold improvement costs over a longer period of time.

The lease will be acquired through a competitive process to seek proposals for the lease of space within the search area defined as Springfield, Massachusetts, delineated on the map included as **Attachment 1** (“Lease Catchment Area”). A letter of support from the Court Administrator of the Massachusetts Trial Court is included as **Attachment 2**.

The Commonwealth currently owns two Courthouses in Springfield, totaling 293,900 square feet: the Roderick L. Ireland Courthouse, located at 50 State Street, which houses the 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; and the adjacent facility at 80 State Street, which houses Springfield Juvenile and the Western Housing Court. A May 2023 Relocation Assessment included as **Attachment 7** estimated the cost of demolishing and rebuilding a 318,000 SF Regional Justice Center at 50 State Street, Springfield, including temporary relocation expenses and a short-term lease at approximately \$530M, but DCAMM estimates actual costs would be closer to \$640M.

The Division of Capital Asset Management and Maintenance (“DCAMM”) and the Massachusetts Trial Court have explored renovation, acquisition of a new owned site, and acquisition of a long-term lease and have determined, as will be outlined in this Project Proposal, that the most advantageous option for the Commonwealth is a long-term lease. A new leased facility would provide the opportunity to ensure best practices in contemporary courthouse design, operations, and functionality; provide the Massachusetts Trial Court a worthy home for the next 40-60 years; and meet long term sustainable needs supporting Commonwealth initiatives, such as Executive Order 594.

The Springfield Regional Justice Center is an important initiative for the Massachusetts Trial Court and the Commonwealth. DCAMM and the Massachusetts Trial Court have identified the following parameters that are expected for the facility (further space and programming details will also be provided in the RFP):

Embody the function of the Massachusetts Trial Court in the Commonwealth:

The Springfield Regional Justice Center will fulfill both a functional need and a symbolic one for the Commonwealth. The building massing, materiality, and articulation will be critical to its identity as a public building. A successful building solution will employ architectural language to reflect the modern-day role of the Springfield Regional Justice Center and represent the ideals of restorative justice in a dignified, safe, and appropriate manner.

Contribute to the civic character and urban fabric of Springfield:

The building must engage with the civic fabric of Springfield for the benefit of users and the public alike. The Springfield Regional Justice Center represents an opportunity for an important landmark for this Gateway City.

Support better stewardship of State assets:

The Commonwealth is committed to stewardship of its assets and the improvement of facilities' operational and maintenance efficiency. The Regional Justice Center must be a facility that is developed utilizing best practices for state-of-the-art infrastructure systems and resilient materials resulting in better maintainability and sustainability.

Integrate resilient design:

The facility's design must include climate change resilience strategies based on vulnerability assessments and resiliency recommendations. For these purposes, resilience is defined as "ensuring that state facilities can be operated or adapted to resist and recover from the effects of hazards in a timely and efficient manner." This includes ensuring the preservation, restoration, or improvement of its essential structures and functions for the duration of its life cycle.

Realize a high-performance building:

In support of Executive Order 594 and DCAMM's mission to create forward-thinking sustainable buildings and drive decarbonization, the Springfield Regional Justice Center will be expected to integrate carbon reduction strategies including, but not limited to, optimal thermal performance through advanced building envelope solutions, low/no carbon fuel sources, high efficiency measures, and renewable energy sources such as geothermal and solar. Civil and landscape design should emphasize water conservation, integrated storm water management, and low-maintenance and ecologically appropriate planting design. The facility will be required to achieve and maintain a minimum of LEED silver certification.

Ensure an inclusive court experience:

The design must anticipate how all users, including those with disabilities, will receive equal access to justice. The Springfield Regional Justice Center should integrate architecture, site, and landscape into a single, universally accessible design beyond minimum federal and state accessibility compliance to

create an inclusive design that promotes opportunities for all regardless of age, ability, gender, or background.

Embody DCAMM’s Design Excellence principles:

As a building serving the citizens of the Commonwealth, DCAMM will work with the selected Developer to ensure DCAMM’s guiding principles for design excellence are reflected:

- Design: achieve a built solution in form and function that is aesthetically pleasing, is useful, and complements its surroundings.
- Value: provide responsible allocation, planning, management, and oversight to maximize a building’s long-term value.
- Stewardship: develop design solutions that embrace sustainability, maintainability, wellness, safety, equity, and security.

**Description of the Asset**

This Project is for the acquisition of a currently unidentified leasehold estate of not more than approximately 330,000 usable square feet for general office space, court rooms, and detention areas serving key courthouse operational functions for an initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years, within the Lease Catchment Area.

**Public Purpose and Public Benefits**

The goals of the Project are to achieve the following public purposes and public benefits: (1) establish a new courthouse that can be procured and developed more efficiently and expediently than a traditional Commonwealth-owned facility; (2) release substantial capital funding that would otherwise be necessary for constructing a new Commonwealth-owned facility or renovating the existing site; (3) 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; (4) capture the value of improvements and investments made for the Commonwealth; and (5) promote sound management of the Commonwealth’s use of space and portfolio of leased space.

**Description of the Project Procurement Method**

DCAMM, in consultation with the Massachusetts Trial Court, will acquire the lease through a competitive process. DCAMM will issue a Request for Proposals (“RFP”) to solicit proposals from interested parties in accordance with G.L. c. 7C, s. 36. The Commonwealth of Massachusetts, acting by and through DCAMM on behalf of the Massachusetts Trial Court, will enter into a lease with the selected proposer.

## **II. CURRENT INVENTORY OF ASSETS**

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A list of the user agency’s current inventory of assets can be found in Attachment 6. The user agency has reviewed the inventory and there are no Agency Assets that are underutilized and might be appropriate for use in lieu of the proposed Asset to be acquired.

### **III. PUBLIC PURPOSE AND PUBLIC BENEFITS**

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#### **Sound Asset Management and Public Benefit:**

The Project Proposal was developed in a manner consistent with DCAMM's goal to make the most advantageous financial and asset management decisions for the Commonwealth.

Due to the large amount of space being sought and the high cost of leasehold improvements and relocation, Massachusetts Trial Court proposes to seek a leasehold interest longer than the 10-year term permitted under M.G.L. c. 7C, s. 35. An initial lease term of 40 years will be beneficial to the Commonwealth, as renovated premises may remain in good condition and continue to support an agency's operations after 10 years and the options to extend lease terms enable the Commonwealth to take advantage of premises that continue to meet agency needs and to continue to benefit from the investment made in costly court specific leasehold improvements. An initial 40 year term will allow the landlord to amortize the cost of leasehold improvements over a longer period as opposed to 10 years and is expected to result in reduced rent. It is estimated that the cost of leasehold improvements for this Project will be approximately \$700- \$800 per square foot. See Attachment 5 - Market Assessment of Improvements for Springfield Regional Justice Center, for a discussion of probable savings to the Commonwealth for the cost of these anticipated improvements. The longer term would also save the Commonwealth in relocation costs estimated to be \$1.20-\$2.00 per square foot per move. Assuming a move every 10 years, the cost to relocate a 330,000 usable square foot Regional Justice Center could be \$3.9 million over the maximum 60-year term.

The Massachusetts Trial Court and DCAMM's Office of Leasing and State Office Planning have evaluated the Massachusetts Trial Court's existing spaces and its anticipated future needs, with the goal to provide adequate space for the Massachusetts Trial Court's future needs in the Lease Catchment Area. The existing needs are not being met due to functional deficiencies in the current facilities, which would be costly to retrofit. This proposal seeks authorization to lease a judicial, administrative, detention and court services space of not more than approximately 330,000 usable square feet.

### **IV. LAWS AND REGULATIONS TO BE WAIVED**

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The Massachusetts Trial Court requests that the AMB waive the following laws and regulations for this proposed transaction:

M.G.L. Chapter 7C, Sections 33-37, except Section 36.

M.G.L. Chapter 30, Sections 39F through 39R inclusive, except Section 39H.

M.G.L. Chapter 149, Sections 44A through 44J inclusive, except for certification of non-collusion in contracting requirement

810 CMR 2.06(2)(c), in part

M.G.L. Chapter 7C, Section 33-37, except Section 36 (Acquisition of Real Property by Lease and 10 Year Limitation) – These sections govern the acquisition of real property by lease, including the limitation of the

length of the term of any lease acquisition to a maximum of 10 years. These sections should be waived to make clear the acquisition of this lease is pursuant to AMB authorization, not M.G.L. Chapter 7C.

M.G.L. Chapter 30, Sections 39F through 39R inclusive (but not Section 39H)

M.G.L. Chapter 149, Sections 44A through 44J inclusive, except for certification of

non-collusion in contracting requirement – These laws govern competitive

procurement of construction contracts by state authorities, departments and municipalities. While a competitive process will be required, the selection will be based on factors including, but not limited to, cost of construction and therefore the public construction laws will not apply. The non-collusion in contracting requirement would not be waived, nor would any laws pertaining to the payment of prevailing wages.

810 CMR 2.06(2)(c) (Polling Requirement) – The second sentence of Section 2(c) requires the DCAMM Commissioner to certify that the Project does not conflict with the current and foreseeable needs of any agency of the Commonwealth. Since this transaction does not require state polling, the requirement in this second sentence should be waived to make it clear that the Commissioner’s certification is not required.

## **V. ALTERNATIVE ACQUISITION PROCESS**

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The Massachusetts Trial Court seeks AMB authorization to procure a leasehold estate for general office space, court rooms, and detention areas serving key courthouse operational functions for an initial lease term of 40 years and two extension options of 10 years each for a maximum term of 60 years. Landlord and premises will be selected through a competitive Request for Proposals (RFP) process. DCAMM, in collaboration with the Massachusetts Trial Court, will conduct the proposal selection process as described below.

### **Competitive Selection Process**

Following AMB approval of a Final Project Proposal for this Project, DCAMM, in coordination with the Massachusetts Trial Court, will engage a transaction advisor and undertake the following process to select a proposal and enter into a lease:

1. Prepare RFP: DCAMM will prepare and issue the RFP to procure leased judicial, administrative, detention and court services space. The RFP will specify the date, time, and place for submission of proposals. The RFP informs all potential proposers of:
  - the Commonwealth’s space needs,
  - the steps proposers must take to submit a proposal,
  - the procedures followed and the criteria used by DCAMM and the User Agency to evaluate proposals and select the proposal most advantageous to the Commonwealth’s needs,
  - the Lease to be executed between the property owner and the Commonwealth of Massachusetts acting by and through DCAMM on behalf of the User Agency, and

- the Landlord's Services and Landlord's Improvements the Landlord must provide under the Lease.
2. Advertise RFP: The RFP will be advertised in accordance with the provisions of Chapter 7C, Section 36.
  3. Receive Proposals, Evaluate, Select Proposal: Proposals will be evaluated based on the requirements and criteria specified in the RFP. DCAMM will select the most advantageous proposal based on evaluation of the proposals received and the recommendations of the Massachusetts Trial Court.
  4. Documentation: DCAMM, in consultation with the Massachusetts Trial Court, will prepare the necessary legal documents for the lease transaction.
  5. Execute Lease: DCAMM will execute the lease for the Commonwealth on behalf of the Massachusetts Trial Court.

## **VI. FINANCIAL FEASIBILITY**

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Through the RFP process, DCAMM will obtain proposals that reflect fair market value for a leasehold within the Lease Catchment Area. We anticipate there will be significant response to the RFP as there is currently a high commercial vacancy rate throughout the Commonwealth. In 2023 DCAMM issued a Request for Proposals (RFP) to solicit sale and gift offers from owners of parcels no less than two (2) acres and no more than five (5) developable acres in the City of Springfield for a location for a new state owned and constructed court. Although that procurement was terminated, nine responses were received, which demonstrates that there is a strong interest from the private sector. Permitting a 40 year initial term will result in a financial benefit to the Commonwealth, as the cost of improvements will be amortized over a longer period of time thus reducing the anticipated monthly rent. The Massachusetts Trial Court anticipates that it will secure the funding necessary to complete the Project.

Amortizing the anticipated cost of improvements over a 40 year term would save the Commonwealth an estimated \$153,835,383.64 in rent over the first 10 years of the lease (see Attachment 5). The estimated value of the leasehold to be acquired would be \$30.5M to \$33.8M per year in rent (based on the assumption of \$30-\$40/SF rent plus estimated annual improvements costs shown in Attachment 5), including operating expenses depending upon base rent charged, size of leasehold, and cost of improvements.

In the case that the cost of improvements is amortized over the first 20 years; the anticipated cost savings over the first 10 years of the lease (see Attachment 5) would be \$111,920,254.84. The estimated value of the leasehold to be acquired would be \$34.7M to \$38.04M per year in rent (based on the assumption of \$30-\$40/SF rent plus estimated annual improvements costs shown in Attachment 5), including operating expenses depending upon base rent charged, size of leasehold, and cost of improvements.

There are no anticipated revenues from this Project, as this Project contemplates the acquisition of a leasehold interest by the Commonwealth. The anticipated private sector participation in this Project will be the selected Landlord's improvements and space for Commonwealth use.

## **VII. IMPLEMENTATION AND PERFORMANCE MONITORING**

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The Massachusetts Trial Court, in consultation with DCAMM, will assist the AMB in monitoring the performance of the proposed transaction by reporting annually to the AMB pursuant to its regulations (810 CMR 2.08).

Individuals responsible for this monitoring include:

- *Adam Baacke, Commissioner, DCAMM*

Adam Baacke was appointed as Commissioner of DCAMM in August 2023. He has more than 25 years of experience with planning, design, capital project management, real estate, community development, and public administration, most recently serving as Assistant Vice Chancellor for Campus Development at the University of Massachusetts Lowell.

- *Paul M. Crowley, Deputy Commissioner for Real Estate, DCAMM*

Paul M. Crowley is DCAMM Deputy Commissioner for Real Estate, with responsibility for leading the agency's real estate acquisition, disposition, and leasing efforts. He has held several executive-level real estate and asset management positions in the private and not-for-profit sectors.

- *Debbie Russell, Director of Leasing, DCAMM*

Debbie Russell is DCAMM Director for the Office of Leasing and State Office Planning with responsibility for the agency's leasing portfolio of over 7.5 million square feet of space from private and public landlords. She has over 20 years of commercial real estate experience.

- *Peter Woodford, Senior Project Manager, DCAMM*

Peter Woodford is a Senior Project Manager in the Office of Leasing and State Office Planning. Peter has served as Senior Project Manager to DCAMM's Office of Leasing and State Office Planning for almost 16 years working with a wide variety of Commonwealth agency's completing the procurement process to meet the agency's space needs.

- *Kendra Howes, Senior Project Manager, DCAMM*

Kendra is a Senior Project Manager in the Office of Leasing and State Office Planning. Kendra has served as Project Manager and Senior Project Manager to DCAMM's Office of Leasing and State Office Planning for almost 2 years working with a wide variety of Commonwealth agency's completing the procurement process to meet the agency's space needs.

- *Brianna Whitney, General Counsel, DCAMM*

Brianna Whitney serves as General Counsel, providing legal advice and assistance to the agency with respect to real estate acquisitions, dispositions, contracts, and legislation. She has practiced law for over 10 years.

- *Steven Zeller, Deputy General Counsel, DCAMM*

Steven Zeller has served as Deputy General Counsel to DCAMM for over 10 years and has over 30 years of legal experience in public and private real estate and construction matters.

- *Steve Catanach, Senior Associate General Counsel, DCAMM*

Steve Catanach serves as Senior Associate General Counsel for DCAMM, with a particular focus on leasing transactions. He has practiced real estate law for over 4 years between both the private and public sector.

- *Scott Schilt, Senior Program Manager, DCAMM*

Scott Schilt is DCAMM's Program Manager for the Massachusetts Trial Courts, serving as the agency's liaison with the Massachusetts Trial Courts for coordinating capital projects, asset management, and strategic planning initiatives. He has over 30 years' experience in project planning and design, working in both the public and private sectors, and has been with DCAMM since 2017.

- *Thomas G. Ambrosino, Court Administrator, Massachusetts Trial Court*

Thomas Ambrosino has served as Court Administrator since January 2023. Prior to his appointment Mr. Ambrosino was City Manager in Chelsea, the Executive Director of the Supreme Judicial Court and the Mayor of the City of Revere.

- *Thomas J. Simard, Chief Financial Officer, Executive Office of Court Management*

Thomas Simard has served as the Chief Financial Officer of the Trial Court since October 2021. Prior to his appointment Mr. Simard was Deputy Commissioner for Administration and Finance for the Massachusetts Department of Higher Education, the Assistant Commissioner for Administration and Finance for the Department of Developmental Services and the Chief Financial Officer for MassHealth.

- *James Millins, Director, Director Facilities Management & Capital Planning, Executive Office of Court Management*

James Millins has served as Director of Facilities Management & Capital Planning since May 2024. Prior to his appointment, Mr. Millins was the Acting Director of Facilities Management & Capital Planning, the Deputy Director of Facilities Management & Capital Planning and the Director of Facilities and Core Services at the Department of Developmental Services.

- *Christopher McQuade, Leased Property Manager/Administrative Attorney, Legal Department, Executive Office of the Trial Court*

Christopher McQuade has served as Lease Property Manager/Administrative Attorney since 1998. Prior to his appointment Mr. McQuade was an Administrative Attorney for the Legal Department for the Office of Court Management and a Procurement Coordinator for the Fiscal Affairs Department of the Office of Court Management.

The successful performance of this Project will be measured objectively by the following criteria:

- The procurement process will yield a long-term lease that will meet the Project goals.
- The lease will not result in windfall profits to any individual as per 810 CMR 2.02(1)(e).

#### **Major Milestones and Completion Date:**

Upon approval of this Project Proposal by the AMB, DCAMM, in consultation with the Massachusetts Trial Court, will initiate the competitive procurement process which will include advertising and soliciting competitive proposals in accordance with the Competitive Selection Process outlined in this Project Proposal.

<b>Task</b>	<b>Approximate Date</b>
Issue RFP; advertise in accordance with c. 7C, §36	2 <sup>nd</sup> Quarter 2025
Proposal Submission Deadline	3 <sup>rd</sup> Quarter 2025
Proposal Selected	1 <sup>st</sup> Quarter 2026
Lease Executed	2 <sup>nd</sup> Quarter 2026

#### **Private individuals and entities involved in the preparation of the Project Proposal:**

- William Rawn Associates, 27 School Street, 2<sup>nd</sup> Floor, Boston, MA 02108 (Program Planning)
- Habeeb & Associates, Inc., 150 Longwater Drive, Norwell, MA 02061 (Utilization Analysis)
- Fentress Inc., 945 Sunset Valley Drive, Sykesville, MD 21784 (Utilization Analysis)
- The S/L/A/M Collaborative, Inc., 250 Summer St # 402, Boston, MA 02210 (Program Planning)

## **VIII. PUBLIC PARTICIPATION**

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Prior to submitting a Project Proposal to the AMB, the Massachusetts Trial Court, with the assistance of DCAMM, conducted the following public notice and hearing process:

1. Public Notice: Massachusetts Trial Court, in collaboration with DCAMM, published a “Notice of Intent to Submit a Proposal and Public Hearing” with an invitation for public comment. The notice was advertised once a week for two consecutive weeks in the Central Register and once a week for two consecutive weeks in the Springfield Republican. The last notices appeared no less than seven days prior to the public hearing. A downloadable copy of the draft AMB Project Proposal was posted on the Mass.gov website along with information on how to submit comments and details of the public hearing. Copies of the Notice of Intent to Submit a Proposal and Public Hearing are attached to this Proposal as **Attachment 3 – Public Notices**.
2. Notice to Public Officials: A copy of the notice was sent to the members of the Asset Management Board, Secretary of the Commonwealth of Massachusetts with a copy to the Executive Office of Administration and Finance, Pioneer Valley Planning Commission (Planning Council) and to the following members of the General Court and municipal officials:

<b>Name</b>	<b>Branch</b>
The Honorable Nicholas A. Boldyga	House of Representatives
The Honorable Michael J. Finn	House of Representatives
The Honorable Todd M. Smola	House of Representatives
The Honorable Shirley B. Arriaga	House of Representatives
The Honorable Patricia A. Duffy	House of Representatives
The Honorable Brian M. Ashe	House of Representatives
The Honorable Angelo J. Puppolo, Jr.	House of Representatives
The Honorable Aaron L. Saunders	House of Representatives
The Honorable Carlos Gonzalez	House of Representatives
The Honorable Orlando Ramos	House of Representatives
The Honorable Bud L. Williams	House of Representatives
The Honorable Kelly W. Pease	House of Representatives
The Honorable John C. Velis	Senate
The Honorable Paul W. Mark	Senate
The Honorable Ryan C. Fattman	Senate
The Honorable Adam Gomez	Senate
The Honorable Jacob R. Oliveira	Senate

Note: Senators and Representatives receive notification by email

<b>Individual</b>	<b>Title</b>	<b>Town</b>	<b>City State Zip</b>
The Honorable Christopher Johnson	Mayor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Rosemary Sandlin - Council President	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Anthony J. Russo - Council Vice President	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Edward Borgatti	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable George Bitzas	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Thomas D. Hendrickson	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Dino R. Mercadante	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Robert E. Rossi	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Gerald F. Smith	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Peter Smus	City Councilor	36 Main Street	Agawam, Massachusetts 01001

The Honorable Anthony R. Suffriti	City Councilor	36 Main Street	Agawam, Massachusetts 01001
The Honorable Maria F. Valego	City Councilor	36 Main Street	Agawam, Massachusetts 01001
Chair, Board of Selectmen	Chair	1 Russell Stage Road	Blandford, Massachusetts 01008
Chair, Board of Selectmen	Chair	23 Main Street	Brimfield, Massachusetts 01010
Chair, Board of Selectmen	Chair	15 Middlefield Road	Chester, Massachusetts 01011
The Honorable John L. Vieau	Mayor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Gerard (Jerry) Roy	City Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Frank N. Laflamme	City Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Timothy Wagner	City Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Robert J. Zygarowski	City Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Abigail Arriaga	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Shane D. Brooks	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Susan Goff	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable George A. Balakier	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Frederick T. Krampits	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Samuel Shumsky	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Bill Courchesne	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Gary R. Labrie	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
The Honorable Mary Beth Pniak- Costello	Ward Councilor	17 Springfield Street	Chicopee, Massachusetts 01013
Mr. Thomas D. Christensen, Town Manager	Town Manager	60 Center Square	East Longmeadow, Massachusetts 01028
Chair, Select Board	Chair	707 Main Road	Granville, Massachusetts 01034
Chair, Board of Selectmen	Chair	625 Main Street	Hampden, Massachusetts 01036
Chair, Board of Selectmen	Chair	27 Sturbridge Road	Holland, Massachusetts 01521

The Honorable Joshua Garcia	Mayor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Tessa R. Murphy-Romboletti	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Jenny Rivera	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Carmen Y. Ocasio	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable David K. Bartley	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Kocayne S. Givner	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Linda Vacon	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Juan C. Anderson-Burgos	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Meg Magrath-Smith	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Patti Devine	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Howard Greaney Jr.	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Kevin A. Jourdain	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Israel Rivera	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
The Honorable Michael J. Sullivan	City Councilor	536 Dwight Street	Holyoke, Massachusetts 01040
Chair, Select Board	Chair	20 Williams Street	Longmeadow, Massachusetts 01106
Chair, Board of Selectmen	Chair	488 Chapin Street	Ludlow, Massachusetts 01056
Chair, Board of Selectmen	Chair	110 Main Street	Monson, Massachusetts 01057
Chair, Board of Selectmen	Chair	161 Main Road	Montgomery, Massachusetts 01085
Mr. Brad Brothers, Town Manager	Town Manager	4417 Main Street	Palmer, Massachusetts 01069
Chair, Select Board	Chair	65 Main Street	Russell, Massachusetts 01071
Chair, Board of Selectmen	Chair	454 College Highway	Southwick, Massachusetts 01077
The Honorable Domenic J. Sarno	Mayor	36 Court Street	Springfield, Massachusetts 01103
The Honorable Maria Perez	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103

The Honorable Michael A. Fenton, President	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Melvin A. Edwards, Vice President	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Malo L. Brown	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Lavar Click-Bruce	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Victor G. Davila	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Timothy C. Allen	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Zaida Govan	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Sean Curran	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Jose Delgado	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Kateri Walsh	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Tracye Whitfield	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
The Honorable Brian Santaniello	City Councilor	36 Court Street, Room 200	Springfield, Massachusetts 01103
Chair, Board of Selectmen	Chair	241 West Granville Road	Tolland, Massachusetts 01034
Chair, Select Board	Chair	3 Hollow Road	Wales, Massachusetts 01081
The Honorable William C. Reichelt	Mayor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Sean T. Powers	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Brian J. Clune	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Brian J. Griffin	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Daniel M. O'Brien	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Jaime L. Smith	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable William E. Forfa	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089

The Honorable Michael J. LaFlamme	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Anthony R. DiStefano	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Frederick J. Connor	Town Councilor	26 Central Street	West Springfield, Massachusetts 01089
The Honorable Michael A. McCabe	Mayor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Karen Fanion	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Ralph James Figy	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Bridget Matthews-Kane	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Michael Burns	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable John J. Beltrandi III, Council President	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable William Onyski	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable James R. Adams	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Dan Allie	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Brent B. Bean II	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Cindy C. Harris	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Kristen L. Mello	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Nicholas J. Morganelli, Jr.	City Councilor	59 Court Street	Westfield, Massachusetts 01085
The Honorable Richard K. Sullivan, Jr.	City Councilor	59 Court Street	Westfield, Massachusetts 01085
Chair, Board of Selectmen	Chair	240 Springfield Street	Wilbraham, Massachusetts 01095

Note: Municipal officials received notification via regular mail

Public hearing: A public hearing was conducted remotely on January 2, 2025. An additional public hearing was conducted in person on January 7, 2025, at the Springfield State Office Building. The minutes of the public hearings are attached to this Proposal as **Attachment 4 – Minutes of Public Hearing**.

## **IX. CONCLUSION**

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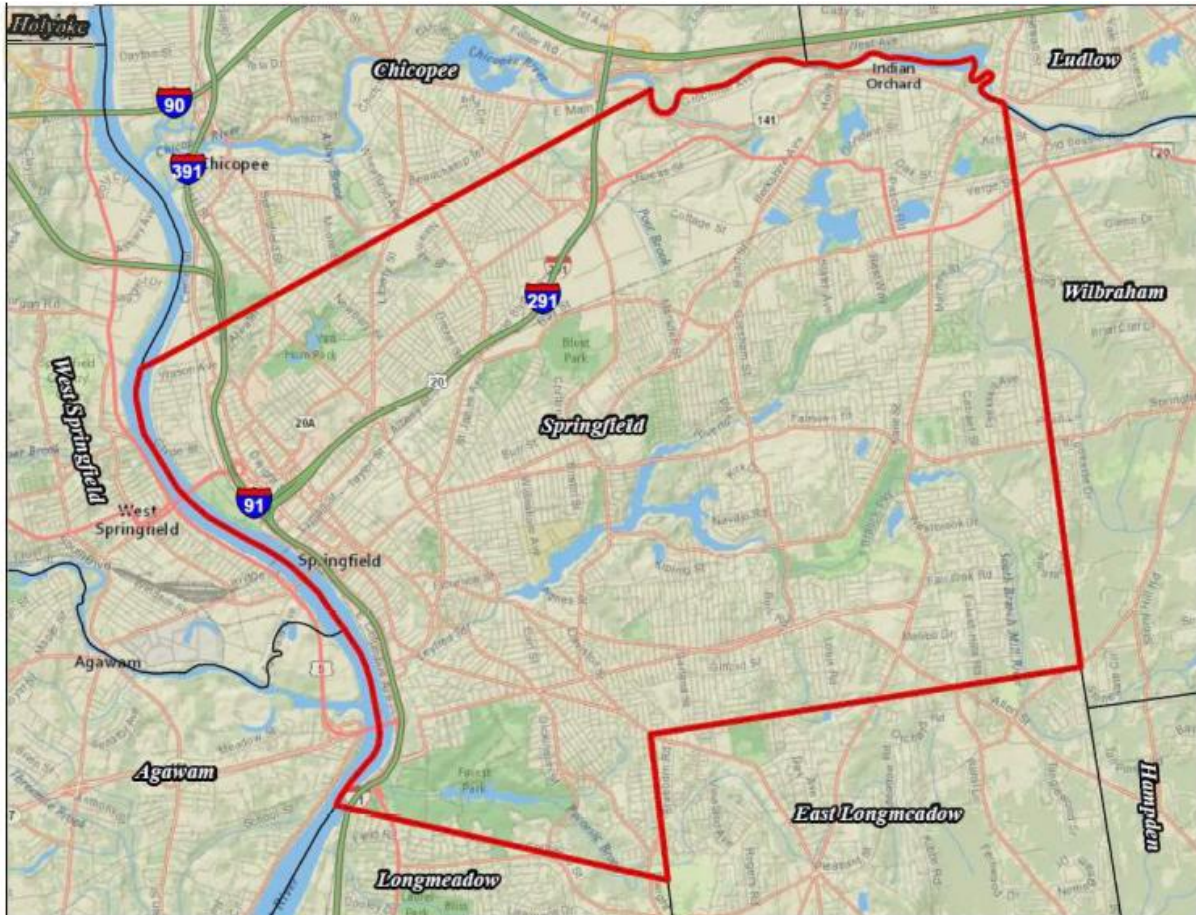
The Massachusetts Trial Court believes that this request for authorization to enter into a 40-year lease with two ten-year extension options through a competitive request for proposals process is in the public interest, and meets the standards set forth in M.G.L. Chapter 7B and in 810 CMR 2.02(1)(a) through (g). Should the AMB approve this Project Proposal, DCAMM, in collaboration with the Massachusetts Trial Court, will issue a Request for Proposals for the procurement of a lease through the competitive selection process identified in this Project Proposal.

## ATTACHMENTS

## ATTACHMENT 1

### Massachusetts Trial Court Springfield Regional Justice Center Lease Catchment Area

Within the City of Springfield (indicated here with a red outline).



**ATTACHMENT 2**  
**Letter of Support from Secretariat**



**THE TRIAL COURT OF MASSACHUSETTS  
EXECUTIVE OFFICE OF THE TRIAL COURT**

John Adams Courthouse  
One Pemberton Square, 1M  
Boston, MA 02108

**Heidi E. Brieger**  
Chief Justice of the Trial Court

**Thomas G. Ambrosino**  
Court Administrator

January 13, 2025

Asset Management Board  
Attn: Adam Baacke, Chair  
c/o Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor  
Boston, MA 02108

**RE: *Project Proposal for Roderick L. Ireland Courthouse and the Hampden County  
Juvenile/Western Housing Courthouse***

Dear Members of the Asset Management Board:

The Executive Office of the Trial Court of Massachusetts has reviewed and supports the Project Proposal for the Roderick L. Ireland Courthouse and the Hampden County Juvenile/Western Housing Courthouse to move forward with procuring a forty (40) year lease with two ten (10) year extension options.

The proposal is for the acquisition of a long-term lease within the search area of Springfield to secure replacement space for the Hampden County Superior Court, the Hampden County Probate and Family Court, the Springfield District Court, the Western Housing Court, the Hampden County Juvenile Court, the Hampden County Law Library and various court support functions. The requested search area is necessary to increase the likelihood that the chosen facility will allow for easy access to major highways and public transportation.

The Trial Court is looking for leased space that is not more than approximately 330,000 square feet and, as noted above, would allow for an initial lease term of forty-years with two ten-year lease extension options. Due to the unique nature of the work of each court division, the Request for Proposals will include many specifications, including the need of general office space, courtrooms, hearing rooms, record storage rooms, holding cells, and a sallyport for delivery and retrieval of detainees. Given these unique specifications moving forward with a long-term lease would allow for the Trial Court to distribute the build-out costs over a longer rental period and avoid the potential for a costly move after a standard ten-year lease term.

Based on my review of this proposal, I believe that securing a long-term lease to replace the existing Roderick L. Ireland Courthouse and the Hampden County Juvenile/Western Housing Courthouse is in the best interests of the Trial Court and the Commonwealth.

Thank you for your consideration of this proposal.

Sincerely,

Thomas G. Ambrosino  
Court Administrator

## **ATTACHMENT 3**

### **Notice of Public Hearing**

**January 2, 2025, Public Hearing**

Notice of Public Hearing

Commonwealth of Massachusetts  
Massachusetts Trial Court

#### **Notice of Intent to Submit a Project Proposal to the Asset Management Board and Public Hearing for the Acquisition of a Long-Term Leasehold Interest in Real Property Located within Springfield for a Springfield Regional Justice Center on behalf of the Massachusetts Trial Court.**

The Massachusetts Trial Court, in collaboration with the Division of Capital Asset Management and Maintenance, hereby gives notice under 810 CMR 2.05 that it intends to submit a Project Proposal to the Asset Management Board and that it will hold a public meeting on the proposed Project. The proposed Project is for the acquisition of a long-term leasehold interest in real property located within the City of Springfield for judicial, administrative, detention and court service space for the Massachusetts Trial Court (“Agency”). The Project contemplates acquiring a lease for no more than approximately 330,000 usable square feet for an initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years. The estimated value of the leasehold to be acquired would be \$20.9m to \$24.2m per year in rent, including operating expenses depending upon base rent charged, size of leasehold, and cost of improvements. This would be a savings to the Commonwealth compared to if the Commonwealth were to construct a new facility. The landlord will be selected through a competitive process.

The Commonwealth is contemplating the acquisition of a long-term lease for the Springfield Regional Justice Center for the Agency to achieve 5 main goals:

1. Establish a new courthouse that can be procured and developed more efficiently and expediently than a traditional Commonwealth-owned facility;
2. Release substantial capital funding that would otherwise be necessary for constructing a new Commonwealth-owned facility or renovating the existing site;
3. 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;
4. Capture the value of improvements and investments made for the Commonwealth; and
5. Promote sound management of the Commonwealth’s use of space and portfolio of leased space.

The draft Project Proposal is available at <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>. Copies are also available by emailing Kendra.Howes@mass.gov. Please note the draft Project Proposal may be updated periodically throughout this process.

The public hearing will be held on January 2, 2025, at 3:00 p.m. at <https://us02web.zoom.us/j/89056261798>. The public is invited to comment on the proposed Project at the public hearing and may submit written comments.

The deadline for submitting written comments is **January 11, 2025, at 4 p.m. EST**. Comments may be submitted on the website or by email to [Kendra.howes@mass.gov](mailto:Kendra.howes@mass.gov).

By: Adam Baacke, Commissioner  
Division of Capital Asset Management and Maintenance

### **January 7, 2025, Public Hearing**

#### Notice of Public Hearing

Commonwealth of Massachusetts  
Massachusetts Trial Court

#### **Notice of Intent to Submit a Project Proposal to the Asset Management Board and Public Hearing for the Acquisition of a Long-Term Leasehold Interest in Real Property Located within Springfield for a Springfield Regional Justice Center on behalf of the Massachusetts Trial Court.**

The Massachusetts Trial Court, in collaboration with the Division of Capital Asset Management and Maintenance, hereby gives notice under 810 CMR 2.05 that it intends to submit a Project Proposal to the Asset Management Board and that it will hold a public meeting on the proposed project. The proposed project is for the acquisition of a long-term leasehold interest in real property located within the City of Springfield for judicial, administrative, detention and court service space for the Massachusetts Trial Court ("Agency"). The project contemplates acquiring a lease for no more than approximately 330,000 usable square feet for an initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years. The estimated value of the leasehold to be acquired would be \$20.9M to \$24.2M per year in rent, including operating expenses depending upon base rent charged, size of leasehold, and cost of improvements. This would be a savings to the Commonwealth compared to if the Commonwealth were to construct a new facility. The landlord will be selected through a competitive process.

The Commonwealth is contemplating the acquisition of a long-term lease for the Springfield Regional Justice Center for the Agency to achieve 5 main goals:

1. Establish a new courthouse that can be procured and developed more efficiently and expediently than a traditional Commonwealth-owned facility;

2. Release substantial capital funding that would otherwise be necessary for constructing a new Commonwealth-owned facility or renovating the existing site;
3. 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;
4. Capture the value of improvements and investments made for the Commonwealth; and
5. Promote sound management of the Commonwealth's use of space and portfolio of leased space.

The draft Project Proposal is available at <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>. Copies are also available by emailing Kendra.Howes@mass.gov. Please note the draft Project Proposal may be updated periodically throughout this process.

The public hearing will be held on January 2, 2025, at 3:00 p.m. at <https://us02web.zoom.us/j/89056261798>. The public is invited to comment on the proposed project at the public hearing and may submit written comments.

The deadline for submitting written comments is **January 11, 2025, at 4 p.m. EST**. Comments may be submitted on the website or by email to Kendra.howes@mass.gov.

By: Adam Baacke, Commissioner  
Division of Capital Asset Management and Maintenance

## **ATTACHMENT 4**

### **Minutes of Remote Public Hearing**

**Public Hearing for Project Proposal to The Asset Management Board  
Massachusetts Trial Court & Division of Capital Asset Management and Maintenance  
Acquisition of Springfield Regional Justice Center Facility Lease  
Public Hearing Via ZOOM  
January 2, 2025 3:00 PM EST**

- Hosts: Debbie Russell, DCAMM, Peter Woodford, DCAMM
- Panelists: Adam Baacke, DCAMM, Tom Ambrosino, Court Administrator, Massachusetts Trial Court, Paul Crowley, DCAMM, Katie Macedo, DCAMM, Hannah Carrillo, DCAMM, Camille Sery-Ble, DCAMM, Steven Zeller, DCAMM, Steven Catanach, DCAMM
- 59 Public Attendees on Zoom Call
- Welcome by Adam Baacke, Commissioner of DCAMM for Commonwealth of MA and Chair of Asset Management Board
  - AMB role in reviewing and determining whether to authorize alternative procurement process
  - Developing a new Justice Center through an authorized alternative procurement
  - This public hearing is not for questions regarding possible locations
  - AMB will be evaluating whether or not to proceed with alternative process, DCAMM will be entity responsible for implementing whatever is authorized by the AMB
  - Joined by Sean Gilday from the AMB, and colleagues from DCAMM as part of this process you will hear from today
  - AMB is not a well-known aspect of State Govt, has a responsibility to ensure that the commonwealth obtains best possible value in real estate activities, maximizing competitiveness and facilitating alternative processes and expedite capital processes to meet commonwealth needs
  - Contemplated for an alternative delivery to prevent the severe constraints on an over restrictive capital plan that would otherwise cause the Justice Center to be delayed. Goal here is to come up with a model that allows for construction of a new regional justice center servicing Springfield as expeditiously as possible
  - Following the brief presentation of the Project Proposal, anyone who wants to speak may do so, do not need to register in advance, we will allow elected officials to speak first. All speakers will be allotted 3 minutes to speak to allow everyone who wishes to speak to do so
  - We will answer administrative questions during the hearing, process questions, but will not respond to or address substantive questions, details are still being determined and will be informed by the content that emerges from this hearing and the in person hearing
  - As the project moves forward, there will be more opportunities for engagement and feedback for topics that will be interest to many but not the purpose of todays hearing
  - Though DCAMM is involved, the Project is for Trial Court of Massachusetts, introduce the TRC Court Administrator Ambrosino

- Tom Ambrosino, Court Administrator, Massachusetts Trial Court
  - Enthusiastic supporters of this alternative approach to get a regional justice center built in Springfield
  - Since joining Trial Court, is my utmost importance to get a new justice center
  - Constraint to us has always been how to pay for it and how to get it done quickly to accommodate 5 court department
  - Innovative approach discussed seems to be from TRC perspective solves those 2 problems, takes it out of the financially constrictive capital plan, and a long term lease means it will be an affordable annual appropriate as part of the TRC budget by Legislature.
  - In addition, having it be a public private partnership means it will likely be built much faster than if it were public construction.
  - For those reasons we are supporters of this effort and hope to gain AMB approval
- Peter Woodford, DCAMM
  - Project Managers assigned to work with TRC to gain AMB approval
  - Zoom webinar is being recorded and will be posted on our website
  - Participants are muted to ensure an audible presentation
  - If you have a comment please use chat function or raise your hand
  - Limit to 3 minutes
- PowerPoint Presentation Shared and Reviewed by Peter Woodford, DCAMM:
  - Slide 1:
    - Project Proposal to the Asset Management Board
    - Acquisition of Springfield Regional Justice Center Facility Lease for Massachusetts Trial Court
    - Public Hearings- January 2, 2025 and January 7, 2025
  - Slide 2:
    - The January 2, 2025, ZOOM Webinar was recorded and will be posted at:
    - <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>
    - After the presentation, if you have a comment, please raise your hand
    - Please limit comments to 3 minutes
    - The minutes of this hearing will be included in the FPP (*Final Project Proposal*)
  - Slide 3:
    - The Commonwealth currently owns two Courthouses in Springfield, totaling 293,900 square feet:
    - The Roderick L. Ireland Courthouse, located at 50 State Street, which houses the 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
    - The adjacent facility at 80 State Street, which houses Springfield Juvenile and the Western Housing Court
    - The Springfield Regional Justice Center would replace both existing courthouses

- Both existing facilities require significant repairs and updates to meet current and future needs, as well as meeting Commonwealth resiliency and sustainability benchmarks
- A May 2023 Relocation Assessment estimated the cost of demolishing and rebuilding a 318,000 SF Regional Justice Center at 50 State Street, Springfield, including temporary relocation expenses and a short-term lease at approximately \$640M
- Slide 4:
  - Massachusetts Trial Court seeks approval under MGL (*Mass General Law*) Chapter 7B from the Asset Management Board to enter into a lease for:
    - Judicial, administrative, detention, and court services space
    - Not more than approximately 330,000 usable square feet
    - An initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years
    - A location within Springfield
- Slide 5:
  - In accordance with 810 CMR 2.06(2), the Final Project Proposal includes:
    - A detailed description of the Project with all noted items
    - Secretariat approval
    - Identification of agency needs for a Project location
    - Public comments received
    - Statement of conflicting laws and regulations to be waived and description of competitive acquisition process
    - Agency plan to assist AMB in monitoring the Project
    - Statement of agency responsible for Project implementation
    - A schedule for implementation showing major milestones and completion dates
- Slide 6:
  - Public Purpose and Benefits
    - C. 7C § 35 authorizes leases for a term not exceeding 10 years
    - The Asset Management Board has the authority to authorize a longer term
    - The goals of the Project are to achieve the following public purposes and public benefits:
      - 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; and
      - Promote sound management of the Commonwealth's use of space and portfolio of leased space

- Slide 7:
  - **Alternative Acquisition Process & Competitive Selection Process:** Following Asset Management Board approval of a Project Proposal for this Project, DCAMM (*Division of Capital Asset Management and Maintenance*), in coordination with the Massachusetts Trial Court, will undertake the following process to select a proposal and enter into a lease:
    - Prepare RFP (Request for Proposal): DCAMM will prepare and issue the RFP to procure leased judicial, administrative, detention and court services space. The RFP will specify the date, time, and place for submission of proposals. The RFP informs all potential proposers of:
      - the Commonwealth's space needs,
      - the steps proposers must take to submit a proposal,
      - the procedures followed and the criteria used by DCAMM and the User Agency to evaluate proposals and select the proposal most advantageous to the Commonwealth's needs,
      - the Lease to be executed between the property owner and the Commonwealth of Massachusetts acting by and through DCAMM on behalf of the User Agency, and
      - the Landlord's Services and Landlord's Improvements the Landlord must provide under the Lease.
    - Advertise RFP: The RFP will be advertised in accordance with the provisions of Chapter 7C, Section 36.
    - Receive Proposals, Evaluate, Select Proposal: Proposals will be evaluated based on the requirements and criteria specified in the RFP. DCAMM will select the most advantageous proposal based on evaluation of the proposals received and the recommendations of the Massachusetts Trial Court.
    - Documentation: DCAMM, in consultation with the Massachusetts Trial Court, will prepare the necessary legal documents for the lease transaction.
    - Execute Lease: DCAMM will execute the lease for the Commonwealth on behalf of the Massachusetts Trial Court.

- Slide 8:
  - Anticipated Milestones
  - Proposers will be required to submit estimated timelines from Lease Execution to Project Completion with their proposal.

Task	Approximate Date
Asset Management Board Approval	1 <sup>st</sup> Quarter 2025
Issue RFP; advertise in accordance with c. 7C, §36	2 <sup>nd</sup> Quarter 2025
Proposal Submission Deadline	3 <sup>rd</sup> Quarter 2025
Proposal Selected	1 <sup>st</sup> Quarter 2026
Lease Executed	2 <sup>nd</sup> Quarter 2026

- Slide 9:
  - Laws and Regulations to be Waived
  - M.G.L. Chapter 7C, Section 33-37, except Section 36 (Acquisition of Real Property by Lease and 10 Year Limitation) – These sections govern the acquisition of real property by lease, including the limitation of the length of the term of any lease

acquisition to a maximum of 10 years. These sections should be waived to make clear the acquisition of this lease is pursuant to AMB authorization, not M.G.L. Chapter 7C.

- M.G.L. Chapter 30, Sections 39F through 39R inclusive (but not Section 39H); M.G.L. Chapter 149, Sections 44A through 44J inclusive, except for certification of non-collusion in contracting requirement – These laws govern competitive procurement of construction contracts by state authorities, departments and municipalities. While a competitive process will be required, the selection will be based on factors including, but not limited to, cost of construction and therefore the public construction laws will not apply. The non-collusion in contracting requirement would not be waived, nor would any laws pertaining to the payment of prevailing wages.
- 810 CMR (Code of Massachusetts Regulations) 2.06(2)(c) (Polling Requirement) – The second sentence of Section 2(c) requires the DCAMM Commissioner to certify that the Project does not conflict with the current and foreseeable needs of any agency of the Commonwealth. Since this transaction does not require state polling, the requirement in this second sentence should be waived to make it clear that the Commissioner's certification is not required.

○ Slide 10:

- Public Participation, Review and Comment
- Massachusetts Trial Court published a “Notice of Intent to Submit a Proposal and Public Hearing” with an invitation for public comment in accordance with regulations as follows:
  - The Central Register for two consecutive weeks
  - The Springfield Republican for two consecutive weeks
  - On the Mass.gov website with a downloadable copy of the Project Proposal
  - Notices were sent to members of the General Court with districts located within the acquisition search area, the Secretary of the Commonwealth of Massachusetts with a copy to the Executive Office of Administration and Finance, the Planning Council for the acquisition search area, municipal officials located within the acquisition search area, and to members of the Asset Management Board.
- Public comment period closes Saturday, January 11, 2025, at 4:00PM E.T.
- Comments may be emailed to [Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)
- A second Public Hearing will be held on Tuesday, January 7, 2025, at 5:30PM, in person at the Springfield State Office Building, 436 Dwight Street, Springfield

○ Slide 11:

- Conclusion
- The Massachusetts Trial Court believes that this request for authorization to enter into a 40-year lease with two ten-year extension options through a competitive request for proposals process is in the public interest, and meets the standards set forth in M.G.L. Chapter 7B and in 810 CMR 2.02(1)(a) through (g).
- Should the AMB approve this Project Proposal, DCAMM, in collaboration with the Massachusetts Trial Court, will issue a Request for Proposals for the procurement

of a lease through the competitive selection process identified in this Project Proposal.

- Slide 12:
  - Comments may be emailed to [Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)
  - Public comment period closes Saturday, January 11, 2025, at 4:00PM E.T.
  - A second Public Hearing will be held on Tuesday, January 7, 2025, at 5:30PM, in person at the Springfield State Office Building, 436 Dwight Street, Springfield
- Floor of Public Hearing opened to the public for comments:
  - Mayor Domenic Sarno
    - Appreciative of Healey & Driscoll administration on putting together this new justice center and recognizing the importance of considering this in the downtown Springfield near public transit, downtown etc.
    - 5 people who have worked in the Courthouse has died of ALS
    - 60 cases of cancer have been linked in the building
    - Busiest courthouse in the state, 1500 visitors a day
    - Long history processes of dust, mold, leaky roofs, respiratory problems
    - Cost effectiveness and public sensitivity important in public private partnership
    - Lease of up to 60 years is a game changer, speed up timeline and save about \$82 million dollars
    - Econ Dev Team have reviewed this proposal and thought it to be well thought out the Springfield justice center
    - Leading full support for this project and request AMB approval
  - Karen Lee, Resident of Springfield
    - State my objection over the decision by the Massachusetts Trial Court to consider construction of the Springfield Regional Justice Center courthouse on private land with a maximum lease term of sixty years. My primary concern is with the North End Riverfront proposal but in general, my objection includes any proposal that isn't on public land.
    - Historically, Springfield has fallen victim to several failed urban renewal projects;
    - In the 1960's construction of route 91 was hailed as an economic stimulus—the highway severed access to the riverfront just as the railroad did a century earlier. It displaced residents.
    - In the 1970's, in an attempt to reconnect the broken neighborhood, the Gerena School in the North End was built and hailed as “state of the art”—but neighborhoods and families were displaced in the process in order to build the Brutalist prison-style school.
    - To this day the school and the tunnel built to reconnect the neighborhood is another failure. The city and state has spent millions of public funds studying and trying to mitigate the water intrusion and resulting mold that has contributed to the high asthma rate in Springfield.
    - Also in the 1970's the Roderick Ireland Courthouse was constructed using the same Brutalist style as the Gerena school—and the building now must come down. Why *wouldn't* we rebuild on the same land? It has to be razed anyway, nobody is buying

it and it will be a blight in the heart of our city. Why would we consider compromising our natural resources, specifically the Connecticut River? Yes, the Riverfront proposal saves three years of construction time, but at the expense of 60 years of lease payments—and the end of life environmental costs and we *still* need to remove the Roderick Ireland court building anyway. [Next time let's aim to rebuild smarter with respect to construction materials.]

- Today we have another urban renewal/riverfront project hailed as “state of the art”
  - It is astonishing to me that we are seriously considering this private option—for three reasons:
    - Climate Change. Similar to the Gerena School, the location is within the Connecticut River floodplain. And it is likely we can expect the same persistent water problems and environmental hazards, soil instability and potential contamination if we move forward with the courthouse on the riverfront location. I assume the applicant submitted an engineering and environmental study but for a major project like this using public funds, will there be a third party like the Army Corp of Engineers who will sign-off on the feasibility of this project?
    - Reduced state aid. Like all municipalities across the state, Springfield needs revenue to operate. A state building built on state land ensures that the state will compensate Springfield for the use of our land. Over the last ten years, there's been a steady increase in the tax levy shouldered by the residents of this city and it's unsustainable. We have one of the highest rates of poverty and lowest average median incomes in the state. It is unreasonable to expect residents to subsidize a wealthy developer who may seek tax credits and other credits that lower his risk but increase the burden on the city and the state. After 60 years of use, what becomes of the then- run -down courthouse, parking lots and environmental cleanup? Who will pay for that? What becomes of the many law offices, businesses, and City Hall employees who currently are in close proximity to the courthouse who will also be displaced?
    - Inappropriate use. If the developer wishes to build a marina and boat slips on his property and include restaurants and boutique shops, that would be an appropriate use for a riverfront — I support that type of economic development—but it should be on his dime. The residents of Springfield and the Commonwealth should not subsidize his profits through the guise of constructing a state-use building and parking lots that erode the water plain and our connecting neighborhoods. Any potential issues of water infiltration should be the responsibility of the private owner and not the People. The only winner with the North End Riverfront proposal is the owner of the private land and We the People should not support this expensive vanity project.
  - This “state of the art” proposal has a shelf life and if this proposal moves forward, future residents can expect to pay for this failure of vision and leadership.
- Councilor Victor Davila

- Have not had opportunity to review plans themselves, main thought is the traffic impact this will have in whatever area is chosen to build a new courthouse
  - New courthouse is badly needed, from leaky roofs, and people effected by ALS and other diseases
  - Will have traffic effects in any neighborhood that may be near the new Courthouse
- Ryan Colon, Rep Organized with Painters and Allied Trades 435
  - Over 400 members in the area of Springfield
  - Members are in support of this project
- Mark Zawistowski, Family Member of Court Staff Employee
  - Concerns about frequent health issues for court members and staff
  - Super helpful to see that someone is making progress with someone getting us a new courthouse in the area
  - Two questions:
    - Timeline presented is that the most expedient timeline?
      - Per Debbie Russell, yes most expedient option, will take about a year
    - Any temporary relocation being offered at this time?
      - Per Debbie Russell, no temp space will be needed or contemplated if outside of the current courthouse
- Public Hearing Concluded at 3:36pm

**Public Hearing for Project Proposal to The Asset Management Board  
Massachusetts Trial Court & Division of Capital Asset Management and Maintenance  
Acquisition of Springfield Regional Justice Center Facility Lease  
Public Hearing 436 Dwight Street  
Springfield State Office Building  
January 7, 2025, 3:00 PM EST**

- Hosts: Debbie Russell, DCAMM, Peter Woodford, DCAMM, Kendra Howes, DCAMM
- Panelists: Adam Baacke, DCAMM, Tom Ambrosino, Court Administrator, Massachusetts Trial Court, Paul Crowley, DCAMM, Katie Macedo, DCAMM, Steven Zeller, DCAMM
- Approximately 30 public attendees

Adam Baacke, Commissioner of DCAMM for Commonwealth of MA and Chair of Asset Management Board, opening the hearing and reviewed the Asset Management Board's (AMB) role. Mr. Baacke stated that purpose of the hearing is to inform the state's decision making in reviewing and determining whether to authorize alternative procurement process.

- DCAMM will execute appropriate paths to replace and developing a new Justice Center through an authorized alternative procurement
- Appointed as chair as AMB. One of the entities that is convening the public hearing this evening.
- What is before us this evening is a question about how to deliver the new regional justice center.
- Not to consider any proposals for locations or sites etc. AMB has a responsibility and must grant the authority to undertake any alternative procurement. This is what we are contemplating this evening.
- Inspector General Shapiro is here tonight as well and is on the AMB Board.
- One of the responsibilities AMB has because it authorized alternative mechanisms, it's responsible for ensuring competitiveness and maximizing competition.
- Cannot bypass the existing competitive structures existing without alternatives.
- The reason we are here and contemplating the alternative option is due to the states capital plan that is extremely constrained.
- If we were to deliver the justice center under the current capital plan, it would prolong our ability to replace the justice center.
- This process we feel could greatly accelerate this process in a much timelier manner without the constraints on the states capital dollars.
- This is the primary reason for the request for alternative procurement.
- You will hear tonight a presentation about the procurement and the alternative process, then it will be an open public hearing.
- We had a virtual public hearing last week, tonight's in person hearing, and an additional comment period opening until January 11<sup>th</sup>.
- As a courtesy we will ask elected officials to speak first before the public.
- If anyone wishes to comment, please keep those to 3 minutes each.
- If there are process questions, we will answer, if they are substantive questions, this is not the forum.

- We will take back comments from this evening and the AMB will take them into consideration when contemplating.
- The actual proposal is being presented by the Mass Trial Court.
- Though DCAMM is involved, the Project is for Trial Court of Massachusetts, introduce the TRC Court Administrator Ambrosino
- Tom Ambrosino, Court Administrator, Massachusetts Trial Court
  - Enthusiastic supporters of this alternative approach to getting a regional justice center built in Springfield
  - Since joining Trial Court, is my utmost importance and my highest priority to get a new justice center
  - Challenge has been to find out how to best pay for it and construct it as expeditiously as possible.
  - People who work in the State St building you will hear from tonight will outline the issues with the building.
  - This alternative approach is what we feel is the best way to pay for it and how to get it done quickly to accommodate 5 court departments.
  - Making an annual lease payment will make this more feasible to pay for.
  - Strongly believe that having a private contractor as a partner will ensure it will be built far quicker than through a normal public construction process.
  - For all of these reasons, trial court strongly supports this approach and will be advocating for a favorable vote from the AMB.
- Peter Woodford, DCAMM
  - Project Manager along with Kendra Howes assigned to work with TRC to gain AMB approval
  - If you have a comment, please raise your hand
  - Limit to 3 minutes
- PowerPoint Presentation Shared and Reviewed by Peter Woodford, DCAMM:
  - Slide 1:
    - Project Proposal to the Asset Management Board
    - Acquisition of Springfield Regional Justice Center Facility Lease for Massachusetts Trial Court
    - Public Hearings- January 2, 2025, and January 7, 2025
  - Slide 2:
    - The January 2, 2025, ZOOM Webinar was recorded and will be posted at:
    - <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>
    - After the presentation, if you have a comment, please raise your hand
    - Please limit comments to 3 minutes
    - The minutes of this hearing will be included in the FPP (*Final Project Proposal*)
  - Slide 3:
    - The Commonwealth currently owns two Courthouses in Springfield, totaling 293,900 square feet:
    - The Roderick L. Ireland Courthouse, located at 50 State Street, which houses the 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

- The adjacent facility at 80 State Street, which houses Springfield Juvenile and the Western Housing Court
- The Springfield Regional Justice Center would replace both existing courthouses
- Both existing facilities require significant repairs and updates to meet current and future needs, as well as meeting Commonwealth resiliency and sustainability benchmarks
- A May 2023 Relocation Assessment estimated the cost of demolishing and rebuilding a 318,000 SF Regional Justice Center at 50 State Street, Springfield, including temporary relocation expenses and a short-term lease at approximately \$640M

○ Slide 4:

- Massachusetts Trial Court seeks approval under MGL (*Mass General Law*) Chapter 7B from the Asset Management Board to enter into a lease for:
- Judicial, administrative, detention, and court services space
- Not more than approximately 330,000 usable square feet
- An initial lease term of 40 years and two ten-year extension options, for a maximum term of 60 years
- A location within Springfield

○ Slide 5:

- In accordance with 810 CMR 2.06(2), the Final Project Proposal includes:
- A detailed description of the Project with all noted items
- Secretariat approval
- Identification of agency needs for a Project location
- Public comments received
- Statement of conflicting laws and regulations to be waived and description of competitive acquisition process
- Agency plan to assist AMB in monitoring the Project
- Statement of agency responsible for Project implementation
- A schedule for implementation showing major milestones and completion dates

○ Slide 6:

- Public Purpose and Benefits
- C. 7C § 35 authorizes leases for a term not exceeding 10 years
- The Asset Management Board has the authority to authorize a longer term
- The goals of the Project are to achieve the following public purposes and public benefits:
- 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; and
  - Promote sound management of the Commonwealth's use of space and portfolio of leased space
- Slide 7:
- **Alternative Acquisition Process & Competitive Selection Process:** Following Asset Management Board approval of a Project Proposal for this Project, DCAMM (*Division of Capital Asset Management and Maintenance*), in coordination with the Massachusetts Trial Court, will undertake the following process to select a proposal and enter into a lease:
    - Prepare RFP (Request for Proposal): DCAMM will prepare and issue the RFP to procure leased judicial, administrative, detention and court services space. The RFP will specify the date, time, and place for submission of proposals. The RFP informs all potential proposers of:
      - the Commonwealth's space needs,
      - the steps proposers must take to submit a proposal,
      - the procedures followed and the criteria used by DCAMM and the User Agency to evaluate proposals and select the proposal most advantageous to the Commonwealth's needs,
      - the Lease to be executed between the property owner and the Commonwealth of Massachusetts acting by and through DCAMM on behalf of the User Agency, and
      - the Landlord's Services and Landlord's Improvements the Landlord must provide under the Lease.
    - Advertise RFP: The RFP will be advertised in accordance with the provisions of Chapter 7C, Section 36.
    - Receive Proposals, Evaluate, Select Proposal: Proposals will be evaluated based on the requirements and criteria specified in the RFP. DCAMM will select the most advantageous proposal based on evaluation of the proposals received and the recommendations of the Massachusetts Trial Court.
    - Documentation: DCAMM, in consultation with the Massachusetts Trial Court, will prepare the necessary legal documents for the lease transaction.
    - Execute Lease: DCAMM will execute the lease for the Commonwealth on behalf of the Massachusetts Trial Court.
- Slide 8:
- Anticipated Milestones
  - Proposers will be required to submit estimated timelines from Lease Execution to Project Completion with their proposal.

Task	Approximate Date
Asset Management Board Approval	1 <sup>st</sup> Quarter 2025
Issue RFP; advertise in accordance with c. 7C, §36	2 <sup>nd</sup> Quarter 2025
Proposal Submission Deadline	3 <sup>rd</sup> Quarter 2025
Proposal Selected	1 <sup>st</sup> Quarter 2026
Lease Executed	2 <sup>nd</sup> Quarter 2026

○ Slide 9:

- Laws and Regulations to be Waived
- M.G.L. Chapter 7C, Section 33-37, except Section 36 (Acquisition of Real Property by Lease and 10 Year Limitation) – These sections govern the acquisition of real property by lease, including the limitation of the length of the term of any lease acquisition to a maximum of 10 years. These sections should be waived to make clear the acquisition of this lease is pursuant to AMB authorization, not M.G.L. Chapter 7C.
- M.G.L. Chapter 30, Sections 39F through 39R inclusive (but not Section 39H); M.G.L. Chapter 149, Sections 44A through 44J inclusive, except for certification of non-collusion in contracting requirement – These laws govern competitive procurement of construction contracts by state authorities, departments and municipalities. While a competitive process will be required, the selection will be based on factors including, but not limited to, cost of construction and therefore the public construction laws will not apply. The non-collusion in contracting requirement would not be waived, nor would any laws pertaining to the payment of prevailing wages.
- 810 CMR (Code of Massachusetts Regulations) 2.06(2)(c) (Polling Requirement) – The second sentence of Section 2(c) requires the DCAMM Commissioner to certify that the Project does not conflict with the current and foreseeable needs of any agency of the Commonwealth. Since this transaction does not require state polling, the requirement in this second sentence should be waived to make it clear that the Commissioner’s certification is not required.

○ Slide 10:

- Public Participation, Review and Comment
- Massachusetts Trial Court published a “Notice of Intent to Submit a Proposal and Public Hearing” with an invitation for public comment in accordance with regulations as follows:
  - The Central Register for two consecutive weeks
  - The Springfield Republican for two consecutive weeks
  - On the Mass.gov website with a downloadable copy of the Project Proposal
  - Notices were sent to members of the General Court with districts located within the acquisition search area, the Secretary of the Commonwealth of Massachusetts with a copy to the Executive Office of Administration and Finance, the Planning Council for the acquisition search area, municipal officials located within the acquisition search area, and to members of the Asset Management Board.
- Public comment period closes Saturday, January 11, 2025, at 4:00PM E.T.
- Comments may be emailed to [Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)

- Slide 11:
  - Conclusion
  - The Massachusetts Trial Court believes that this request for authorization to enter into a 40-year lease with two ten-year extension options through a competitive request for proposals process is in the public interest, and meets the standards set forth in M.G.L. Chapter 7B and in 810 CMR 2.02(1)(a) through (g).
  - Should the AMB approve this Project Proposal, DCAMM, in collaboration with the Massachusetts Trial Court, will issue a Request for Proposals for the procurement of a lease through the competitive selection process identified in this Project Proposal.
- Slide 12:
  - Comments may be emailed to [Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)
  - Public comment period closes Saturday, January 11, 2025, at 4:00PM E.T.
- Floor of Public Hearing opened to the public for comments:
  - Tim Allen, Springfield City Council
    - Just getting on board and familiar with the project
    - Q- Is the RFP still ahead of us? A- by Debbie Russell, DCAMM- Yes, re-reviewed slide with anticipated milestones
  - Timothy Sheehan, Chief Development Officer for Springfield
    - City is very supportive of Trial Court request for AMB approval
    - Responsiveness to the need for the court in Springfield
    - Cost savings and timeline allows the project to happen much quicker
  - William Baker, Chief of Staff for Mayor Sarno
    - Here on behalf of Mayor Sarno's office to express Mayor is strongly on board with the proposed project
    - Stressed that the Springfield Courthouse is the busiest courts in all of Commonwealth
  - Dan Mulcahy, Local Sheet Metal Workers Union 63
    - Supports this project with other P3 labor unions
    - Glad there is prevailing rate on this project
    - Certain standards and DEI requirements should be in the RFP
  - Rosemary, Hampden County Probate Court Employee
    - Former employee worked in courthouse for 30 years
    - Here to support the project for TRC employees and the public
    - 2017 we were told the HVAC has issues for rest of useful life and we are still here with no improvements
    - Not ADA compliant and we have outgrown the space
    - Will accomplish a more expedient building and save Commonwealth money with this presentation proposed
  - Resident, Custodian the year the building was built
    - Q- Can you put the presentation on the website? A- Debbie Russell, DCAMM Yes
    - MA is AA+, we have known about this for 7+ years. Massachusetts can raise bonds, so I am struggling with what would be the cost if the Commonwealth if the

Commonwealth were to construct it? Secondly, I get that the processes would be quicker in this setting, but if a building could go up in the Seaport 17 stories in a year and half- why are we talking 4-7 years if the State could do it compared to a private party? Also comment that I am happy to see it will be prevailing wage. Q- What is the cost if the state did it, and what would be the cost savings and benefit to do it this way?

- Response by Adam Baacke, DCAMM Commissioner:
  - While we do anticipate there will be a financial benefit, that isn't 100% certain, and that is not the primary reason we are doing this, the savings amount is uncertain. Labor costs will be presumably similar.
  - We do know that it can be delivered much faster. That isn't because the commonwealth can't build as quickly as private sector, primarily because while you are correct the Commonwealth is able to borrow, there are a lot of constraints on how much the Commonwealth can borrow- limitations are set by legislature, bond writing agencies, if we exceed it, it affects people being able to buy it. Debt committee that involves multiple rules on how much the Commonwealth can borrow.
  - Commonwealth borrows for transportation, etc. DCAMM is a fairly small portion of the entirety of what's available in the overall capital plan. If we look at all the projects we have already committed to, against the amount available to DCAMM over the next few years, the cost of this project pushes it out until 2030 if we were to just use publicly available space.
  - What we have heard is that the condition is unacceptable to the users of the current courthouse building. This is why we are here to request an alternative process to allow the project to advance much faster and not subject to the constraint capital plan as it will be lease payments.
- Additional response from resident: What is the capital cost and vision here- what would a new courthouse cost to build 2 years from here.
- Adam Baacke, DCAMM Commissioner response- about \$600 million dollars
- Juan Francisco Catorre, Resident of Springfield, Candidate for City Council
  - Very complex project, trying to learn more about it
  - Everyone in the city feels we need a new courthouse, thankful you are looking at ways to expedite.
  - Leary to enter into a public private partnership, like the idea of how to make it happen faster, think about what a courthouse is for many people and often when visited could be the worst day of their life, comforting to know someone would walk into a hall of justice on that day.
  - Trying to keep an open mind if it would be somewhere with shops etc.
  - Some concerns are that the courthouse will be torn down and want to make sure the city has a great economic development plan, state should give it to Springfield
  - Appreciative the administration from DCAMM, as a Springfield resident appreciative that though focus is on Boston, the fact that this is a motivator by timeline is comforting to here when we don't always feel like that

- Biggest concern is that right now there is not a lot of faith in our executive branch, want to have hope and confidence in the judicial branch
- Hope that this project is transparent and everyone has an opportunity to bid on this project.
- Bid timelines seem aggressive when many proposals are considered, but appreciate that we are working expeditiously to get employees out of that building and a much healthier courthouse to work out of
- Excited some of the labor unions are here and can benefit right here in Springfield
- As close as possible to the existing courthouse makes the most sense, it's the City, Planning, existing criminal support system.
- Anthony Russo, VP of Agawam City Council, Brick Layers Union Member
  - Much needed plan to expedite, we use this courthouse for probate and many other issues.
  - A lot of residents work in this facility, hear a lot of illnesses and sicknesses in the building and appreciate you working quickly
- Public Hearing Concluded at 6:07pm

**Public Comments Received via Email During the Public Comment Period**

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Baker, William](#)  
**Cc:** [Shea, Molly E.](#)  
**Subject:** RE: Mayor Sarno Written Comments - Public Hearing 1-2-2025  
**Date:** Tuesday, December 31, 2024 7:19:00 AM

---

Hi Bill,

Thank you, confirming receipt of the below email and its attachments.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Baker, William <WBaker@springfieldcityhall.com>  
**Sent:** Monday, December 30, 2024 2:06 PM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Cc:** Shea, Molly E. <MEShea@springfieldcityhall.com>  
**Subject:** Mayor Sarno Written Comments - Public Hearing 1-2-2025

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kendra,

Attached is Springfield Mayor Domenic Sarno's written comments for the public hearing scheduled for Thursday, January 2, 2025, along with supporting documents. Mayor Sarno will also attend the public hearing via Zoom to speak too.

Thank you and wishing you and yours a happy and healthy New Year!

-Bill

Bill Baker  
Chief of Staff  
Office of Mayor Domenic J. Sarno

36 Court Street, Room 214  
Springfield, MA 01103  
Tel: (413) 787-6100  
Fax: (413) 787-6104

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## THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

*HOME OF THE BASKETBALL HALL OF FAME*

January 2, 2025

Adam Baacke, Commissioner  
Division of Capital Asset Management and Maintenance  
One Ashburton Place, 15<sup>th</sup> Floor  
Boston, MA 02108

Dear Commissioner Baacke and Asset Management Board:

Please accept this letter as written comments in support of the Massachusetts Trail Court's Project Proposal to the Asset Management Board regarding the acquisition for a long-term leasehold interest for property located in the City of Springfield for a new state-of-the-art Springfield Regional Justice Center.

First, it is important that we consider this proposal in the very serious context from which it originated.

Five people who worked in the existing courthouse have died of ALS. Additionally, 60 cases of cancer have been linked to people working in the building. Some of these people I know, from my time working in the District Attorney's Office.

The 50-year-old courthouse — the second busiest in the state — is one of the most-frequented buildings in greater Springfield with approximately 1,600 visitors a day. But as we know the building has a long history of problems regarding dust, mold, leaky roofs, and windows as well as people experiencing fatigue and respiratory problems.

These issues have been taken seriously by Governor Maura Healey and I want to express my gratitude, thanks and appreciation to the Healey/Driscoll Administration, Chief Justice Brieger and DCAMM Commissioner Baacke for addressing the need for a new Springfield Regional Justice Center and the sense of urgency they have collectively assigned to its development. In considering future locations for the Regional Justice Center, it is important that this facility be highly visible, serviced by public transit, have adequate public parking and remain in the downtown.

Which brings us to the point of this public hearing. The decision by the Massachusetts Trail Court to reconsider the public construction of the approximately 330,000 square foot facility in favor of a lease with a maximum term of sixty years is a game changer. Not only will this approach

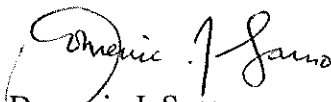
significantly expediate the building construction timeline, it is projected to have a significant savings over ten years of over \$82,000,000.

My economic development staff and I have reviewed the Project Proposal and consider it to be well thought out and responsive to the immediacy of the Trial Court's and the public's need for a new Regional Justice Center in Springfield, which is long overdue. My administration will continue to voice its full support to the Project Proposal and strongly encourage the Asset Management Board to approve it, so that DCAMM in cooperation with the Trail Court can commence with this much needed and vital project.

Included with this letter are supporting documents expressing my administrations previous and ongoing support for the construction of a new state-of-the-art Springfield Regional Justice Center in our downtown.

Thank you for your time and attention on this very important matter.

Respectfully,

  
Domenic J. Sarno  
Mayor

*"Good health - Happy New Year & God Bless!"*

Enclosure:

- Mayor Sarno letter of support to Commissioner Adam Baacke and the Honorable Heidi E. Brieger, Chief Justice of the Trial Court – March 8, 2024
- Mayor Sarno Press Releases
  - Mayor Sarno continues push for new Courthouse on North Riverfront in Response to DCAMM Report – June 2, 2023
  - Mayor Sarno Applauds Governor Healey's Investment into New Courthouse – June 22, 2023



## THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

*HOME OF THE BASKETBALL HALL OF FAME*

March 8, 2024

Adam Baacke, Commissioner  
Commonwealth of Massachusetts  
Executive Office for Administration and Finance  
Division of Capital Asset Management and  
Maintenance  
One Ashburton Place, 15th Floor  
Boston, Massachusetts 02108

Honorable Heidi E. Brieger  
Chief Justice of the Trial Court  
Commonwealth of Massachusetts  
Executive Office of the Trial Court  
1 Pemberton Square  
Boston, MA 02108

Dear Commissioner Baacke and Chief Justice Brieger:

As the Commonwealth of Massachusetts reviews potential site locations for a new state-of-the-art Roderick L. Ireland Courthouse facility, please accept this letter of support for the development project at our north riverfront area, which I strongly believe would be a win-win for both the Commonwealth, the Trial Courts and City of Springfield.

This project would check all the boxes and serve as a 'game changer' for our city. Besides the construction of a new and much-needed courthouse facility, the surrounding amenities and supporting development projects that could complement the anchor project of the courthouse would be amazing. From the creation of hundreds of that good four-letter word, Jobs, both construction jobs and permanent jobs, along with housing units to help address the cities and the state's housing crisis, easy access to onsite and secure parking and public and regional transportation services (Union Station and the PVRTA), retail aspects and a mini-marina, and the realization of tax revenue, these are just a few of the key components that make this site location stand out.

In addition, the speed in which this project could be completed, compared to other potential locations, is something that should seriously be taken into consideration.

In closing, we are presented with a unique opportunity and I cannot stress enough the importance of this 'once in a lifetime' development that could positively transform a significant and strategic piece of real estate along our north end riverfront area. The possibilities are endless.

Respectfully,

A handwritten signature in cursive script that reads "Domenic J. Sarno". The signature is written in dark ink and is positioned to the left of the printed name.

Domenic J. Sarno  
Mayor

"Good Health " God Bless "



## **THE CITY OF SPRINGFIELD, MASSACHUSETTS**

**MAYOR DOMENIC J. SARNO**

*HOME OF THE BASKETBALL HALL OF FAME*

### **PRESS RELEASE**

**FOR IMMEDIATE RELEASE**

**Thursday, June 22, 2023**

**Contact:** William J. Baker, Communications Director  
[wbaker@springfieldcityhall.com](mailto:wbaker@springfieldcityhall.com) / (413) 787-6109

## **Mayor Sarno Applauds Governor Healey's Investment into New Courthouse**

***- Potential North Riverfront Site would address all the Court and  
Public needs, plus with added Amenities -***

**Springfield, MA** – Mayor Domenic J. Sarno expressed his thanks and gratitude to Governor Maura Healey today upon the news of the Healey-Driscoll's Administrations commitment to an initial investment of \$106 million to replace the ailing Courthouse at 50 State Street.

Mayor Sarno states, "I want to thank and commend Governor Maura Healey for her continued support and investment in our Springfield, especially with this initial investment of \$106 million devoted to the site assessment and design of this much needed project. Governor Healey's Administration and State Representative Michael Finn, Chair of the Joint Committee on Bonding, Capital Expenditures and State Assets, contacted me to share this good news that there is now a firm financial commitment to building a new state-of-the-art Roderick L. Ireland Courthouse. My administration looks forward to continuing to work with her and her dedicated team, the state's Division of Capital Asset Management and Maintenance (DCAMM), and State Representative Carlos Gonzalez, State Senator Adam Gomez and the entire Springfield delegation, including State Representative Michael Finn whose committee will do the review and due diligence on the states capital spending plan, as we look to advance this project for our workers and residents."

"Once again, I want to express my support of the relocation of a new Roderick Ireland Courthouse to the north riverfront area. This would be a game changer for the City of Springfield and address a wide variety of needs for our city, including much-needed additional housing to the city, which is a cornerstone of Governor Healey's Administration. This project would also address parking and public transportation aspects, create additional amenities from restaurants and boutique shops along with a proposed marina, and more of that good four-letter word – JOBS! I look forward to

continuing to have fruitful discussions with Governor Maura Healey and Lt. Governor Kim Driscoll, as well as the Honorable Jeffrey Locke, Chief Justice of the Trial Court, Tom Ambrosino, Trial Court Administrator, and our Springfield State Delegation.”

Please see the [Press Release from June 30, 2022](#) announcing the potential North Riverfront Development Plans.

###



## THE CITY OF SPRINGFIELD, MASSACHUSETTS

MAYOR DOMENIC J. SARNO

*HOME OF THE BASKETBALL HALL OF FAME*

### **PRESS RELEASE**

**FOR IMMEDIATE RELEASE**

**Friday, June 2, 2023**

**Contact:** William J. Baker, Communications Director  
[wbaker@springfieldcityhall.com](mailto:wbaker@springfieldcityhall.com) / (413) 787-6109

## **Mayor Sarno continues push for new Courthouse on North Riverfront in Response to DCAMM Report**

**Springfield, MA** – Mayor Domenic J. Sarno expressed his continued support for a new state-of-the-art Courthouse on the North Riverfront area in response to the Divisions of Capital Asset Management and Maintenance (DCAMM) Springfield Courts Complex Relocation Assessment report.

Mayor Sarno states, “I have made it very clear; I am in full support of the relocation of a new Roderick Ireland Courthouse to the north riverfront area. This would be a game changer for the City of Springfield. It brings to light development in the north end of our riverfront and most importantly, it brings with it some additional housing to the city, which is desperately needed. Also, this proposal includes restaurants and boutique shops, along with a proposed marina. This project would also create hundreds of construction jobs and a number of permanent jobs. In addition, the city will benefit from much-needed additional property tax revenue. I have had fruitful discussions with Governor Maura Healey and Lt. Governor Kim Driscoll, as well as the Honorable Jeffrey Locke, Chief Justice of the Trial Court, Tom Ambrosino, Trial Court Administrator, and State Representative Michael Finn, Chair of the Joint Committee on Bonding, Capital Expenditures and State Assets. This project also addresses major issues concerning public transportation and parking. Furthermore, this project in the north riverfront could be completed in 3-4 years vs 7-10 years at the current site.”

###

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Howes, Kendra \(DCP\)](#)  
**Subject:** FW: New Springfield Courthouse  
**Date:** Thursday, January 16, 2025 8:46:25 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**From:** Baacke, Adam (DCP) <[Adam.Baacke@mass.gov](mailto:Adam.Baacke@mass.gov)>  
**Sent:** Saturday, January 11, 2025 10:52 AM  
**To:** Tony ELKINS <[t.elkins@meridiam.com](mailto:t.elkins@meridiam.com)>  
**Cc:** Russell, Deborah (DCP) <[Deborah.Russell2@mass.gov](mailto:Deborah.Russell2@mass.gov)>  
**Subject:** RE: New Springfield Courthouse

Thanks for reaching out and for your interest in this opportunity. It is great to see firms with experience financing and developing similar projects in other jurisdictions engaging with the Springfield project. We definitely hope you continue to be interested as the solicitation process advances. However, in order to preserve the integrity of our upcoming competitive process, we have been advised by our general counsel that we should not meet with prospective proposers outside the formal process at this point. You've likely already found it but there is some [public information about the project](#) on our website. There will also be formal opportunities for questions and pre-proposal briefing after approval of the Asset Management Board has been obtained later in January. We will also likely engage a broker who will be able to meet with you once the solicitation process begins. I am also copying our leasing director to ensure that you are notified when the procurement opens.

-Adam

**ADAM BAACKKE**

Commissioner  
Division of Capital Asset Management & Maintenance

Pronouns – He/Him

---

**From:** Tony ELKINS <[t.elkins@meridiam.com](mailto:t.elkins@meridiam.com)>  
**Sent:** Friday, January 10, 2025 10:35 AM  
**To:** Baacke, Adam (DCP) <[Adam.Baacke@mass.gov](mailto:Adam.Baacke@mass.gov)>  
**Subject:** New Springfield Courthouse

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Dear Commissioner Baacke,

I represent Meridiam Infrastructure ([meridiam.com](https://www.meridiam.com)) which is one of the world's largest developers, investors and operators of infrastructure. We currently have over \$85 billion invested in over 100 projects around the world, primarily in public private partnerships. I have been closely following the possible new Courthouse in Springfield which may be delivered under a public private partnership. Meridiam is considering forming a team to pursue this upcoming procurement.

Meridiam is the developer and primary equity investor in the highly successful Long Beach Courthouse public private partnership (<https://www.meridiam.com/assets/long-beach-courthouse-usa/>). We have also developed other notable projects such as the new multi-billion Terminal B at LaGuardia airport and various tolled highways

and rail projects.

I would be very interested in meeting with you to discuss the project, Meridiam's experience and perhaps provide some market feedback on how the private sector might view on upcoming procurement. I would be happy to travel to Boston to meet with you.

I look forward to hearing back from you.

Sincerely,

Tony Elkins

**Tony ELKINS**

Vice President, Business Development

T [+1 202 866 4116](tel:+12028664116) | M [+1 512 745 7662](tel:+15127457662)

1700 Pennsylvania Avenue NW, 6th Floor - Washington, D.C. 20006, USA

[www.meridiam.com](http://www.meridiam.com)

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for people and the planet



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**From:** [Shea, Molly E.](#)  
**To:** [Howes, Kendra \(DCP\)](#)  
**Subject:** RE: [External] RE: Are in-person hearings streamed/recorded?  
**Date:** Tuesday, January 7, 2025 3:46:40 PM  
**Attachments:** [image004.png](#)

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Thank you, Kendra, greatly appreciate it.

Molly

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**From:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Sent:** Tuesday, January 7, 2025 3:46 PM  
**To:** Shea, Molly E. <MEShea@springfieldcityhall.com>  
**Subject:** [External] RE: Are in-person hearings streamed/recorded?

Hi Molly,

The in person hearing today is not recorded or live streamed. The presentation slides and presentation recording from the 1/2/25 presentation are not yet uploaded but will be uploaded to the project website: <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Shea, Molly E. <[MEShea@springfieldcityhall.com](mailto:MEShea@springfieldcityhall.com)>  
**Sent:** Tuesday, January 7, 2025 3:37 PM  
**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Subject:** Are in-person hearings streamed/recorded?

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Kendra,

I am wondering if this hearing will be livestreamed or recorded at all for the public?

**Springfield Regional Justice Center Project Proposal**  
**In-person Public Hearing**  
**January 7, 2025, at 5:30 p.m. at the Springfield State Office Building, 436 Dwight Street, Springfield, MA 01103.**

Also wondering, is a recording of the January 2, 2025 3:00pm Zoom hearing available for the public?

Thanks for your time.

Molly

**Molly E. Shea**

Director of Communications

Office of Mayor Domenic J. Sarno

36 Court Street, Room 214

Springfield, MA 01103

[meshea@springfieldcityhall.com](mailto:meshea@springfieldcityhall.com)

Tel: (413) 787-6100

Fax: (413) 787-6104

[www.springfield-ma.gov](http://www.springfield-ma.gov)

**Follow us on:**



CAUTION: This email originated outside our organization; please use caution.

**From:** [Breck, Kathy](#)  
**To:** [Howes, Kendra \(DCP\)](#)  
**Subject:** RE: [External] RE: Springfield Courthouse zoom meeting  
**Date:** Thursday, January 2, 2025 4:03:43 PM

---

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Wonderful thanks!!!

Kathy

---

**From:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Sent:** Thursday, January 2, 2025 4:02 PM  
**To:** Breck, Kathy <KBreck@springfieldcityhall.com>  
**Subject:** [External] RE: Springfield Courthouse zoom meeting

Hi Kathy,

Thank you for reaching out. It has ended however it was recorded and will be uploaded to the website. We will also be giving the same presentation at our in person hearing on Tuesday.

Please let me know if you have any other questions or if you need the website link.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Breck, Kathy <[KBreck@springfieldcityhall.com](mailto:KBreck@springfieldcityhall.com)>  
**Sent:** Thursday, January 2, 2025 3:57 PM  
**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Subject:** Springfield Courthouse zoom meeting

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Howes.

I tried to join the zoom meeting (late) regarding the Springfield Courthouse proposal but got a message saying it hadn't started yet. Is it over already? Was it recorded so I can watch it?

Thank you.

Kathy Breck 1/2/25

[Kathybreck38@comcast.net](mailto:Kathybreck38@comcast.net), or [kbreck@springfieldcityhall.com](mailto:kbreck@springfieldcityhall.com)

CAUTION: This email originated outside our organization; please use caution.

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Donald Gibson](#)  
**Cc:** [Geoff Stricker](#); [Russell, Deborah \(DCP\)](#); [Woodford, Peter \(DCP\)](#)  
**Subject:** RE: [External] RE: Springfield Courthouse  
**Date:** Monday, January 6, 2025 7:07:00 AM

---

Hi Donald,

Thank you for your comments, confirming receipt of the below email.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Donald Gibson <donald.gibson@edgemoor.com>  
**Sent:** Friday, January 3, 2025 12:33 PM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Cc:** Geoff Stricker <geoffrey.stricker@edgemoor.com>; Russell, Deborah (DCP) <Deborah.Russell2@mass.gov>; Woodford, Peter (DCP) <peter.woodford@mass.gov>  
**Subject:** Re: [External] RE: Springfield Courthouse

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Kendra:

Geoff Stricker and I appreciated the opportunity to virtually attend the hearing broadcast this past Thursday, January 2nd, 2025. We also appreciate all the information that is being made available through the link you provided in your earlier email to Geoff. Thank you for pointing us in the right direction and your helpful guidance.

We would like to take advantage of the opportunity to provide a question and/or comment to DCAMM and the Asset Management Board in advance of the January 11th, 2025 deadline noted in the hearing yesterday:

"Regarding the proposed procurement for Springfield Regional Justice Center, we strongly recommend that DCAMM and the Asset Management Board separate the land procurement from the Developer procurement. We believe the separation will be more efficient and cost effective for the Commonwealth of Massachusetts, and ultimately provide a better value solution. By separating the land procurement and the Developer procurement DCAMM could:

- 1.) Maintain the ability to independently select the best possible site for the Regional Justice Center considering urban planning, environmental, infrastructure, and community needs.
- 2.) Allow for the possibility of long-term public control (ownership) of the land under the new Regional Justice Center which could be delivered using a ground lease and the facility lease under a lease-leaseback transaction.
- 3.) Procure the most qualified Developer team for the project independent of site selection considerations noted above.
- 4.) Realize greater value by structuring the procurement to optimize facility lifecycle operations and maintenance costs over a 40–60-year lease term through a competitive process independent of site selection considerations.
- 5.) Utilize the new, highly successful, progressive facility procurement and delivery model which allows greater responsiveness to stakeholder needs while maintaining effective cost and schedule risk transfer to the facility delivery team.

As the land cost is a but a small fraction of the total cost of the proposed facility considering two separate procurements, one for the site, and a second for the facility, allows DCAMM and the Asset Management Board to obtain the best value for each independent of the other."

Thank you in advance for your time and consideration of our question and comments. Please feel free to contact me with any follow up questions or comments.

We look forward to learning more about the plans to advance the Springfield Regional Justice Center in 2025.

Yours truly,

Donald Gibson

--

Donald E Gibson | Managing Director  
[Edgemoor Infrastructure & Real Estate](#)

7900 Westpark Drive | McLean, VA | 22102

p. 301.272.2989 m. 301.821.5995

e. [donald.gibson@edgemoor.com](mailto:donald.gibson@edgemoor.com)

On Thu, Dec 26, 2024 at 9:36 AM Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)> wrote:

Hi Geoff,

Pending Asset Management Board approval, we will be putting out an RFP for Leased space that will outline the requirements. Please see the following link for more information on the Commonwealth's Leasing and RFP process.

<https://www.mass.gov/info-details/leasing-property-to-the-commonwealth>

Please let me know if you have any additional questions.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance

Office of Leasing and State Office Planning

One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

[www.mass.gov/dcamm](http://www.mass.gov/dcamm)

PHONE: 857-276-0905

---

**From:** Geoff Stricker <[geoffrey.stricker@edgemoor.com](mailto:geoffrey.stricker@edgemoor.com)>

**Sent:** Monday, December 23, 2024 11:39 AM

**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>

**Cc:** [donald.gibson@edgemoor.com](mailto:donald.gibson@edgemoor.com); Russell, Deborah (DCP) <[Deborah.Russell2@mass.gov](mailto:Deborah.Russell2@mass.gov)>;

Woodford, Peter (DCP) <[peter.woodford@mass.gov](mailto:peter.woodford@mass.gov)>

**Subject:** Re: [External] RE: Springfield Courthouse

---

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Kendra,

Thank you for the response. We will plan to participate on the Zoom call on January 2nd.

One question after looking at the website and draft project proposal document. The material seems to suggest that you will be looking for developers to (1) bring a site (within the defined boundary), and (2) have the requisite experience with designing, building, financing, and maintaining courthouses. Is that correct?

Geoff

**Well Being Notice:** *Receiving this e-mail outside of normal working hours? Managing work and life responsibilities is unique for everyone. I have sent this e-mail at a time that works for me. Please respond at a time that works for you.*

**Geoffrey Stricker | Senior Managing Director**

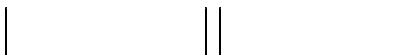
**Edgemoor Infrastructure & Real Estate**

7900 Westpark Drive, Suite T300 | McLean, VA | 22102

1627 Main Street, Suite 410 | Kansas City, MO | 64108

p. 301.272.2990 m. 703.622.0192

[www.edgemoor.com](http://www.edgemoor.com)



On Mon, Dec 23, 2024 at 7:38 AM Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>

wrote:

Hi Geoff,

Thank you for your inquiry. Your contact information has been added to our distribution list, you will receive an email from [harry.schoenbrun@mass.gov](mailto:harry.schoenbrun@mass.gov) notifying you when the RFP has been posted.

In the meantime, please visit the following link for more information:

<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>

Thank you,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning

One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

[www.mass.gov/dcamm](http://www.mass.gov/dcamm)

PHONE: 857-276-0905

---

**From:** Geoff Stricker <[geoffrey.stricker@edgemoor.com](mailto:geoffrey.stricker@edgemoor.com)>

**Sent:** Friday, December 20, 2024 11:26 AM

**To:** Porfilio, Raymond (DCP) <[Raymond.Porfilio@mass.gov](mailto:Raymond.Porfilio@mass.gov)>

**Cc:** Donald Gibson <[donald.gibson@edgemoor.com](mailto:donald.gibson@edgemoor.com)>

**Subject:** Springfield Courthouse

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Ray,

I was given your name from Joe Ruocco at SOM. He said that you are the project manager for the proposed new Springfield Courthouse project.

My company - [Edgemoor](#) - is a developer of public buildings and infrastructure across the US. In our 20+ year history, we have developed around \$4.6B worth of public projects including two courthouses - [Howard County](#) and [Long Beach](#).

I am writing to ask for a meeting with you to further introduce Edgemoor and learn more about the Springfield Court project. Can we set up some time for an in person or virtual meeting in January?

Assuming yes, can you propose some dates/times that would work for you?

Thank you in advance, and happy holidays!

Yours truly,

Geoff

**Well Being Notice:** *Receiving this e-mail outside of normal working hours? Managing work and life responsibilities is unique for everyone. I have sent this e-mail at a time that works for me. Please respond at a time that works for you.*

**Geoffrey Stricker | Senior Managing Director**

**Edgemoor Infrastructure & Real Estate**

7900 Westpark Drive, Suite T300 | McLean, VA | 22102

1627 Main Street, Suite 410 | Kansas City, MO | 64108

p. 301.272.2990 m. 703.622.0192

[www.edgemoor.com](http://www.edgemoor.com)



**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [frank@opal-re.com](mailto:frank@opal-re.com)  
**Subject:** RE: Bid information session  
**Date:** Friday, January 10, 2025 7:21:41 AM

---

Hi Frank,

Thank you for reaching out. Please see the following link for more information regarding the Springfield Regional Justice Center Project Proposal.:

<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>

Thanks,

KENDRA HOWES  
Senior Project Manager

Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15th Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

-----Original Message-----

From: Frank Fitzgerald <[frank@opal-re.com](mailto:frank@opal-re.com)>  
Sent: Friday, December 20, 2024 11:40 AM  
To: [springfieldacqrfp.dcamm \(DCP\)](mailto:springfieldacqrfp.dcamm@mass.gov) <[springfieldacqrfp.dcamm@mass.gov](mailto:springfieldacqrfp.dcamm@mass.gov)>  
Subject: Bid information session

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning!

I am told that there is a bidders information session in January for the Springfield Justice Center project. Could you provide the information on the meeting?

Thanks,

Frank Fitzgerald  
OPAL REAL ESTATE GROUP  
413-218-6047

Sent from my iPhone

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Timothy Benoit](#)  
**Bcc:** [Russell, Deborah \(DCP\)](#); [Woodford, Peter \(DCP\)](#)  
**Subject:** RE: Comments on new courthouse construction plan  
**Date:** Friday, January 10, 2025 7:17:00 AM

---

Hi Tim,

Thank you for your comments, confirming receipt of the below email.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Timothy Benoit <tbenoit2707@gmail.com>  
**Sent:** Thursday, January 9, 2025 7:49 PM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Subject:** Comments on new courthouse construction plan

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I join other community advocates in strongly opposing constructing the new courthouse using private funds and development, putting Hampden County residents on the hook for paying for the courthouse for 60 years. I am also concerned with building directly on the waterfront in the North End, where buildings like the German Gerena Community School have been fighting against flooding and mold for years. We don't need to further pollute the Connecticut River and bring more gentrifying private development to the North End Waterfront in the city's name when the state would pay the city to host a new safe courthouse on public land.

The private funding courthouse deal that the Mayor is pushing for with Picknelly puts the corruption of our city government on full display and would be a foolish electoral move, ostracizing those in the city already facing high taxes.

I implore the city government to reject the private court construction venture and urge them to explore rebuilding and developing downtown.

Thank you,

Tim Benoit

**From:** [Carrillo, Hannah \(DCP\)](#)  
**To:** [Kristina.DAmours@wwlp.com](mailto:Kristina.DAmours@wwlp.com)  
**Cc:** [Howes, Kendra \(DCP\)](#)  
**Subject:** RE: Inquiry received from 22 news  
**Date:** Tuesday, January 7, 2025 3:26:11 PM

---

Hi Kristina,

Tonight's public hearing is in person only so there is no Zoom link available. The Zoom link from the virtual hearing last week will be posted to this website by the end of the week:

<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>

Thank you,

**HANNAH CARRILLO**

Director of External Affairs



Division of Capital Asset Management & Maintenance  
Executive Office

One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

[www.mass.gov/dcamm](http://www.mass.gov/dcamm)

PHONE: 857-421-9298

---

**From:** Kristina D'Amours <[Kristina.DAmours@wwlp.com](mailto:Kristina.DAmours@wwlp.com)>

**Sent:** Tuesday, January 7, 2025 2:52 PM

**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>

**Subject:** WWLP

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Kendra,

Kristina from 22News in Western Massachusetts.

Is a zoom link available for tonight's meeting in Springfield concerning the Regional Justice Center?

Thank you!

KD

Kristina D'Amours  
Digital Multimedia Journalist  
WWLP-22News & The CW Springfield  
1 Broadcast Center  
Chicopee, MA 01013  
413-377-1189  
kristina.d'amours@wwlp.com  
[www.WWLP.com](http://www.WWLP.com)

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**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [svp01040@yahoo.com](mailto:svp01040@yahoo.com)  
**Bcc:** [Howes, Kendra \(DCP\)](#); [Woodford, Peter \(DCP\)](#); [Russell, Deborah \(DCP\)](#)  
**Subject:** RE: Proposal for Springfield Courthouse  
**Date:** Monday, January 13, 2025 7:34:00 AM

---

Hi Susan -

Thank you for your comments, confirming receipt of the below email.

Thanks,

KENDRA HOWES  
Senior Project Manager

Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15th Floor, Boston, MA 02108  
[www.mass.gov/dcam](http://www.mass.gov/dcam)  
PHONE: 857-276-0905

-----Original Message-----

From: [svp01040@yahoo.com](mailto:svp01040@yahoo.com) <[svp01040@yahoo.com](mailto:svp01040@yahoo.com)>  
Sent: Saturday, January 11, 2025 3:50 PM  
To: Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
Subject: Proposal for Springfield Courthouse

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Kendra Howes,

I write as public comment to ask that the state reconsider its plans for a new Springfield Regional Justice Center.

I strongly oppose plans to enter a 60-year lease with a private developer for land on the riverfront. Taking that path would rob taxpayers, increase sprawl, prevent more suitable uses of riverfront property (such as recreational access and green space conservation), transfer public monies and public assets for long-term private profits and private control, and leave the old courthouse as unaddressed blight occupying a significant block in the city's downtown.

I strongly advocate that a new courthouse instead be developed on the same footprint as the old courthouse or, alternatively, on another state-owned property. Taxpayers, who will be footing the bill for whatever plan is advanced, deserve public ownership of the assets for which they pay. Just as courthouse workers need a healthy work environment, residents need a healthy city. Residents and taxpayers deserve better than a quick fix that will lock in long-term problems. A new courthouse is better suited to the old site, which is in an area already built up, with supporting offices, parking, and businesses around it, and which is already owned by the state. Rebuilding on the old footprint would correct blight rather than further adding to it.

Fiscal and environmental responsibilities require the state to reject the current proposal, reconsider options, and find a better solution.

Thank you for consideration of my views.

Sincerely,

Susan Van Pelt  
246 Walnut St  
Holyoke, MA 01040

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Paul Marcelina](#)  
**Subject:** RE: Recording Link  
**Date:** Tuesday, January 7, 2025 11:43:19 AM

---

Hi Paul,

Thank you for reaching out. The presentation slides and presentation recording from the 1/2/25 presentation are not yet uploaded but will be uploaded to the project website:  
<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Paul Marcelina <marcelina@monarch-place.com>  
**Sent:** Tuesday, January 7, 2025 9:24 AM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Subject:** Recording Link

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Ms. Howes,

Happy New Years! I will be in attendance for the meeting tonight regarding the Regional Justice Center Project for the City of Springfield. Is there a recording of the original zoom meeting that was held on January 2, 2025, if so is it possible to receive a copy of the presentation?

Thank you,

Paul

**PAUL MARCELINA**

Executive Vice President

Monarch Enterprises

One Monarch Place Springfield MA 01144

413-241-3215

[marcelina@monarch-place.com](mailto:marcelina@monarch-place.com)



**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Ellen Moorhouse](#)  
**Cc:** [Lee, Karen](#); [Click-Bruce, Lavar](#); [Whitfield, Tracye](#); [Walsh, Kateri](#); [scurran@springfieldcityhall.com](mailto:scurran@springfieldcityhall.com); [idelgado@springfieldcityhall.com](mailto:idelgado@springfieldcityhall.com); [Zaida Govan](#); [Timothy Allen](#); [Jay Latorre](#); [mfenton@springfieldcityhall.com](mailto:mfenton@springfieldcityhall.com); [Aim Loisele](#); [contactus@16acres.org](mailto:contactus@16acres.org)  
**Bcc:** [Russell, Deborah \(DCP\)](#); [Woodford, Peter \(DCP\)](#)  
**Subject:** RE: Resident Feedback on Proposed Spfld Courthouse  
**Date:** Monday, January 13, 2025 9:13:00 AM

---

Hi Ellen,

Thank you for your comments, confirming receipt of the below email and its attachment.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Ellen Moorhouse <etmoorhouse@gmail.com>  
**Sent:** Saturday, January 11, 2025 12:33 PM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Cc:** Lee, Karen <KLee@springfieldcityhall.com>; Click-Bruce, Lavar <lclick-bruce@springfieldcityhall.com>; Whitfield, Tracye <TWhitfield@springfieldcityhall.com>; Walsh, Kateri <kwalsh@springfieldcityhall.com>; scurran@springfieldcityhall.com; jdelgado@springfieldcityhall.com; Zaida Govan <zaida.govan@yahoo.com>; Timothy Allen <timallen1951@hotmail.com>; Jay Latorre <juan.f.latorre@gmail.com>; mfenton@springfieldcityhall.com; Aim Loisele <scans.springfield@gmail.com>; contactus@16acres.org  
**Subject:** Resident Feedback on Proposed Spfld Courthouse

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello:

My name is Ellen Moorhouse, resident of Springfield, MA. As a homeowner and taxpayer, I am grateful for the opportunity to provide my personal thoughts and feedback for the Springfield

Regional Justice Center Project Proposal with the attached.

Thank you for your time and consideration,  
Ellen

--

Ellen T. Moorhouse  
(413) 218-2293

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Zaida Govan](#); [Ellen Moorhouse](#)  
**Cc:** [Karen Lee](#); [Lavar Click-Bruce](#); [Tracye Whitfield](#); [Kateri Walsh](#); [scurran@springfieldcityhall.com](mailto:scurran@springfieldcityhall.com); [idelgado@springfieldcityhall.com](mailto:idelgado@springfieldcityhall.com); [Timothy Allen](#); [Jay Latorre](#); [mfenton@springfieldcityhall.com](mailto:mfenton@springfieldcityhall.com); [Aim Loiselle](#); [contactus@16acres.org](mailto:contactus@16acres.org); [Karen Lee](#); [Lavar Click-Bruce](#); [Tracye Whitfield](#); [Kateri Walsh](#)  
**Subject:** RE: Resident Feedback on Proposed Spfld Courthouse  
**Date:** Monday, January 13, 2025 9:14:00 AM

---

Hi Zaida,

Thank you for your comment, confirming receipt of the below email.

Thanks,

KENDRA HOWES  
Senior Project Manager

Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15th Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

-----Original Message-----

From: Zaida Govan <[zaida.govan@yahoo.com](mailto:zaida.govan@yahoo.com)>  
Sent: Saturday, January 11, 2025 6:59 PM  
To: Ellen Moorhouse <[etmoorhouse@gmail.com](mailto:etmoorhouse@gmail.com)>  
Cc: Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>; Karen Lee <[KLee@springfieldcityhall.com](mailto:KLee@springfieldcityhall.com)>; Lavar Click-Bruce <[lclick-bruce@springfieldcityhall.com](mailto:lclick-bruce@springfieldcityhall.com)>; Tracye Whitfield <[TWhitfield@springfieldcityhall.com](mailto:TWhitfield@springfieldcityhall.com)>; Kateri Walsh <[KWalsh@springfieldcityhall.com](mailto:KWalsh@springfieldcityhall.com)>; [scurran@springfieldcityhall.com](mailto:scurran@springfieldcityhall.com); [jdelgado@springfieldcityhall.com](mailto:jdelgado@springfieldcityhall.com); Timothy Allen <[timallen1951@hotmail.com](mailto:timallen1951@hotmail.com)>; Jay Latorre <[juan.f.latorre@gmail.com](mailto:juan.f.latorre@gmail.com)>; [mfenton@springfieldcityhall.com](mailto:mfenton@springfieldcityhall.com); Aim Loiselle <[scans.springfield@gmail.com](mailto:scans.springfield@gmail.com)>; [contactus@16acres.org](mailto:contactus@16acres.org); Karen Lee <[KLee@springfieldcityhall.com](mailto:KLee@springfieldcityhall.com)>; Lavar Click-Bruce <[lclick-bruce@springfieldcityhall.com](mailto:lclick-bruce@springfieldcityhall.com)>; Tracye Whitfield <[TWhitfield@springfieldcityhall.com](mailto:TWhitfield@springfieldcityhall.com)>; Kateri Walsh <[KWalsh@springfieldcityhall.com](mailto:KWalsh@springfieldcityhall.com)>  
Subject: Re: Resident Feedback on Proposed Spfld Courthouse

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Ellen, thank you for your input. The city needs to hear from its tax paying residents on all matters. I will be looking at this situation very carefully.

Sent from my iPhone

> On Jan 11, 2025, at 12:33 PM, Ellen Moorhouse <[etmoorhouse@gmail.com](mailto:etmoorhouse@gmail.com)> wrote:

>

>

> Hello:

>

> My name is Ellen Moorhouse, resident of Springfield, MA. As a homeowner and taxpayer, I am grateful for the opportunity to provide my personal thoughts and feedback for the Springfield Regional Justice Center Project Proposal with the attached.

>

> Thank you for your time and consideration, Ellen

>

> --

> Ellen T. Moorhouse

> (413) 218-2293

> <Resident Feedback on Proposed Spfld Courthouse Moorhouse.pdf>

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Sam Chapin](#)  
**Subject:** RE: Springfield Courthouse  
**Date:** Tuesday, January 7, 2025 3:26:52 PM

---

Hi Sam,

Thank you for reaching out. The presentation and slides are anticipated to be uploaded to the previously provided website link later this week.

We anticipate requesting Asset Management Board authorization to put out a procurement for a long-term lease for a new Springfield Regional Justice Center, there is no active procurement for this project. I will add you to our contact list to be notified if a procurement is put out (would require Asset Management Board approval first).

The previous procurement was withdrawn before any scoring of proposals occurred.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Sam Chapin <samchapin@protonmail.com>  
**Sent:** Tuesday, January 7, 2025 8:37 AM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Subject:** RE: Springfield Courthouse

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Kendra,

Thanks for your response.

I do not see the presentation or recording on the page you linked to below. Kindly check and get back to me.

Approximately #18 months ago, DCAM evaluated and scored approximately a dozen location in Western Mass and scored them.  
Kindly provide a link to this report.

Is there a single site with all information and documents regarding the procurement for the Springfield courthouse?

Sent with [Proton Mail](#) secure email.

On Monday, January 6th, 2025 at 7:04 AM, Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)> wrote:

Hi Sam,

Thank you for your comments. The presentation slides and presentation recording will be uploaded to the project website: <https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>.

Thanks,

Kendra

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Sam Chapin <[samchapin@protonmail.com](mailto:samchapin@protonmail.com)>  
**Sent:** Friday, January 3, 2025 9:51 AM  
**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Cc:** [samchapin@protonmail.com](mailto:samchapin@protonmail.com)  
**Subject:** Springfield Courthouse

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Kendra:

I watched a portion of the session yesterday. I have the following questions

- 1) Kindly provide the presentation slides from yesterday or a link to them.
- 2) Kindly provide a link to the recording of the meeting.
- 3) At one point the renovation of the existing buildings was an option at half the cost or at least a significant savings. It appears this option is no longer being considered. Any cost considerations should show this as an option or formally say why its not being considered.

The Registry of Deeds office is currently in an existing State building on Dwight Street and its offices have or are undergoing extensive renovation. Deeds can stay there - no need for a courthouse setting and mostly everything is electronic.

In the private sector, the existing building would be renovated, using the Deeds space (to be renovated) as swing space and do a block at a time. This would also alleviate a major vacant building in downtown Springfield. Any

Thanks for your attention to the three items above.

Sam Chapin  
Merrick Park  
Springfield, MA

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Bill Fitzgerald](#)  
**Bcc:** [Russell, Deborah \(DCP\)](#); [Woodford, Peter \(DCP\)](#)  
**Subject:** RE: Springfield Justice Center RFP  
**Date:** Monday, January 13, 2025 8:20:00 AM

---

Hi Bill,

Thank you for reaching out, confirming receipt of the below two emails. As Asset Management Board authorization to move forward with this project has not yet been received, I do not have sufficient information to respond to your below questions. Would you like me to add you to our contact list for notification should an RFP be posted for this project?

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning

One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

[www.mass.gov/dcamm](http://www.mass.gov/dcamm)

PHONE: 857-276-0905

---

**From:** Bill Fitzgerald <bill@fitzgeraldco.com>  
**Sent:** Saturday, January 11, 2025 1:59 PM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Subject:** Springfield Justice Center RFP

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Kendra:

One more question.

- As a use to the benefit of the Commonwealth of Massachusetts, is the Springfield Justice Center Project exempt from zoning by-laws of the City of Springfield?



William M. Fitzgerald, Jr.  
Fitzgerald & Company, Inc.  
88 Elm Street  
P.O. Box 0268  
West Springfield, MA 01090  
Tel: (413) 747-4100  
Fax: (413) 747-4109  
Cell: (413) 537-2380  
E-Mail: [bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)

---

**From:** Bill Fitzgerald  
**Sent:** Friday, January 10, 2025 10:17 AM  
**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Subject:** Springfield Justice Center RFP

Kendra:

Thank you. I had a few follow-up questions regarding the pending RFP.

1. DCAMM typically issues RFPs with a requirement to use the Commonwealth's standard lease form. That lease form includes a right for the Commonwealth to cancel a lease for lack of finding to the user group with 90 days notice to the landlord. Will the Massachusetts Trial Court have such a cancellation right in this intended lease?
2. Will the RFP have a minimum required land area for prospective sites?
3. Will the RFP have a limitation on the number of building stories?
4. Will the RFP have a minimum or maximum size of the building floor plate?
5. Will the RFP have an on-site parking requirement?
6. Will DCAMM require a completed site and building design to be submitted with responses 90 days from issuance of the RFP?



William M. Fitzgerald, Jr.  
Fitzgerald & Company, Inc.  
88 Elm Street  
P.O. Box 0268  
West Springfield, MA 01090  
Tel: (413) 747-4100  
Fax: (413) 747-4109  
Cell: (413) 537-2380  
E-Mail: [bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)

---

**From:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Sent:** Friday, January 10, 2025 7:23 AM  
**To:** Bill Fitzgerald <[bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)>  
**Subject:** RE: Springfield Justice Center RFP

Hi Bill,

Thank you for reaching out. Please see the following link for more information regarding the Springfield Regional Justice Center Project Proposal.:

<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Bill Fitzgerald <[bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)>  
**Sent:** Tuesday, December 10, 2024 2:45 PM  
**To:** springfieldacqrfp.dcam (DCP) <[springfieldacqrfp.dcam@mass.gov](mailto:springfieldacqrfp.dcam@mass.gov)>  
**Subject:** Springfield Justice Center RFP

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Any further news on the release date of the Springfield Justice Center RFP?



William M. Fitzgerald, Jr.  
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P.O. Box 0268  
West Springfield, MA 01090  
Tel: (413) 747-4100  
Fax: (413) 747-4109

Cell: (413) 537-2380

E-Mail: [bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)

---

**From:** springfieldacqrfp.dcam (DCP) <[springfieldacqrfp.dcam@mass.gov](mailto:springfieldacqrfp.dcam@mass.gov)>  
**Sent:** Tuesday, September 24, 2024 8:40 AM  
**To:** Bill Fitzgerald <[bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)>; springfieldacqrfp.dcam (DCP) <[springfieldacqrfp.dcam@mass.gov](mailto:springfieldacqrfp.dcam@mass.gov)>; Peter Carando <[pcarando@cghfamilyfoods.com](mailto:pcarando@cghfamilyfoods.com)>; Ted Chagnon <[tchagnon@valetparkofamerica.com](mailto:tchagnon@valetparkofamerica.com)>  
**Cc:** Green, Heidi J. (DCP) <[Heidi.J.Green@mass.gov](mailto:Heidi.J.Green@mass.gov)>  
**Subject:** Springfield Justice Center RFP

Good morning,

To follow up on the email sent on September 19<sup>th</sup>, the new RFP is anticipated to be released in the Spring of 2025.

Thank you.

---

**From:** Bill Fitzgerald <[bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)>  
**Sent:** Thursday, September 19, 2024 2:13 PM  
**To:** springfieldacqrfp.dcam (DCP) <[springfieldacqrfp.dcam@mass.gov](mailto:springfieldacqrfp.dcam@mass.gov)>  
**Cc:** Green, Heidi J. (DCP) <[Heidi.J.Green@mass.gov](mailto:Heidi.J.Green@mass.gov)>  
**Subject:** Springfield Justice Center RFP

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Do you have any idea on the timing of the new RFP release?



William M. Fitzgerald, Jr.  
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Tel: (413) 747-4100  
Fax: (413) 747-4109  
Cell: (413) 537-2380  
E-Mail: [bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)

**From:** springfieldacqrfp.dcam (DCP) <[springfieldacqrfp.dcam@mass.gov](mailto:springfieldacqrfp.dcam@mass.gov)>  
**Sent:** Thursday, September 19, 2024 8:07 AM  
**To:** Bill Fitzgerald <[bill@fitzgeraldco.com](mailto:bill@fitzgeraldco.com)>  
**Cc:** Peter Carando <[pcarando@cgfamilyfoods.com](mailto:pcarando@cgfamilyfoods.com)>; Ted Chagnon <[tchagnon@valetparkofamerica.com](mailto:tchagnon@valetparkofamerica.com)>; springfieldacqrfp.dcam (DCP) <[springfieldacqrfp.dcam@mass.gov](mailto:springfieldacqrfp.dcam@mass.gov)>  
**Subject:** Springfield Justice Center RFP

Good morning,

Pursuant to Section XI.E. of the Request for Proposals (RFP) to Sell Property to the Commonwealth for the Massachusetts Trial Court, the Division of Capital Asset Management and Maintenance (DCAMM) is exercising its right to withdraw this RFP. The Administration made a decision to pursue a public-private leasing option to deliver the new Justice Center in lieu of the current site acquisition. We encourage your firm to submit a new Proposal once the new RFP is issued.

Thank you for your firm's time and effort submitting a Proposal.

**From:** [Ana M Acevedo](#)  
**To:** [Howes, Kendra \(DCP\)](#)  
**Subject:** RE: Springfield Regional Justice Center Hearings & Proposals  
**Date:** Thursday, January 2, 2025 2:22:56 PM

---

Thank you for your confirmation.

Ana

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**From:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Sent:** Thursday, January 2, 2025 2:15 PM  
**To:** Ana M Acevedo <ana.acevedo@jud.state.ma.us>  
**Subject:** RE: Springfield Regional Justice Center Hearings & Proposals

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ana,

Thank you for your comments, confirming receipt of the below email.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Ana M Acevedo <[ana.acevedo@jud.state.ma.us](mailto:ana.acevedo@jud.state.ma.us)>  
**Sent:** Thursday, January 2, 2025 9:33 AM  
**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Subject:** Springfield Regional Justice Center Hearings & Proposals

Good Morning Ms. Howes I hope this email finds you well.

I am currently employed by MSP at the Spfld District Court House on 50 State St. Spfld, MA. I am writing to you in regards to the notice received regarding the Project Proposal for the Regional Justice Center on behalf of the Mass Trial Court. The email states we can submit written comments to yourself regarding the proposal. Mam I was wondering if MGM Spfld, on State St Spfld, MA has been considered? MGM has stated that they are not considering extending their stay here in Spfld, MA. The location would keep us in the downtown area & on State St where we are currently located.

I believe it is important to stay as local & accessible to the public as we have always been & MGM Spfld would keep us pretty much where we currently are located. The building is a beautiful, fairly new rehab with an extensive history in our community. It would keep us in the downtown area, allowing the public to continue & have easy access to our court house, ie bus line, most of our homeless population are in the downtown area with no means of getting anywhere as our public transportation is only free during the holidays.

Mam I could continue & write on why I believe this would be a great option for our project however I understand you are most likely extremely busy with this project & other matters. I really just wanted to present this to you as I am not sure if I will be able to make any of the meetings that have been scheduled.

Thanks for your attention to my email.

Have a Happy New Year,

Respectfully,

Ana Acevedo  
MPS  
413-748-7983

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [michael richard gilsinger](#)  
**Subject:** RE: Springfield Regional Justice Center Project  
**Date:** Thursday, January 2, 2025 2:13:40 PM

---

Hi Michael,

Thank you for your comment, confirming receipt of the below email.

Thanks,

KENDRA HOWES  
Senior Project Manager

Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15th Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

-----Original Message-----

From: michael richard gilsinger <m.gilsinger@comcast.net>  
Sent: Wednesday, January 1, 2025 3:25 PM  
To: Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
Subject: Springfield Regional Justice Center Project

CAUTION: This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

My opinion as a resident of Springfield for 61 years and a home owner  
is: Tear down the existing building, let a private entity build a new one with more parking, It will get built much faster, and leasing it will remove the tax payers for any future problems with the building.

Michael R Gilsinger

116 sawmill rd.

Springfield MA 01118-1777

**From:** [Howes, Kendra \(DCP\)](#)  
**To:** [Karen Lee](#)  
**Cc:** [DCAMM, Info \(DCP\)](#)  
**Subject:** RE: Springfield Regional Justice Center Project Public Hearing request  
**Date:** Thursday, January 9, 2025 3:05:24 PM

---

Hi Karen,

Thank you for your comments, confirming receipt of the below email.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Karen Lee <karenflanaganlee@gmail.com>  
**Sent:** Wednesday, January 8, 2025 8:59 PM  
**To:** Howes, Kendra (DCP) <Kendra.Howes@mass.gov>  
**Cc:** DCAMM, Info (DCP) <Info.DCAMM@mass.gov>  
**Subject:** Re: Springfield Regional Justice Center Project Public Hearing request

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Kendra,

Question. What will it take to hit the pause button on a decision for a public-private partnership? An injunction? Or do you decide after the comment period?

There are many stakeholders with interest in seeing the courthouse remain where it is, which was your office's original top location.

A few years delay in construction is not worth 60 years of lease payments to a private individual. There is so much wrong in this decision...including the environmental cleanup after 60 years of the water's edge. What is the recourse at this point?

Karen Lee

Administrative Consultant  
Mobile/Text 413-204-5155

On Tue, Jan 7, 2025 at 3:33 PM Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)> wrote:

Hi Karen –

Thank you for reaching out. The presentation slides and presentation recording from the 1/2/25 presentation are not yet uploaded but will be uploaded to the project website:  
<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance  
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[www.mass.gov/dcamm](http://www.mass.gov/dcamm)  
PHONE: 857-276-0905

---

**From:** Karen Lee <[karenflanaganlee@gmail.com](mailto:karenflanaganlee@gmail.com)>

**Sent:** Tuesday, January 7, 2025 1:10 PM

**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>; DCAMM, Info (DCP) <[Info.DCAMM@mass.gov](mailto:Info.DCAMM@mass.gov)>

**Subject:** Re: Springfield Regional Justice Center Project Public Hearing request

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Springfield Justice Center Project  
Virtual hearing on January 2, 2025

Hello Kendra,  
Please provide the link to the virtual hearing recording. I do not see it on the DCAMM website.

Thank you

Karen Lee  
Administrative Consultant  
Mobile/Text 413-204-5155

On Thu, Jan 2, 2025 at 3:54 PM Karen Lee <[karenflanaganlee@gmail.com](mailto:karenflanaganlee@gmail.com)> wrote:

Hello Kendra,  
It sounds like everyone on the DECAMM and the Trial Court have already made up their minds, and the hearings are a formality.  
I have been writing to your office for over a year and it was futile.

We have to stop doing unsustainable projects like this in Springfield. The Roderick building must come down, it will be a blight on our city, in the heart of our city. The cost is too great to take a private option.

I do appreciate, however, that I was allowed to make my full comment. Thank you.

Karen Lee  
Administrative Consultant  
Mobile/Text 413-204-5155

On Thu, Jan 2, 2025 at 2:11 PM Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)> wrote:

Hi Karen,

Thank you for your comments. An opportunity for comments to be read will be given at this afternoon's hearing.

Thanks,

**KENDRA HOWES**  
Senior Project Manager



Division of Capital Asset Management & Maintenance  
Office of Leasing and State Office Planning  
One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108  
[www.mass.gov/dcam](http://www.mass.gov/dcam)

PHONE: 857-276-0905

---

**From:** Karen Lee <[karenflanaganlee@gmail.com](mailto:karenflanaganlee@gmail.com)>

**Sent:** Wednesday, January 1, 2025 3:41 PM

**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>

**Subject:** Re: Springfield Regional Justice Center Project Public Hearing request

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Howes,

I'm enclosing a written statement and would like to read my objection into the record at the remote hearing on January 2 at 3:00 p.m..

Unfortunately, I have a commitment on January 7 and I'm unable to attend the in-person hearing scheduled at 5:30 p.m. at the Springfield State Office Building, 436 Dwight St., Springfield, MA.

Reconsideration. Build the new Springfield Regional Justice Center on the same footprint as the Roderick Ireland Courthouse or, alternatively, on another state-owned property.

Attached is my strong objection to the North End Riverfront proposed location for the Springfield Regional Justice Center.

Karen Lee  
18 Lawn Street  
Springfield, Ma 01108  
413-204-5155

On Tue, Dec 31, 2024 at 8:48 PM Karen Lee <[karenflanaganlee@gmail.com](mailto:karenflanaganlee@gmail.com)> wrote:

Dear Ms. Howes,

I'm writing to inquire if I may speak at the Springfield Regional Justice Center Project Public Hearing on Thursday, January 2, 2025. I am strongly opposed to the proposal to build the courthouse on the North

End Riverfront site in Springfield.

Thank you.

Karen Lee

18 Lawn Street

Springfield, Ma 01108

413-204-5155

January 1, 2025

Written comments mailed to [kendra.howes@mass.gov](mailto:kendra.howes@mass.gov).

The Massachusetts Division of Capital Asset Management and Maintenance and the Trial Court

Reconsideration to build the new Springfield Regional Justice Center on the same footprint as the Roderick Ireland Courthouse or, alternatively, on another state-owned property.

Dear Ms. Howes,

I'm writing today to state my objection over the decision by the Massachusetts Trial Court to consider construction of the Springfield Regional Justice Center courthouse on private land with a maximum lease term of sixty years. My primary concern is with the North End Riverfront proposal but in general, my objection includes any proposal that isn't on public land.

Historically, Springfield has fallen victim to several failed urban renewal projects;

In the 1960's construction of route 91 was hailed as an economic stimulus—the highway severed access to the riverfront just as the railroad did a century earlier. It displaced residents. In the 1970's, in an attempt to reconnect the broken neighborhood, the Gerena School in the North End was built and hailed as “state of the art”—but neighborhoods and families were displaced in the process in order to build the Brutalist prison-style school.

To this day the school and the tunnel built to reconnect the neighborhood is another failure. The city and state has spent millions of public funds studying and trying to mitigate the water intrusion and resulting mold that has contributed to the high asthma rate in Springfield.

Also in the 1970's the Roderick Ireland Courthouse was constructed using the same Brutalist style as the Gerena school—and the building now must come down. *Why wouldn't we rebuild on the same land?* It has to be razed anyway, nobody is buying it and it will be a blight in the heart of our city. Why would we consider compromising our natural resources, specifically the Connecticut River? Yes, the Riverfront proposal saves three years of construction time, but at the expense of 60 years of lease payments—and the end of life environmental costs and we *still* need to remove the Roderick Ireland court building anyway. [Next time let's aim to rebuild smarter with respect to construction materials.]

Today we have another urban renewal/riverfront project hailed as “state of the art”

It is astonishing to me that we are seriously considering this private option— for **three reasons**:

- 1) **Climate Change.** Similar to the Gerena School, the location is within the Connecticut River floodplain. And it is likely we can expect the same persistent water problems and environmental hazards, soil instability and potential contamination if we move forward with the courthouse on the riverfront location. I assume the applicant submitted an engineering and environmental study but for a major project like this using public funds, will there be a third party like the Army Corp of Engineers who will sign-off on the feasibility of this project?

- 2) **Reduced state aid.** Like all municipalities across the state, Springfield needs revenue to operate. A state building built on state land ensures that the state will compensate Springfield for the use of our land. Over the last ten years, there's been a steady increase in the tax levy shouldered by the residents of this city and it's unsustainable. We have one of the highest rates of poverty and lowest average median incomes in the state. It is unreasonable to expect residents to subsidize a wealthy developer who may seek tax credits and other credits that lower his risk but increase the burden on the city and the state. After 60 years of use, what becomes of the then- run -down courthouse, parking lots and environmental cleanup? Who will pay for that? What becomes of the many law offices, businesses, and City Hall employees who currently are in close proximity to the courthouse who will also be displaced?
- 3) **Inappropriate use.** If the developer wishes to build a marina and boat slips on his property and include restaurants and boutique shops, that would be an appropriate use for a riverfront — I support that type of economic development —but it should be on his dime. The residents of Springfield and the Commonwealth should not subsidize his profits through the guise of constructing a state-use building and parking lots that erode the water plain and our connecting neighborhoods. Any potential issues of water infiltration should be the responsibility of the private owner and not the People. The only winner with the North End Riverfront proposal is the owner of the private land and We the People should not support this expensive vanity project.

This “state of the art” proposal has a shelf life and if this proposal moves forward, future residents can expect to pay for this failure of vision and leadership.

Karen Lee, resident  
Springfield, MA

**From:** [Robin Murphy](#)  
**To:** [Howes, Kendra \(DCP\)](#)  
**Cc:** [michael.sheehan@ic.fbi.gov](mailto:michael.sheehan@ic.fbi.gov)  
**Subject:** Re: Jeffrey Morneau  
**Date:** Monday, January 13, 2025 12:56:46 PM  
**Attachments:** [Verified-Complaint.pdf](#)

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**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Kendra,

As requested I have attached the verified complaint in PDF form.

Respectfully,  
Robin D. Murphy

On Mon, Jan 13, 2025 at 12:00 PM Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)> wrote:

Hi Robin –

Thank you for your comment. The attachment titled, “Verified-Complaint.plaintiff Coakley” is not openable. If you would like us to review it, please send in an alternative format as soon as possible.

Thanks,

**KENDRA HOWES**

Senior Project Manager



Division of Capital Asset Management & Maintenance

Office of Leasing and State Office Planning

One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

[www.mass.gov/dcam](http://www.mass.gov/dcam)

PHONE: 857-276-0905

---

**From:** Robin Murphy <[murphyrobin137@gmail.com](mailto:murphyrobin137@gmail.com)>  
**Sent:** Friday, January 10, 2025 11:13 AM  
**To:** Howes, Kendra (DCP) <[Kendra.Howes@mass.gov](mailto:Kendra.Howes@mass.gov)>  
**Cc:** [jmorneau@cmolawyers.com](mailto:jmorneau@cmolawyers.com)  
**Subject:** Jeffrey Morneau

**CAUTION:** This email originated from a sender outside of the Commonwealth of Massachusetts mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Good morning Kendra and Jeffrey Morneau,

I am looking for someone to explain why a new court is necessary to build (compliments of the taxpayer) when there is nothing wrong with the existing court.

Cheryl Coakley and her attorneys have not produced sufficient evidence showing the building is unsafe.

The only evidence I could find is the evidence that is attached to this email.

As a Hampden County resident and a taxpayer, I don't think building a new courthouse is a solution to this problem.

The trial court should look at the elected officials and the attorneys who filed the attached complaint.

<https://www.masslive.com/news/2021/08/mold-problem-shutters-temporary-courtrooms-at-former-eastfield-mall-movie-theaters.html>

\*PLEASE NOTE not every resident in Hampden County reads or watches the news.

\$750,000.00 of taxpayers money wasted. Who was in charge of inspecting the movie theater before leasing the property? Was the mold tested, removed, and cleaned from the carpet? What happened to the \$750,000.00?

Does the trial court have plans to sue the Eastfield Mall for the \$750,000.00?

Does the trial court have plans on holding someone accountable for wasting \$750,000.00?

NOT ONE CASE was heard at the Eastfield Mall. Not one elected or appointed official notified the other businesses in the Eastfield Mall that a deadly mold was festering around innocent people.

An answer to these questions would be great.

Respectfully,

Robin Murphy

<https://www.westernmassnews.com/2022/03/07/report-toxic-cancer-causing-mold-remains-springfield-courthouse/>

<https://www.masslive.com/business/2022/03/toxic-cancer-causing-mold-found-in-springfield-courthouse-say-lawyers-suing-the-state-trial-court.html>

<https://www.wbur.org/news/2022/05/11/roderick-ireland-courthouse-healthy-safety-concerns-ventilation-agreement>

<https://www.westernmassnews.com/2023/04/06/support-grows-new-springfield-courthouse-amid-mold-current-facility/>

Sarno continues to show his support for a new location along the Connecticut River in downtown Springfield, north of the Memorial Bridge, which has been proposed by Peter Pan Bus Lines owner Peter Picknelly.

“This would be a state-of-the-art courthouse that could be built within three to four years...It would also come with 700 parking spots, more music to my ears, a housing component, and a little mini-marina,” Sarno added.

Sarno also told us he’s hopeful that if a new courthouse is built, the current location of the courthouse would make for a great property investment opportunity.

“That would be prime economic development property that I’d love to get my hands on for an appropriate project or maybe even ask MGM if they want to expand their footprint,” Sarno said.

Employees have until next friday to complete the health survey. Morneau said they were hopeful they’ll have 30 percent of eligible people participating.

Apergillus Versicolor, a microscopic fungus, can produce toxins that may cause cancer: Sterigmatocystin A mycotoxin, a potential human liver carcinogen. It has been found in rice in Japan, wheat and barley in Canada, cereal-based products in the UK, and Ras cheese. It is also found in mold-affected buildings and building materials, such as wallpaper and fiberglass.

Aflatoxins from Aspergillus versicolor are potent and can cause carcinogenic effects. Typically liver cancer from aflatoxins is caused by **eating it, not breathing it in.**

<https://www.waterdamageadvisor.com/mold/aspergillus-mold/>

Two elected officials removed themselves and their staff from the Roderick Ireland Courthouse to a new location.

Cheryl Coakley is a plaintiff named on the attached complaint filed by Connor & Morneau, Alekman & DiTusa, and Thomas Kenefick.

- 1) An elected official, Cheryl Coakley evacuates her staff while other appointed and hired employees are not so fortunate.

A breach of public trust occurs when a public official uses their power for a purpose other than what it was intended for, even if they don't gain an advantage for themselves or others. This can include:

- Misusing their knowledge, power, or resources for personal gain
- Dishonestly exercising their official functions
- Misusing information or material they acquired while performing their official duties
- Influencing a public official to use their position in a way that affects how they perform their duties
- Engaging in conduct that could damage public confidence in public administration

The misuse of power or position is often called abuse of power, which can also be referred to as corruption. It's when someone uses their authority or position to take advantage of others, such as individuals, organizations, or governments. This can include using their power for private gain, or to harm or coerce others.

- Using public office for their own private gain for the private gain of friends, relatives, or persons with whom they are affiliated in a non-government capacity;
- Endorsing any product, service, or company;
- Engaging in financial transactions using nonpublic information, or allowing the improper use of nonpublic information to further private interests; and
- Misusing government property or official time.

Abuse of power can happen in many areas, including business, government, the courts, the media, and civil society. Some examples of abuse of power include:

- Public servants demanding or taking money or favors in exchange for services
- Politicians misusing public money or granting public jobs or contracts to their friends, families, or sponsors
- Corporations bribing officials to get lucrative deals.

Abuse of power has been described as many different types of crimes, including white-collar crime, economic crime, organizational crime, occupational crime, public corruption, organized crime, and governmental and corporate deviance. A common element of these crimes is deceit.

<https://www.masslive.com/springfield/2022/03/jeffrey-morneau-has-announced-his-candidacy-for-mary-hurley-governors-council-seat.html>

Please see attached Facebook post.

The second elected official to leave the Roderick Ireland Courthouse is District Attorney Anthony D. Gulluni .

**Got his staff out** Hampden District Attorney Anthony D. Gulluni was among the first who moved most of his staff away from the courthouse, opting for office suites in



nearby Tower Square.

Hampden District Attorney Anthony D. Gulluni speaks in Springfield on Feb. 25. (Don Treeger / The Republican, File)

In August 2021, years of frustration boiled over when persistent, alarming and very noticeable mold growth was permeating the Springfield courthouse. After weeks of unanswered questions and failed remediation efforts, Gulluni evacuated his staff because of mounting health concerns; he said the dramatic move helped draw attention to the problems at the courthouse. On Thursday, Gulluni said news of the funding would be well-received by all who do business at the court.

"A very sizable down payment on a new courthouse here in Springfield is very welcome to me, the entire legal community and the public at-large who accesses the courthouse for essential government functions," Gulluni said.

<https://www.masslive.com/business/2021/03/massachusetts-trial-court-paying-480k-to-rent-eastfield-mall-cinemas-for-a-year-utilities-cost-additional-235800.html>

<https://www.nepm.org/regional-news/2021-08-09/massachusetts-trial-court-looking-to-break-leases-at-temporary-sites>

<https://home.iape.org/features/headline-evidence-news/articles-evidence-news/entry/mold-issues-force-hampden-d-a-to-evacuate-staff-from-courthouse.html>

The above article is an interview with Hampden County District Attorney Anthony Gullini, The information regarding mold inside the Eastfield Mall movie theaters was never reported to the public. The vendors and business owners at the Eastfield Mall had no idea that there was an existing mold issue. The Trial Court never announced to the public or made it public information that the Hampden County Court had no intention of using this space. The food vendors in the food court were unaware of the Trial Courts intentions on pulling out of the deal because of "Mold Issues". I worked at Donovan's from December 2019 through July 2022, District Attorney Gullini, an elected official never notified any business owners that there was a dangerous mold concern at the Eastfield Mall. Chris from Mykonos and the woman who owned the Chinese Restaurant inside the mall were looking forward to the additional business. Anthony Gullini nor the Trial Court advised the public there was a mold concern or their intentions of not using the space at all. The Trial Court spent over \$700,000 in 2021 to rent a space that allegedly was plagued by mold according to the Hampden County District Attorney. My question is to the District Attorney would be "Why wasn't a lawsuit filed against the owner of the Eastfield Mall? Why wasn't the public

(especially the employees inside the mall) made aware of this problem? As an elected official isn't it the District attorney's obligation and duty to look out for the public's best interest?

**Jeffrey Morneau**

Sep 2 · 🌐

Thank you, Cheryl. I am so grateful!

**Jeff Morneau** · [Follow](#)

Sep 2 · 🌐

Thank you to my friend, Hampden County Register of Deeds, Cheryl Coakley Rivera for her support!

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[#PrimaryElection](#) [#GetOutAndVote](#)  
[#WesternMa](#) [#Election2022](#)  
[#VoteMorneau](#) [#HampdenCounty](#)  
[#SpringfieldMa](#) [#VoteVoteVote](#)



COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss.

SUPERIOR COURT DEPT.  
CIVIL ACTION NO.

REGISTRAR OF DEEDS CHERYL COAKLEY-  
RIVERA, Individually and on Behalf of All Other  
Persons Similarly Situated, JUDITH POTTER,  
Individually and on Behalf of All Other Persons  
Similarly Situated

Plaintiff,

v.

PAULA CAREY, in her capacity as CHIEF  
JUSTICE OF ADMINISTRATION AND  
MANAGEMENT; JOHN BELLO, in his capacity as  
COURT ADMINISTRATOR OF THE  
MASSACHUSETTS TRIAL COURTS; CHARLES  
O'BRIEN, in his capacity as DIRECTOR OF  
FACILITIES MANAGEMENT AND CAPITAL  
PLANNING DEPARTMENT OF THE TRIAL  
COURT; and CAROL GLADSTONE, in her  
capacity as COMMISSIONER OF the DIVISION  
OF CAPITAL ASSET MANAGEMENT

Defendants

**VERIFIED COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF**

**JURY TRIAL DEMANDED**

Plaintiffs, Registrar of Deeds Cheryl Coakley-Rivera, and Judith Potter ("Plaintiffs"), by their attorneys, alleges the following on behalf of themselves and all others similarly situated ("the Class"), on information and belief based, *inter alia*, upon the investigation of her counsel, except as to those allegations which pertain to the Plaintiffs or her attorneys, which are alleged on personal information and belief. Named as Defendants are Paula Carey, in her capacity as Chief Justice of Administration and Management; John Bello, in his capacity as Court Administrator of the Massachusetts Trial Courts; Charles O'Brien, in his capacity as Director of

Facilities Management and Capital Planning Department of the Trial Court; and Carol Gladstone, in her capacity as Commissioner of the Division of Capital Asset Management (collectively “Defendants”).

### **NATURE OF THE ACTION**

1. This is a class action brought by the Representative Plaintiffs, individually and on behalf of all other similarly situated individual by and through their counsel, Alekman DiTusa, LLC, Connor & Morneau, LLP, and the Law Offices of Thomas A. Kenefick, III.

2. This Complaint seeks declaratory judgment and equitable relief, with a request for temporary restraining order, preliminary and permanent injunctive relief, and other equitable relief.

3. This action arises out of a longstanding controversy over the safety of the Roderick L. Ireland Courthouse in Hampden County, one of the busiest courthouses in the Commonwealth. These controversies were previously attempted to be resolved without litigation, but recent environmental concerns and conduct by Defendants has forced Plaintiffs to resort to Court intervention.

4. There is a public health and safety emergency at the Roderick L. Ireland Courthouse, located 50 State Street, Springfield, Massachusetts, that has rendered the courthouse constitutionally inadequate, thus requiring this Court to order the immediate closure of the Courthouse and emergency relocation<sup>1</sup> to another acceptable location in Hampden County.

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<sup>1</sup> Although termination of operations at a Courthouse is uncommon, it is not unheard of. “On March 5, 1992, the Justices of the Supreme Judicial Court ordered the termination of operations at the facility housing the Chelsea Division of the District Court Department.” See Smith v. Commonwealth, 420 Mass. 291, 293 n.3 (1995).

## **PARTIES**

5. Plaintiff, Cheryl Coakley-Rivera, brings this action individually and in her capacity as the duly-elected Registrar of Deeds for Hampden County, and on behalf of employees of the Hampden County Registrar of Deeds, and members of the public who use the Roderick L Ireland Courthouse, which has a principal place of business at 50 State Street, Springfield, Hampden County, Commonwealth of Massachusetts, to exercise their statutorily and constitutional rights to which they are guaranteed.

6. Plaintiff, Judith Potter, brings this action individually and on behalf of all others similarly situated. She resides in Hampden County, Commonwealth of Massachusetts. Ms. Potter worked at the Courthouse from 1976-2006. While there, she suffered numerous health issues.

7. Defendant, Paula Carey, is named as a party in her capacity as the Chief Justice for Administration and Management (“CJAM”), Administrative Office of the Trial Court, with a principal place of business located at 2 Center Plaza, Suite 540, Boston, Suffolk County, Massachusetts.

8. Pursuant to G.L. c. 211B, §9, the CJAM has “the responsibility to provide facilities management, including provisions of maintenance, equipment and security, the responsibility to coordinate with the division of capital asset management and maintenance regarding construction, leasing, repair and designing of facilities...”

9. Defendant, John Bello, is the Court Administrator of the Massachusetts Trial Court. The Court Administrator is “responsible for the administrative actions that support the Trial Court mission – Justice with Dignity and Speed.” His responsibilities include budget preparation and oversight, labor relations and human resources, information technology, facilities management, capital projects, and security.

10. Defendant, Charles O'Brien, is the Director of the Facilities Management and Capital Planning Department of the Trial Court. The Facilities Management and Capital Planning Department is committed to maintaining a safe and dignified environment for court operations, and is required to do so in a way that adopts best practices and inspires public confidence.

11. Defendant, Carol Gladstone, is the Commissioner of the Division of Capital Asset Management and Maintenance ("DCAMM"). DCAMM is responsible for capital planning, public building construction, facilities management, and real estate services for the Commonwealth of Massachusetts. DCAMM, through its Commissioner, is a necessary party simply to help carry out the orders of this Court relating to an interim plan and obtaining an appropriate lease forthwith.

#### **THE RODERICK L. IRELAND COURTHOUSE**

12. The Roderick L. Ireland Courthouse ("Courthouse") is located at 50 State Street, Springfield, Massachusetts and was constructed circa 1976.

13. The Courthouse consists of four-stories and a lower level. The lower level is used as an underground parking area, mechanical/utility space and facilities support space. Floors one through four are utilized for court related activity, and include court rooms, temporary holding cells, department offices, and support space.

14. The Courthouse is home to the Hampden County Superior Court; Hampden Probate and Family Court; Springfield District Court; Hampden County Registry of Deeds; Hampden County District Attorneys' Office; Hampden County Probation Office; Hampden County Law Library; Hampden County Bar Association; and Court Services Center.

15. The Courthouse is considered one of the busiest in the Commonwealth of Massachusetts.

16. Pre-pandemic, there was an average of 1,300-1,700 members of the public entering the Courthouse every day. In addition, there are approximately 550 employees that work throughout the Courthouse.

17. As of 2019, there were a total of 11,933 individuals that passed through the temporary holding cells. The holding cells are found located in the basement of the Courthouse.

18. As of 2019, the Springfield District Court (located on the first and second floor of the Courthouse) had the highest number of criminal filings and restraining orders and the third highest number of mental health filings in the Commonwealth of Massachusetts.

19. From July through December 2019, the Hampden Probate and Family Court (located on the fourth floor of the Courthouse) had 6,455 filings.

20. In June 2021, the Hampden County Superior Court (located on the second and third floors) had the second highest number of pending cases state-wide.

21. Ventilation for the Courthouse is provided by four (4) central air handling units (“AHUs”), which are original to the building. The AHUs are considered “mixed air systems”, delivering a portion of outdoor air and air returned from an occupied space.

22. Conditioned supply air is delivered from each AHU to an individual thermal zone via ductwork.

23. Chilling and heating for zones located along the interior of the building are controlled through constant air volume (“CAV”) terminal boxes. Initially, the CAV boxes were electric, however, a large number were converted to hot water circa 1997 as part of an energy conservation measure.

24. For zones located along the perimeter of the building, supplemental heating and cooling is provided by fan coil units (“FCUs”). Cooling was originally provided by chilled water and

heating was provided by electric resistance coils. However, cooling and heating are now controlled through the use of a single FCU coil.

**Environmental Concerns Plague the Roderick L. Ireland Courthouse**

25. For at least the past decade, occupants of the Courthouse have issued complaints about the poor environmental conditions.

26. A number of individuals who have worked at the Courthouse have developed serious health issues:

- a. Judge Robert Kumor and Judge William Boyle, both First Justices of Springfield District Court, developed and died of Amyotrophic lateral sclerosis (“ALS”). Judge Kumor and Judge Boyle used the same judicial lobby. A third employee, whose office was located diagonally above Judge Kumor and Judge Boyle’s lobby, also passed away from ALS.
- b. At least twenty-five (25) other individuals who were long-term employees at the Courthouse passed away from cancer. Four (4) died from brain cancer and four (4) died from pancreatic cancer.
- c. A number of long-term employees tested positive for high levels of mercury.
- d. Plaintiff, Judith Potter is the former Executive Director of the Hampden County Bar Association. She worked in the Courthouse between 1976-2006. While working at the Courthouse, Ms. Potter experienced respiratory issues and generalized body aches. It was later found that there was mercury, lead, and arsenic present in her blood stream. She was also diagnosed with multiple sclerosis in 2006.

- e. Michael Griffin, a case specialist in the Probate and Family Court for twenty-two years, suffered from numerous respiratory issues and headaches while working in the Courthouse. He is currently awaiting surgery on his vocal cords. Mr. Griffin will be required to return to work at the Courthouse in October of 2021.
  - f. Upon information and belief, the First Assistant Clerk of the Registry of Deeds suffered severe respiratory issues. Upon information and belief, the unsafe environmental conditions at the Courthouse contributed to the the First Assistant's health issues.
  - g. Numerous other individuals suffer from respiratory issues, headaches, irritated eyes, and other similar symptoms.
27. Upon information and belief, sometime between 2009 and 2011, Local 458 of the National Association Government Employees ("NAGE") filed a Health and Safety Grievance. The Grievance contained between 300 and 400 signatures along with a narrative of the environmental concerns in the Courthouse. The Health and Safety Grievance reported that employees throughout the building were experiencing increased ear, nose, and throat symptoms and respiratory issues.
28. In 2015, CJAM met with various concerned parties, including members of Hampden County Bar Association, to address the issues at the Courthouse and to discuss the possibility of a new courthouse.
29. During this time, legislation was passed which allowed for funds to conduct a study concerning the feasibility of a new courthouse.
30. Upon information and belief, that study was never conducted.

31. In 2017, representatives of the Courthouse formed an environmental committee to meet with CJAM and discuss possible solutions to the worsening environmental conditions at the Courthouse. The environmental committee was formed in part due to Judge Boyle's diagnosis of ALS.

### **The 2018 EH&E Survey**

32. In 2018, CJAM hired Environmental Health & Engineering, Inc., ("EH&E") to conduct an assessment of the Courthouse. The assessment included administering an Occupant Survey to gather information about the indoor environmental quality ("IEQ"); attending meetings with the IEQ Taskforce (made up of representatives of the staff in the Courthouse); visually inspecting various locations in the Courthouse; and interviewing several occupants.
33. In November of 2018, EH&E administered a web-based Occupant Survey to gather information about occupant perceptions of IEQ conditions in the Courthouse and health in relation to time spent in the Courthouse.
34. The Occupant Survey was sent to approximately 1600 current and prior occupants of the Courthouse. The return rate was approximately 34%, or 551 responses. Exhibit A.
35. Occupants of the Courthouse reported a number of frequent work-related symptoms (FWRs), including pain or stiffness in the back, neck, or shoulders; numbness in the hands or wrists; chest tightness; shortness of breath; wheezing; cough; dry or itchy skin; sneezing; sore or dry throat; sinus congestion; dizziness or lightheadedness; nausea or upset stomach; dry, itchy, irritated eyes; headaches; and tired or strained eyes.

36. Of the fifteen (15) identified FWRs, all exceeded the median prevalence of symptoms as determined by the Building Assessment Survey Evaluation (“BASE”) study of 1998.<sup>2</sup>
37. Thirteen (13) of the identified FWRs exceeded the 75<sup>th</sup> percentile of the BASE study, and ten (10) FWRs exceeded the 95<sup>th</sup> percentile.
38. Symptoms of mucosal irritation all exceeded the 95<sup>th</sup> percentile of the study. These symptoms can be correlated with unclean work environment conditions.<sup>3</sup>
39. Comments and responses to open-ended questions confirmed that occupants of the Courthouse have numerous concerns about IEQs within the Courthouse. Most comments revolved around problems with air circulation, vents, ventilation, and mold.
40. More than half of the survey respondents described their work area as somewhat or very dusty/dirty.
41. 57% of respondents confirmed the presence of water-stained ceiling tiles within fifteen (15) feet of their work area.
42. 26% of respondents confirmed water-stained carpeting within the work area; 20% reported water-stained walls; and 6% reported flooding.
43. According to EH&E, the presence of water-staining suggests ongoing and historical moisture control issues, water leaks, and water condensation, which often lead to mold growth.

#### **The 2019 EH&E Study**

44. Between July and August of 2019, EH&E conducted a site assessment of 50 State Street. A copy of that assessment is attached hereto as Exhibit B.

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<sup>2</sup> The results of the BASE study were used as normative benchmark data for non-compliant buildings.

<sup>3</sup> Skullberg KR, Skyberk K, Kruse K, Eduard W, Djupesland P, Levy F, Kjuss H, 2004, The effect of cleaning on dust and the health of office workers: an intervention study, *Epidemiology*, 15(1):71-78.

45. During the site assessment, EH&E identified water and mold-impacted materials in various areas of the Courthouse. In some of the locations, impacted materials were wet, indicating active moisture sources. See Exhibit C – Appendix C to Site Assessment Report Detailing Visual Observations of Mold Growth and Water Damage at 50 State Street.

46. Surface sampling of the results confirmed the presence of mold growth. The mold detected is commonly seen on moisture impacted materials.

47. EH&E also identified water-stained ceiling tiles; water staining and damage near windows and perimeter areas; and dust accumulation and mold growth on supply air diffusers/surrounding tiles.

48. One of the most troubling areas was Superior Courtroom 1. Air sampling results suggested the presence of potential mold affecting the air. Results were elevated compared to those in other areas of the Courthouse.

49. As a result of the site assessment, EH&E made the following recommendations:

- a. Remove and replace water-stained ceiling tiles and monitor for reoccurrence and moisture sources;
- b. Remediate mold-impacted materials;
- c. Repair/repaint water-impacted materials without mold growth, and monitor for leaks;
- d. Clean supply diffusers and clean/replace surrounding ceiling tiles.

50. EH&E also noted the presence of elevated levels of dust accumulations, including fiberglass. According to EH&E these materials commonly act as an irritant.

51. Upon information and belief, EH&E did not measure the fiberglass strands or the amount of fiberglass strands in the air. EH&E also did not determine the type of fiberglass in the air, as the testing was not within the scope of its work.

52. The degree of health risks associated with fiberglass depends upon the dimensions of the fiberglass; the amount of fiberglass present in the air; and the type of fiberglass found.

53. As EH&E did not conduct testing to identify these factors, it is highly likely that the fiberglass is acting as more than just an irritant and poses a serious health risk. This is especially true when compare to the FWRs reported by occupants of the Courthouse during EH&E's 2018 Occupational Survey.

54. EH&E also found the perimeter FCUs to be in overall poor physical condition. The interior of the FCUs confirmed moderate levels of dust buildup within the units. Internal fiberglass insulation was frayed with moderate dust loading. Surface sampling also confirmed the presence of mold growth.

55. Pipe insulation on the chilled/hot water piping feeding the FCUs were also determined to be in poor condition, with moderate water staining on most of the units.

56. The installation of the perimeter FCUs requires a large percentage of the return air to be drawn into units to be drawn directly from the wall cavity as opposed to occupied space. EH&E found this condition to be "undesirable."

57. EH&E advised that, if the FCUs were to remain in service, they were required to be thoroughly cleaned in accordance with NADCA procedures.

58. EH&E recommended CJAM consider replacement of the units due to the poor condition of the units and the inadequate installation.

59. During the Site Assessment, EH&E also evaluated the Courthouse's HVAC System Operation and Control.

60. EH&E found that the modification to the HVAC system made in 1997, although advantageous for energy conservation, eliminated the possibility of reheat during the summer months. EH&E opined that this modification resulted in significant thermal comfort issues within the building. Specifically, zones that are overcooled during summer months are found to be cool and damp.

61. Although an increase in the air temperature at the AHU will typically resolve the overcooling problem, doing so reduces the dehumidification capacity of the system, leading to increased moisture in the air.

62. Temperatures in the Courthouse were also outside the recommended comfort range and, in some locations, exceeded the recommended dew point range.

63. As a result, EH&E recommended "that the primary AHUs and perimeter FCUs be replaced at the Courthouse to provide substantial benefits in terms of improving overall IEQ (indoor environmental quality) conditions as well as energy efficiency and automation."

64. During the Site Assessment, EH&E inspected the cleanliness of the supply air duct systems in the Courthouse. This included visual inspection and the collection of samples from several supply air distribution systems.

65. The results of the inspection indicated that most supply air distribution ducts were dirty and met the recommended criteria for cleaning as outlined by NADCA. Heavy dust and debris were observed in all test locations, with the exception of one location which was recently cleaned due to a coil replacement. Photographs taken of the FCUs highlight the amount of materials in the ducts:



66. Based on the inspection results, EH&E recommended the ducts be cleaned thoroughly by a professional duct cleaning contractor in accordance with the procedures outlined by NADCA.

67. Ventilation rates at various locations in the Courthouse were outside the recommended rate. These locations include the Jury Pool; Registry of Deeds Land Registration Department; Registry of Probate Administration Office near Room 444; and Office 204A.

68. EH&E also recommended CJAM conduct an independent occupational health evaluation due to continued occupant concerns about IEQ.

69. EH&E also suggested CJAM consider an epidemiological investigation based on the results of the independent occupational health evaluation.

70. Although EH&E's report exceeded 100 pages, it was still missing a significant amount of information. For example, EH&E could not comment on whether the FCU filters (if present) were last changed, or what type of filter was in place. It also could not confirm whether the FCU cabinets had ever been cleaned.

71. EH&E did not know the locations of the emergency fuel generator, its tank, vents, or the type of fuel was held in the tank.

72. It was requested the EH&E provide its answer to certain questions contained on the NADCA checklist. EH&E agreed to provide the information, but upon information and belief, has yet to do so.

73. A number of test results were also missing from EH&E's report, including test results from the top floor of the courthouse, surface sample mold results from floors G and 1, duct testing/inspection results for Floor 1, carbon monoxide testing on floor G, and allergen results for floor G. Upon information and belief, EH&E agreed to supplement its report with the missing test results and has failed to do so.

74. EH&E also failed to attach Appendix "F" to its report, allegedly due to the size of the Appendix. Appendix "F" contains Environmental Data Resource records with respect to the environmental history of the site and history of soil contamination. Upon information and belief, EH&E agreed to supplement Appendix "F", but failed to do so.

#### **October 6, 2020 Tighe & Bond Site Observation**

75. On October 6, 2020, Tighe & Bond conducted a second site assessment at the Courthouse.

76. Tighe & Bond inspected the AHUs and other associated heating and cooling equipment.

77. During the site assessment, Tighe & Bond found AHU-2 to be in very poor condition and recommended it be replaced. Exhibit D.

78. It also found the outside air dampers for AHU-4 were not working at the time of site visit.

79. All of the coils were dirty and in need of cleaning. Furthermore, the MERV-13 filters were dirty and starting to bend.

80. Tighe & Bond also found the Commissioner's Room, located on the second floor of the Courthouse and used for conferences and trainings, is under-ventilated.

81. As a result of the site Assessment, Tighe & Bond made a number of recommendations, including but not limited to:

- a. Install a differential pressure sensor across filter banks for all AHUs;
- b. Rebalance all AHUs to the recommended outside airflow rates;
- c. Increase outdoor airflow rate beyond the recommended rate for non-peak conditions;
- d. Rebalance all constant volume airflow boxes and air inlets and outlets;
- e. Replace non-functioning air handling system dampers and actuators;
- f. Clean air handler coils and drain pans
- g. Install humidity sensors in the return air ductwork for each AHU to deal with ongoing humidity issues;
- h. Replace AHU-2 Water Coil;
- i. Add Prefilters to AHUs
- j. Replace AHUs and Convert Air Distribution System to a Variable Air Volume System.

Exhibit E - Tighe & Bond Section 2 Recommendations.

82. Notably, Tighe & Bond also found that the existing AHUs were approaching fifty (50) years old, and at the end of their expected useful life. The current arrangement was found to be inefficient and contributed to the humidity and thermal comfort issues in the Courthouse, as the moisture removal capability of the AHUs is extremely limited.
83. Tighe & Bond also recommended the replacement of the FCUs, as the average life of an FCU is thirty-five (35) years, and the FCUs currently found in the Courthouse appear to be original and therefore approaching fifty (50) years.

### **Current Environmental Concerns**

84. Despite the various issues highlighted by EH&E, as well as the recommended course of action, CJAM has taken only cursory steps to correct the environmental conditions at the Courthouse. For example, CJAM has removed the fraying fiberglass, installed vertical (as opposed to horizontal) filters; and continued to remove old insulation on pipes.

85. CJAM has also begun to enclose the wall cavities of the FCUs. However, both the EH&E and Tighe & Bond reports recommended the units be reconfigured and/or replaced.

86. Upon information and belief, employees at the Courthouse have received inconsistent and conflicting information about the work done on the FCUs, leading to continued concerns that the FCUs were not properly cleaned.

87. Additionally, the conditions at the Courthouse have only deteriorated since the 2019 studies.

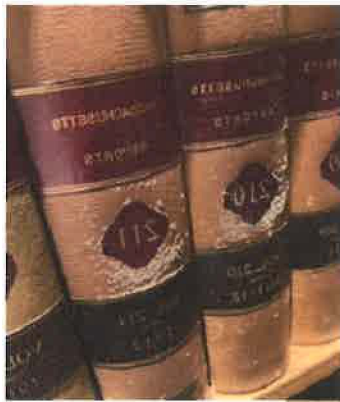
88. When Court employees returned to the Courthouse after the temporary COVID-19 shutdown, some employees found clothing that had been left that building to be covered in white mold:



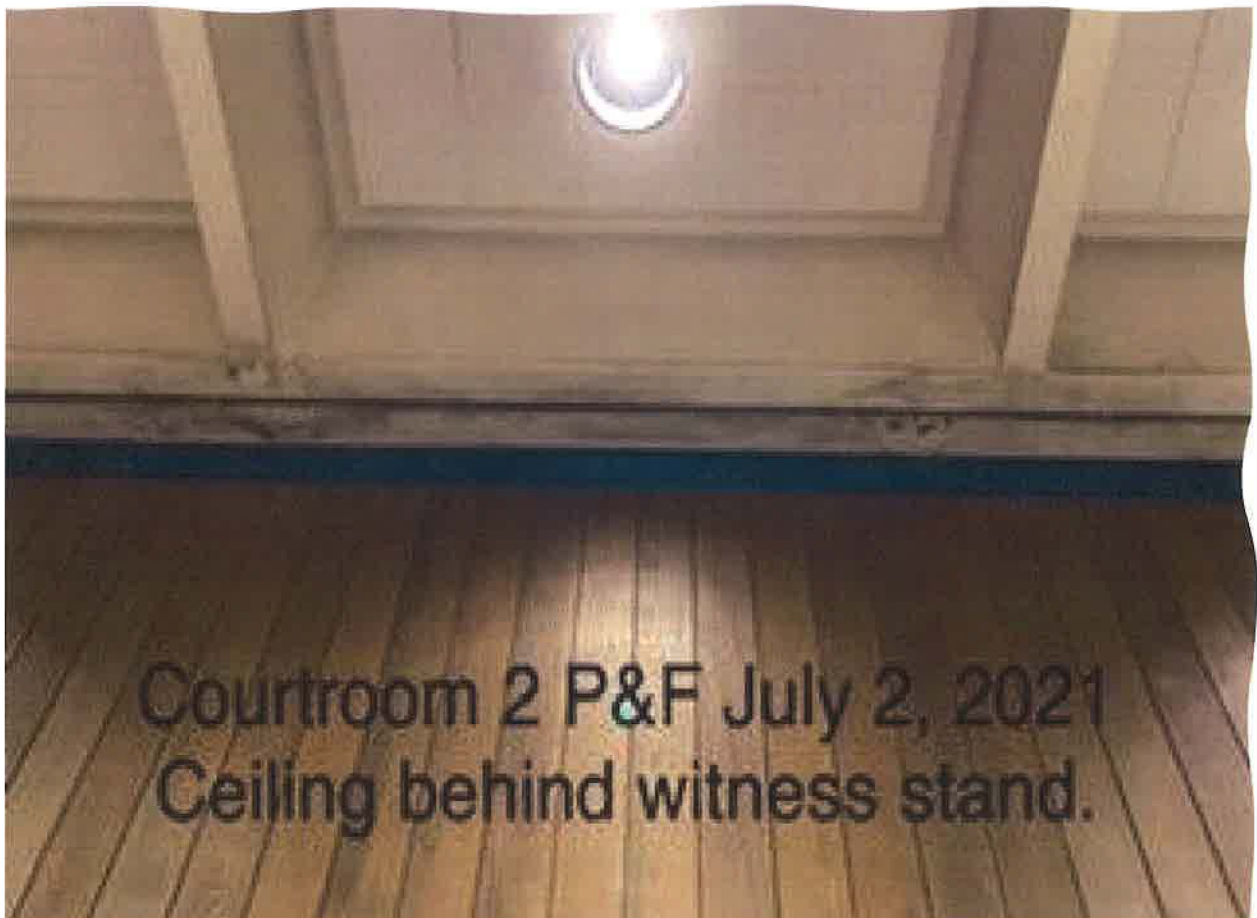
89. Also during the Spring of 2020, mold became pervasive throughout the building, as more vents were opened to allow air into the building. The HVAC system could not handle the increased moisture, leading to mold on various surfaces in the courtrooms (including the American Flag and witness chairs), and in the court officers' break room:



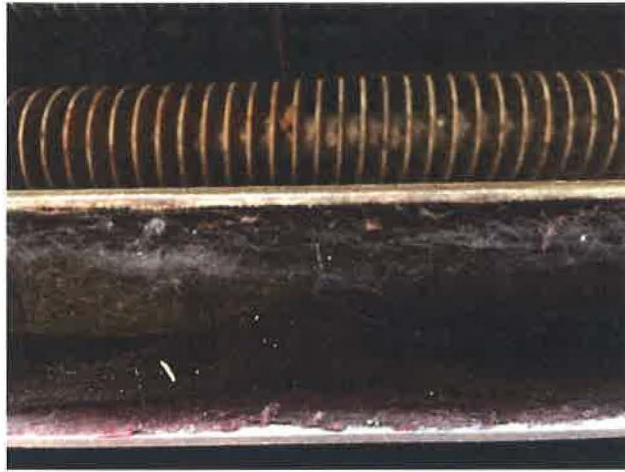
90. In November of 2020, Courthouse employees documented mold growth on the spines of legal books kept in the Courtrooms, water damage to ceiling tiles (which appear to show the presence of black mold), and missing ceiling tiles (with what appears to be mold present around the edge of the tile):



91. In 2021, the environmental concerns at the Courthouse increased dramatically.
92. AHU 1, located on the fourth floor, has broken down no less than three (3) times during the summer of 2021. This has left the courtrooms with no air conditioning, and has caused problems during jury trials.
93. The drain pan for AHU 1 completely failed, which led to leaks in Courtroom 4 and the back hallway of the Probate and Family Court.



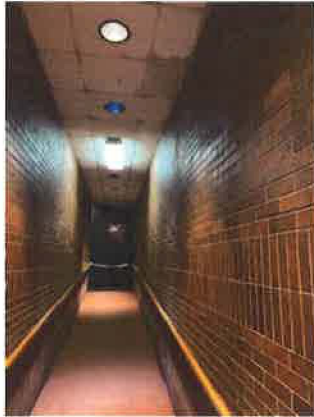
94. Photographs taken from July 16, 2021, show that at least some FCUs continue to be plagued by dust and fraying fiberglass:



95. Additionally, the duct work has not been cleaned, encapsulated, and/or replaced as recommended by EH&E and Tighe & Bond. This is due to the financial expense and logistical concerns associated with the project. As a result, the duct work and vents remain dirty, covered in what appears to be fiberglass and/or mold:



96. Although CJAM applied a waterproofing sealant around the exterior windows of the Courthouse, leaks continue to persist both near and away from the windows.



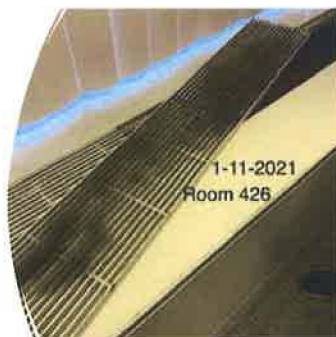
97. The water penetration issues affect the entire Courthouse, from the temporary holding cells to the fourth floor:





98. Mold continues to be evasive throughout the Courthouse, including in lock-up and the Fourth Floor:





99. The conditions of lock-up affect not only Court employees, but also private attorneys and members of the public. It is clear that such environmental conditions are causing a negative effect on the administration of justice in the Courthouse.

100. On August 25, 2021, the continued environmental problems at the Courthouse caused Hampden County District Attorney Anthony Gulluni to evacuate his employees from the Courthouse until it was deemed safe enough to return.

101. Shortly thereafter, Plaintiff, Cheryl Coakley-Rivera, also evacuated her employees from the Courthouse. Plaintiff, Cheryl Coakley-Rivera does not believe it will ever be safe for her employees to return to the Courthouse.

102. After D.A. Gulluni and Plaintiff, Cheryl Coakley-Rivera, held a press conference explaining the safety concerns that led to the evacuation of their employees from the Courthouse, Defendants issued an order temporarily closing the Courthouse to conduct mold remediation and air quality testing.

103. As part of the assessment of work to be completed at the Courthouse, CJAM requested two separate vendors to address the mold remediation. Those vendors were TRC and Serve Pro.

104. TRC was ultimately hired by Defendants to complete the remediation work.

105. CJAM has failed to provide copies of the reports from both vendors, including recommendations and proposals for work.

106. The selected vendor was brought to nine (9) specific sites for testing. It is unknown which sites were selected for testing; who determined which sites were to be tested; and why only 9 sites were identified where there are more than 9 areas of obvious mold throughout the entire Courthouse.

107. On August 27, 2021, CJAM provided an update as to the status of the Courthouse. CJAM confirmed that the Courthouse would remain closed until the test results were received and reviewed.

108. Test results are expected **Wednesday, September 1, 2021**. As such, it is presumed the Courthouse will reopen on September 2, 2021, and employees and members of the public will be forced into an unsafe Courthouse.

109. According to the August 27, 2021, update, US Ecology, a mold remediation firm, is using a two-step chemical remediation process. At this point, neither Defendants nor US Ecology have provided any additional information as to what is involved in the remediation process, including what chemicals are used and the affects said chemicals may have on people entering the Courthouse.

110. The same chemical solution is also being used to clean the AHUs, which circulate air to the entire building. Given the problems with ventilation, as outlined by the EH&E report, Plaintiffs are concerned about the potential toxicity of the solution.

111. Upon information and belief, US Ecology is not investigating any potential “behind the wall” water issues which may lead to mold growth, as they are confident the mold bloom is an air borne issue.

112. US Ecology believes the mold growth is due to a combination of increased external air as a result of Court’s response to the coronavirus pandemic and the increased humidity from Tropical Storm Henri.

113. US Ecology’s opinion completely ignores EH&E’s report and recommendations concerning mold growth, which was completed in 2019, prior to the coronavirus pandemic.

114. Moreover, the assertion that the mold growth is simply a seasonal problem is not credible when surrounding courthouses do not face the same environmental issues.

115. Given the uncertainty and lack of transparency from the Defendant, Plaintiffs do not want to enter the Courthouse until an independent third party conducts an environmental study of the Courthouse and determines it is safe for people to reenter the building.

116. Plaintiff, Cheryl Coakley-Rivera, and other individuals who are aware of the conditions of the Roderick L. Ireland Courthouse are fully justified in refusing to enter the Courthouse.

117. Plaintiff, Cheryl Coakley-Rivera, on behalf of herself and all other similarly situated, should not be forced to suffer adverse health effects simply to exercise their statutory and Constitutional rights in a court of law.

118. The environmental conditions at the Courthouse have led to a severe, adverse impact on the administration of justice.

119. The physical and mental pain and anguish sustained by Plaintiffs and the Class includes but is not limited to the following:

- a. fear that they could develop a health condition due to the environmental conditions at the Courthouse;
- b. fear that they are already suffering a health condition which was caused by environmental conditions at the Courthouse;
- c. fear and distrust that the Defendants will take the necessary steps to correct the environmental conditions at the Courthouse; and
- d. mental anguish of realizing over and over again that they were subjected to unsafe and hazardous work conditions.

**This Court Has the Authority to Enter the Requested Relief As Described Herein.**

120. As noted by former Chief Justice Liacos, “we [cannot] sit idly by to let our judicial employees and the citizens of the Commonwealth be endangered by the disgraceful physical conditions of our courthouses.”

121. Under Article XI of the Massachusetts Constitution,

Every subject of the commonwealth ought to find a certain remedy, by having recourse to the laws, for all injuries or wrongs which he may receive in his person, property, or character. He ought to obtain right and justice freely, and promptly, and without denial; promptly, and without delay, comfortably to the law. Mass. Const. Ann. Pt. 1, Art. XI (2001).

122. The Preamble to the Massachusetts Constitution further promises that:

The end of the institution, maintenance, an administration of government is to secure the existence of the body politic; to protect it, and to furnish the individuals who compose it with the power of enjoying it in **safety** and tranquility their natural rights, and the blessings of life: and whenever these great objects are not obtained, the people have a right to alter the government, and to **take measures necessary for their safety**, prosperity and happiness. Mass. Const. Preamble.(emphasis added).

123. In Attorney General v. Sheriff of Suffolk County, 394 Mass. 624 (1985), the Supreme Judicial Court held that the Judiciary may order public officials to perform duties required by

statute. In that case, the Court found that a Court had the power, authority, and obligation to order a public official to construct a new jail.<sup>4</sup> Id. at 631.

124. Similarly, in County of Barnstable, et al. v. Commonwealth, 422 Mass. 33, 46-47 (1996), the Supreme Judicial Court opined that:

[I]t remains clear that proof of deficiencies in a physical plant, or essential maintenance or security staff in a particular courthouse in one of the counties, would justify our inherent power to ameliorate conditions in that facility.

....

We can see foresee the possibility that the conditions in a particular facility may deteriorate to the point that it becomes unacceptably difficult or hazardous to continue holding court sessions in all or part of a building, thereby presenting on occasion for consideration of the application of inherent power.

125. Justice at the Courthouse is detrimental to the health and well being of the Plaintiff and all others who use the Courthouse on a daily basis. Such situation is unconscionable. Each day that it is allowed to continue cause further irreparable harm to these individuals and to the administration of justice.

126. A court is unlawfully denied the “full power and authority” which emanates directly from the constitution, when it is required to operate among intolerable environmental conditions which affect the health and safety of all the individuals that enter its doors.

127. When a court, such as the Roderick L. Ireland Courthouse, has deteriorated to the point where it no long provides Plaintiff and all other similarly situated with a safe and healthy

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<sup>4</sup> Other states have also found that the Judiciary has the authority to issue orders concerning the administration of justice. In Carlson v. State, 247 Ind. 631 (1966), the Supreme Court of Indiana found that:

It is axiomatic that the courts must be independent and must not be subject to the whim of either the executive or legislative departments. The security of human rights and the safety of free institutions require freedom of action on the part of the court... Our sense of justice tells us that a court is not free if it is under the financial pressure, whether it be free from a city council or other legislative body, in the consideration of the rights of some individual who is affected by some autocratic or unauthorized action of such a body. One who controls the purse strings can control how tightly those purse strings are drawn, and the very existence of a dependent Justice, as well as the security of human rights and the safety of free institutions requires freedom of action of courts in hearing cases of those aggrieved by official actions, to their injury.

environment, and where it has become unacceptable difficult and hazardous to continue to administer justice freely, the standard has been met for application of the inherent power of the Court.

128. The public interest is also served by this Honorable Court ordering the remedies requested herein, as evidence by the words of the Chief Justice Margaret H. Marshall, of the Supreme Judicial Court of Massachusetts:

Across Massachusetts, thousands of people enter our courthouses every day. They seek justice on issues that run the gamut of human experience: family disputes, criminal matters, civil rights, commercial and financial disagreements. The viability of our justice system, the strength of each individual's willingness to accept and obey our orders, depends on those who use our courts, and what they think about how we do our work. And what they think depends on the totality of what they observe and experience in our courts.

129. It is in the public interest that the prayers for relief be granted without delay.

#### **CLASS ACTION ALLEGATIONS**

130. This action is brought pursuant to Massachusetts Rules of Civil Procedure Rule 23.

131. The Class includes all persons who are required to enter the Roderick L. Ireland Courthouse, located at 50 State Street, Springfield, Massachusetts, whether because of employment, jury duty, or legal reasons.

132. A subset of this Class includes all persons who work, or have worked, at the Roderick L. Ireland Courthouse, who have suffered illness and/or emotional distress as a result of the indoor environmental quality concerns at the Courthouse.

133. Plaintiffs reserve the right to modify the class definition before moving for class certification, including a reservation of the right to seek to certify subclasses, if discovery or other factors reveal that modifying the class definitions and/or seeking additional subclasses would be appropriate.

134. Plaintiffs bring this action on their own behalf and on behalf of a Class of all others similarly situated. The relevant time period is September 1, 2018, through the present for claims at issue in this action.

135. The Class is composed of at least 550 people, the joinder of whom is impracticable, if not completely impossible, except by means of a class action. The disposition of their claims in a class action will benefit the parties and the Court.

136. There is a well-defined community of interest in the questions of law and fact involving and affecting the parties to be represented. Common questions of law and fact exist and such common questions predominate over any questions of law or fact which may affect only individual Class members.

137. Plaintiffs assert claims that are typical of the claims of the entire Class.

138. Plaintiffs and their attorneys will fairly and adequately represent and protect the interest of the Class. Plaintiffs have no interests antagonistic of those of the Class. Plaintiffs have retained counsel who are competent and experienced in class action litigation.

139. Defendants have acted or refused to act on grounds generally applicable to all members of the Class, thereby making final relief concerning the Class as a whole appropriate.

140. Plaintiffs and the Class have suffered injury and damages as a result of Defendants' wrongful conduct as alleged herein. Absent a class action, the Class will continue to suffer injury, thereby allowing these alleged violations of law to proceed without remedy, and allowing Defendants to retain the proceeds of their ill-gotten gains.

141. Plaintiffs anticipate that there will be no difficulty in the management of this litigation. A class action is superior to other available methods for the fair and efficient adjudication of this controversy.

## **COUNT I – DECLARATORY JUDGMENT**

142. Plaintiffs reassert and incorporate herein each and every allegation in the preceding paragraphs of this Complaint as if set forth fully herein.

143. As set forth, above, an actual controversy exists between the Parties sufficient to bring this case within G.L. c. 231A.

144. The Declaratory Judgment Act, G.L. c. 231A, “is declared to be remedial. Its purpose is to remove, and to afford relief from, uncertainty and insecurity with respect to rights, duties, status and other legal relations, and it is to be liberally construed and administered.

145. As the foregoing allegations of this Complaint demonstrate, the Plaintiffs have suffered harm and are prejudiced in their abilities to fulfill their duties by reason of uncertainty surrounding their rights, including, but not limited to, the right to work in a safe building, free from environmental hazards such as mold and fiberglass.

146. Plaintiffs also have a right to timely and complete information regarding: (a) ongoing work at the Roderick L. Ireland Courthouse; (b) air quality and mold test results for the entire Courthouse; and (c) recommendations and scope of work proposals for vendors other than those hired by Defendants.

147. There is no basis in law or in equity for the assertion of unreviewable, unaccountable authority in the Office of CJAM to unilaterally schedule and conduct work in the Courthouse concerning the current environmental problems at the Courthouse without affording Plaintiffs a prior opportunity to review and comment on the plans and to seek effective relief from appropriate agencies and courts before their rights and the rights of others have been violated or compromised.

148. Plaintiffs and the Class have demonstrated a reasonable likelihood of success on the merits.

149. If Plaintiffs and the Class are not granted injunctive relief, then Plaintiff and the Class will suffer irreparable harm.

### **CLAIMS FOR RELIEF**

Wherefore, Plaintiffs and the Class respectfully request that the Court:

- A. Issue a Short Order of Notice enter on this date ordering all defendants to appear and show cause why the relief requested herein should not be granted as a permanent injunction;
- B. Enter a temporary restraining order that the Roderick L. Ireland Courthouse be immediately closed and employees ordered to vacate the inadequate, unsafe, and life-threatening facilities which are causing or have the potential to cause severe adverse health effects.
- C. Enter a temporary restraining order preventing Defendants from ordering employees and members of the public to enter the Roderick L. Ireland Courthouse until an independent environmental study can be completed to determine the safety of the Courthouse;
- D. Order an infrared/thermal inspection be completed of the entire Courthouse to determine whether moisture is actually present behind the walls;
- E. Order Defendants to conduct Occupational Health Evaluations as discussed in the EH&E Report;
- F. Order Defendants to conduct an epidemiological study of the Courthouse;

- G. Order Defendants to replace the AHUs and FCUs, as outlined in both the EH&E and Tighe & Bond Reports;
- H. Order Defendants to present to this Court an interim plan so that the citizens of Hampden County may be provided access to a District Court, Superior Court, Registry of Deeds, and Family and Probate Court, during an interim period while an appropriate leased or purchased space is identified;
- I. Order Defendants, on an expedited and emergency basis, to find a temporary, reasonable alternative location for the administration of justice until it has been determined by an independent study that it is safe for people to reenter the Courthouse;
- J. Order Defendants to produce any and all documents related to the various studies completed at the Courthouse;
- K. Appoint a Special Master, such as Retired Judge Daniel Ford, Retired Judge Bertha Josephson, Retired Justice Roderick L. Ireland and/or Retired Justice Francis X. Spina, to oversee this litigation;
- L. If the Court finds that this lawsuit invokes the superintendence powers reserved solely for the Supreme Judicial Court under G.L. c. 211, §3, it is respectfully requested this Court provide a factual record for the Court before the case is transferred to the Supreme Judicial Court on an emergency bases for any action necessitated by that Court.
- M. Certify this action as a class action pursuant to Massachusetts Rules of Civil Procedure 23 designate Plaintiffs as the representatives of the Class;

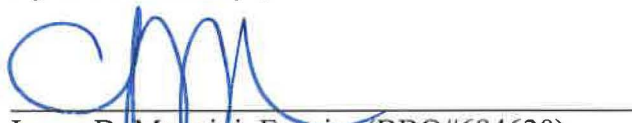
- N. Award Plaintiffs and the Class punitive damages as a result of Defendant's negligent and reckless conduct;
- O. Award Plaintiffs and the Class their costs and disbursements of this suit, including, without limitation, reasonable attorneys' fees, expenses and costs;
- P. Award Plaintiffs and the Class pre-judgment and post-judgment interest as provided by law; and
- Q. Grant Plaintiffs and the Class such other and further relief as the Court may deem just and proper.

**JURY DEMAND**

Plaintiffs, on behalf of themselves and all others similarly situated, hereby demand a trial by jury on all issues so triable.

Dated: September 1, 2021

Plaintiffs  
By Their Attorneys,



Laura D. Mangini, Esquire (BBO#684620)

Robert A. DiTusa, Esquire (BBO#649218)

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[ryan@alekmanditusa.com](mailto:ryan@alekmanditusa.com)

Handwritten signature of Jeffrey S. Morneau in blue ink. To the right of the signature is a circled "LHM" in blue ink.

Jeffrey S. Morneau, Esquire (BBO #643668)

Chelsea Choi, Esquire (BBO #697440)

CONNOR, MORNEAU & OLIN, LLP

273 State Street, Second Floor

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Tel: (413) 455-1730

Fax: (413) 455-1594

[jmorneau@cmolawyers.com](mailto:jmorneau@cmolawyers.com)

[cchoi@cmolawyers.com](mailto:cchoi@cmolawyers.com)

Handwritten signature of Thomas A. Kenefick, III in blue ink. To the right of the signature is a circled "LHM" in blue ink.

Thomas A. Kenefick, III, Esquire (BBO #267620)

73 Chestnut Street

Springfield, Massachusetts 01103

Tel: (413) 734-7000

Fax: (413) 731-1321

[takenefick@takenefick.com](mailto:takenefick@takenefick.com)

**VERIFICATION OF COMPLAINT**

I, Cheryl Coakley-Rivera, hereby certify that I have read each and every allegation of the Complaint set forth hereinabove and I believe such allegations to be true based upon information and belief.

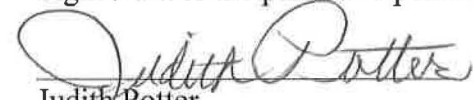
Signed under the pains and penalties of perjury this 1 day of September, 2021.

  
Cheryl Coakley-Rivera

**VERIFICATION OF COMPLAINT**

I, Judith Potter, hereby certify that I have read each and every allegation of the Complaint set forth hereinabove and I believe such allegations to be true based upon information and belief.

Signed under the pains and penalties of perjury this 7 day of September, 2021.

  
Judith Potter

## ATTACHMENT 5

### Market Assessment of Improvements Costs for Springfield Regional Justice Center

Facility	Status	Usable Square Feet	Improvement Cost per USF	Total Improvement Cost
<b>Estimate of Improvements Costs for a Leased Facility and Comparison of Amortized Costs</b>				
<b>Leased Projects Used for Cost Estimate</b>				
Massachuestts State Police Crime Lab - Central Massachuestts	Proceeding with a selection by the end of January (20 Year Initial Term)	180,000 - 200,000	\$900.00 - \$1,100.00	\$190,000,000.00
<b>Estimated Improvement Costs for Springfield Regional Justice Center</b>				
Basis of Estimate	Estimating \$700 - \$800 PSF based on estimates from the State Police Crime Lab proposals. Adjustments have been made due to differences in specialized fit-up between laboratory space vs courtroom space.	330,000	\$750.00	\$247,500,000.00
Amortized over 10 years @ 8% interest				\$360,342,955.24
Amortized over 20 years @ 8% interest in the first 10 years				\$248,422,700.40
Amortized over 40 years @ 8% interest in the first 10 years				\$206,507,571.60
Potential savings over the first 10 years if amortized over 20 years:				\$111,920,254.84
Potential savings over the first 10 years if amortized over 40 years:				\$153,835,383.64
<b>Estimate of Improvements Costs for a Commonwealth Owned Facility as Compared to Leased</b>				
<b>Commonwealth Owned Projects Used for Cost Estimate</b>				
Quincy Justice Center, Quincy	Estimate as of January 2025	132,295	\$1,413.51	\$187,000,000.00
Massachusetts Trial Court, Lynn	Estimate as of January 2025	68,302	\$1,244.47	\$85,000,000.00
Massachusetts Trial Court, Framingham	Estimate as of January 2025	120,000	\$1,525.00	\$183,000,000.00
Average per square foot cost based on Quincy, Lynn and Framingham				\$1,394.33
<b>Estimated Improvement Costs for Springfield Regional Justice Center</b>				
Basis of Estimate	Estimating \$700 - \$800 PSF based on estimates from the State Police Crime Lab proposals. Adjustments have been made due to differences in specialized fit-up between laboratory space vs courtroom space.	330,000	\$750.00	\$247,500,000.00
Potential construction cost savings per square foot and total based on 330,000 USF as compared to the average shown above:			\$644.33	\$212,627,884.33

**ATTACHMENT 6**  
**AGENCY INVENTORY**



**COMMONWEALTH OF MASSACHUSETTS**  
EXECUTIVE OFFICE FOR ADMINISTRATION & FINANCE  
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE  
ONE ASHBURTON PLACE, 15<sup>TH</sup> FLOOR  
BOSTON, MA 02108  
(617) 727-4050

**MAURA T. HEALEY**  
GOVERNOR

**KIMBERLEY DRISCOLL**  
LIEUTENANT GOVERNOR

**MATTHEW J. GORZKOWICZ**  
SECRETARY

**ADAM BAACKE**  
COMMISSIONER


**MEMORANDUM**

TO: Asset Management Board

RE: Massachusetts Trial Court, Inventory of Current Owned and Leased Facilities

FROM: Adam Baacke, Commissioner

DATE: January 16, 2025

Signed by:  1/16/2025 | 12:52 PM EST  
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In support of the Project Proposal for the Massachusetts Trial Court (TRC), Acquisition of a judicial, administrative, detention and court service Lease for Massachusetts Trial Court, I offer the attached inventory of relevant facilities occupied by the Massachusetts Trial Court.

This inventory was prepared by DCAMM staff using Capital Asset Management inventories. I hereby certify that I believe the attached inventory is accurate and current. I hereby certify the proposed Project does not conflict with the current and foreseeable needs of any Agency.

Owned / Leased	Facility	Street	City	State	Zip	Square Footage
Owned	Hampden County Hall of Justice	50 State St	Springfield	MA	01103	245000
Owned	Springfield Juvenile & Housing Court	80 State St	Springfield	MA	01103	48900
Owned	Chicopee District Court	30 Church St	Hampden	MA	01020	20250
Owned	Greenfield/Franklin County Justice Center	43 Hope St	Greenfield	MA	01301	105860
Owned	Holyoke District Court	20 Court Plaza	Holyoke	MA	01040	20000
Owned	Northampton Superior and District Court	15 Gothic St	Northampton	MA	01060	39272
Owned	Palmer District and Juvenile Court	235 Sykes st	Palmer	MA	01069	20506
Owned	Pittsfield District Court	24 Wendell St	Pittsfield	MA	01201	22380

Owned	Pittsfield Probate & Family Court	44 Bank Row	Pittsfield	MA	01201	27060
Owned	Pittsfield Superior Court	76 East St	Pittsfield	MA	01201	27500
Owned	Ayer District Court	25 East Main Street	Ayer	MA	01432	35400
Owned	Clinton District Court	300 Boylston St	Clinton	MA	01510	19440
Owned	Concord District Court	305 Walden St	Concord	MA	01742	25219
Owned	Dudley District, Housing and Juvenile Court	279 West Main St	Dudley	MA	01571	18048
Owned	East Brookfield District Court	544 East Main Street	East Brookfield	MA	01515	44223
Owned	Fitchburg District and Juvenile Court	100 Elm Street	Fitchburg	MA	01420	40300
Owned	Framingham District Court	600 Concord St	Framingham	MA	01702	33738
Owned	Gardner District Court	108 Matthews St	Gardner	MA	01440	17260
Owned	Marlborough District and Probate & Family Court	45 Williams St	Marlborough	MA	01752	39000
Owned	Milford District and Juvenile Court	161 West St	Milford	MA	01757	16259
Owned	Uxbridge District Court	261 South Main Street	Uxbridge	MA	01569	14574
Owned	Westborough District and Probate & Family Court	175 Milk St	Westborough	MA	01581	21624
Owned	Worcester Trial Court	225 Main St	Worcester	MA	01608	427457
Owned	Lawrence Fenton	2 Appleton St	Lawrence	MA	01840	165000
Owned	Haverhill District Court	45 Ginty Boulevard	Haverhill	MA	01830	20400
Owned	Salem (Ruane) Judicial Center	56 Federal St	Salem	MA	01970	254229
Owned	Lawrence Superior	40 Appleton Way	Lawrence	MA	01840	43680
Owned	Lowell Justice Center	370 Jackson Street	Lowell	MA	01852	266523
Owned	Lynn District Court	580 Essex St	Lynn	MA	01901	40875
Owned	Newburyport District Court	188 State St	Newburyport	MA	01950	56437
Owned	Newburyport Superior Court	145 High Street	Newburyport	MA	01950	8617
Owned	Peabody District and Juvenile Court	1 Lowell St	Peabody	MA	01960	40247
Owned	Salem Probate & Family Court	36 Federal St	Salem	MA	01970	77000
Owned	Brockton Trial Court	215 Main St	Brockton	MA	02301	175000
Owned	Fall River Judicial Center	182 South Main Street	Fall River	MA	02721	150392
Owned	Fall River (Durfee) Probate & Family, Juvenile and Housing Court	289 Rock Street	Fall River	MA	02720	75000
Owned	Falmouth District and Juvenile Court	161 Jones Road	Falmouth	MA	02540	17200
Owned	New Bedford Probate & Family Court	505 Pleasant Street	New Bedford	MA	02740	17224
Owned	Plymouth Trial Court	52 Obery St	Plymouth	MA	02360	189154
Owned	Taunton TC	40 Broadway	Taunton	MA	27180	157076
Owned	Adams Courthouse	1 Pemberton Square	Boston	MA	02108	340492
Owned	Brighton District Court	52 Academy Hill Road	Boston	MA	02135	30964
Owned	Edward J. Brooke Courthouse	24 New Chardon Street	Boston	MA	02114	425300
Owned	Charlestown District Court	3 City Square	Boston	MA	02129	35200
Owned	Chelsea District Court	120 Broadway	Chelsea	MA	02150	79500
Owned	Dorchester District Court	510 Washington Street	Boston	MA	02124	77000
Owned	East Boston District Court	37 Meridian Street	Boston	MA	02128	21497
Owned	East Cambridge Trial Court	121 Third Street	Cambridge	MA	02141	27773
Owned	Quincy District and Juvenile Court	1 Dennis Ryan Pkway	Quincy	MA	02169	36204
Owned	Roxbury Trial Court	85 Warren Street	Boston	MA	02119	70658
Owned	Somerville District Court	175 Fellsway	Somerville	MA	02145	31060
Owned	South Boston Municipal Courthouse	535 East Broadway	South Boston	MA	02127	25035
Owned	Suffolk County Superior Court	3 Pemberton Square	Boston	MA	02108	429366
Owned	West Roxbury Municipal Court	445 Arborway	Boston	MA	02130	54124
Owned	Waltham District Court/Juvenile Court	38 Linden St	Waltham	MA	02452	27212

Owned	Woburn District Court	30 Pleasant Street	Woburn	MA	01801	24020
Leased	Worcester Law Library	184 Main Street	Worcester	MA	01608	17832
Leased	District Courthouse	205 State Street	Belchertown	MA	01007	26195
Leased	District Courthouse	9-13 South Main Street	Orange	MA	01364	19293
Leased	County owned courthouse	75 North 6th Street	New Bedford	MA	02740	42000
Leased	District Courthouse	4040 Mystic Valley Parkway	Medford	MA	02155	57843
Leased	Appeals Court Judge office	1441 Main Street	Springfield	MA	01103	1960
Leased	TRC Admin Office	1, 2 & 3 Center Plaza	Boston	MA	02108	70290
Leased	TRC Probation Office	1150 Hancock Street	Quincy	MA	02169	9819
Leased	TRC Jury Comm office	560 Harrison Avenue	Boston	MA	02118	7756
Leased	Juvenile Courthouse	139 Central Ave	Lynn	MA	01901	18042
Leased	Housing Courthouse	111 E. Hathaway Road	New Bedford	MA	02746	9374
Leased	District Courthouse	224 Elm Street	Westfield	MA	01085	22577
Leased	TRC Parking	17 Wendell Avenue	Pittsfield	MA	01201	35 Spaces
Leased	Juvenile Courthouse	131 Suffolk Street	Holyoke	MA	01040	22625
Leased	Probate + Family courthouse	15 Atwood Drive	Northampton	MA	01060	22000
Leased	Juvenile Courthouse	55 Allied Drive	Dedham	MA	02026	16438
Leased	TRC training and Elmo office	55 Green Street	Clinton	MA	01510	22943
Leased	Juvenile Courthouse	110 Mount Wayte Ave	Framingham	MA	01702	14520
Leased	Middlesex Superior Courthouse	2100 Trade Center Park, Sylvan Road	Woburn	MA	01801	139689
Leased	Probate + Family courthouse	10-u Commerce Way	Woburn	MA	01801	49818
Leased	Probate + Family courthouse	35 Shawmut Road	Canton	MA	02021	50316
Leased	Juvenile Courthouse	96 Marshall Street	North Adams	MA	01247	27714
Leased	District Courthouse	116 Russel Street	Hadley	MA	01035	16742
Leased	TRC Storage	60 Fremont Street	Worcester	MA	01603	50209
Leased	Juvenile Courthouse	190 North Street	Pittsfield	MA	01202	25009
Leased	District Courthouse	25 School Street	Leominster	MA	01453	17059
Leased	District Courthouse	197 Main Street	Gloucester	MA	01930	6586
Leased	County owned courthouse	3195 Main Street	Barnstable	MA	02630	38989
Leased	County owned courthouse	3195 Main Street	Barnstable	MA	02630	22270
Leased	County owned courthouse	3195 Main Street	Barnstable	MA	02630	15279
Leased	County owned courthouse	237 Rock Harbor Road	Orleans	MA	02630	19467
Leased	County owned courthouse	88 North Street	Attleboro	MA	02703	20259
Leased	County owned courthouse	441 County Street	New Bedford	MA	02740	19578
Leased	County owned courthouse	9 Court Street	Taunton	MA	02780	28960
Leased	County owned courthouse	81 Main Street	Edgartown	MA	02539	7462
Leased	County owned courthouse	16 Broad Street	Nantucket	MA	02554	5204
Leased	County owned courthouse	360 Washington Street	Brookline	MA	20445	14525
Leased	County owned courthouse	631 High Street	Dedham	MA	02026	22984
Leased	County owned courthouse	649 High Street	Dedham	MA	02026	17444
Leased	County owned courthouse	650 High Street	Dedham	MA	02026	28895
Leased	County owned courthouse	1288 Central Street	Stoughton	MA	02072	15318
Leased	County owned courthouse	60 East Street	Wrentham	MA	02576	17967
Leased	County owned courthouse	72 Belmont Street	Brockton	MA	02301	38368
Leased	County owned courthouse	28 George Washington Boulevard	Hingham	MA	02043	27269
Leased	County owned courthouse	2200 Cranberry Highway	Wareham	MA	02476	23154

**ATTACHMENT 7**  
**RELOCATION ASSESSMENT**

# 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.

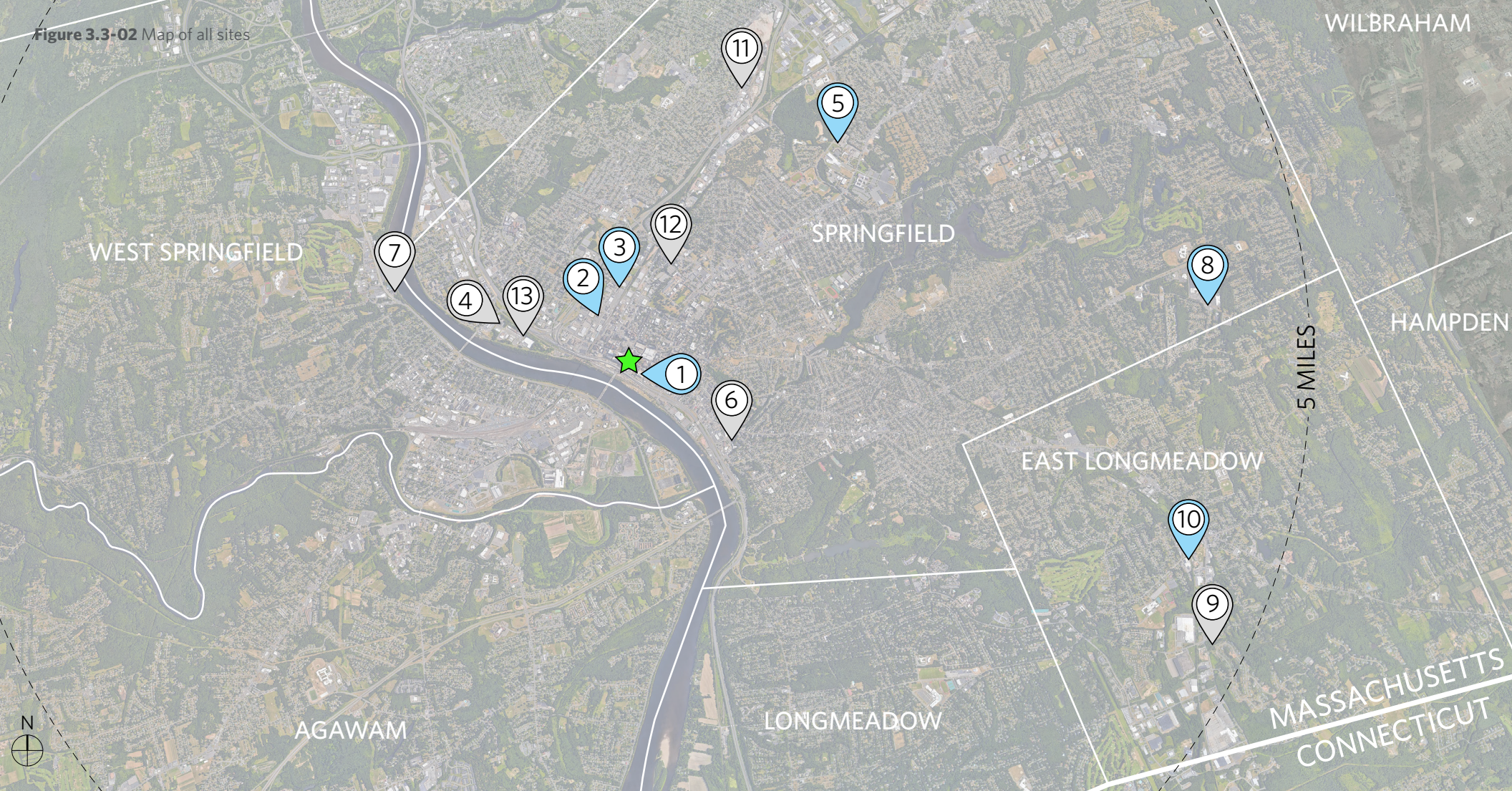
Given the distribution of scores resulted in a significant split and relatively consistent groupings between the higher and lower ranked sites, it was determined that the sites with a total of 130 points or more, would be evaluated further by site visits by DCAMM and EOTC to verify site conditions, and 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)






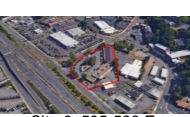






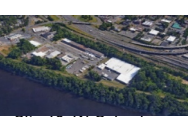
- 8 Allen Street & Cooley Road, Springfield (4.5 miles)
- 9 244 Shaker Road, East Longmeadow (4.8 miles)
- 10 70 Maple Street, East Longmeadow (4.5 miles)
- 11 44 Hendee Street,, Springfield (2.7 miles)
- 12 50 Federal Street, Springfield (1 mile)
- 13 West Columbus, Clinton Street, & Avocado Street, 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	4	12	4	12	5	15
Site Acquisition - Cost & Details															
Acquisition Costs & Timing	1	5	5	3	3	1	1	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	1	3
Compatibility with Surrounding Uses	2	5	10	1	2	3	6	1	2	0	0	1	2	2	4
Historic / Cultural / Archaeological Resources	2	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
Proximity to Commuter Rail / Public transportation	3	5	15	5	15	5	15	2	6	2	6	1	3	2	6
General Site Access from major roadways	2	5	10	5	10	3	6	5	10	5	10	5	10	5	10
Site Characteristics - Physical Land Conditions															
Size (Acres)	3	1	3	1	3	5	15	3	9	5	15	4	12	4	12
Challenges due to Shape & Topography of Site	2	5	10	5	10	2	4	5	10	3	6	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	1	2
Environmental Conditions															
DEP Documented/Regulated Areas of Environmental Concern	3	5	15	5	15	5	15	5	15	3	9	3	9	5	15
Sustainability															
Subject to flooding (per RMAT and/or FEMA)	3	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
Existing Structures															
Demolition Requirement	2	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	3	3

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	
<b>Total DGSF</b>	<b>154,699</b>	<b>27,671</b>	<b>182,370</b>	<b>175,100</b>		<b>221,600</b>	
Mechanical (10%)				17,510		22,160	
subtotal				192,610		243,760	
Building Gross Factor				1.35		1.35	
<b>Total Building Gross Square Feet Range (BGSF):</b>	<b>228,000</b>	<b>66,741</b>	<b>294,741</b>				
<b>Low (95%)</b>				<b>246,800</b>		<b>312,700</b>	
<b>High (105%)</b>				<b>272,800</b>		<b>345,600</b>	

## Courtrooms and Judicial Summary

	Existing	Option 1	Option 2			
Size (NSF)	Quantity	Quantity	Quantity	Jury	Holding	Comments
<b>Department Courtroom and Hearing Room Distribution</b>						
<b>Superior Court</b>	<b>8</b>	<b>9</b>	<b>9</b>			
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			
<b>District Court</b>	<b>8</b>	<b>9</b>	<b>9</b>			
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			
<b>Probate and Family Court</b>	<b>5</b>	<b>7</b>	<b>7</b>			
G. Courtroom - Juvenile and Family	5	6	6		X	
I. Hearing Room		1	1			
<b>Juvenile Court</b>	<b>3</b>	<b>0</b>	<b>6</b>			
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			
<b>Housing Court</b>	<b>2</b>	<b>0</b>	<b>2</b>			
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
<b>Total</b>	<b>26</b>	<b>25</b>	<b>33</b>			

## 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.

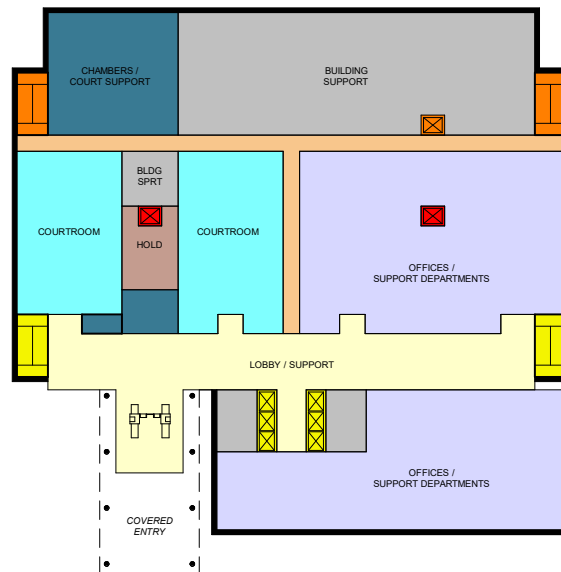
It is noted that JC operations must be separate and secured from other courts and departments, including separate entrances, detentions areas, floors for courtrooms and offices. This will be addressed in a future study and analysis. For this analyses it is assumed that JC operations would be on separate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

### LEGEND

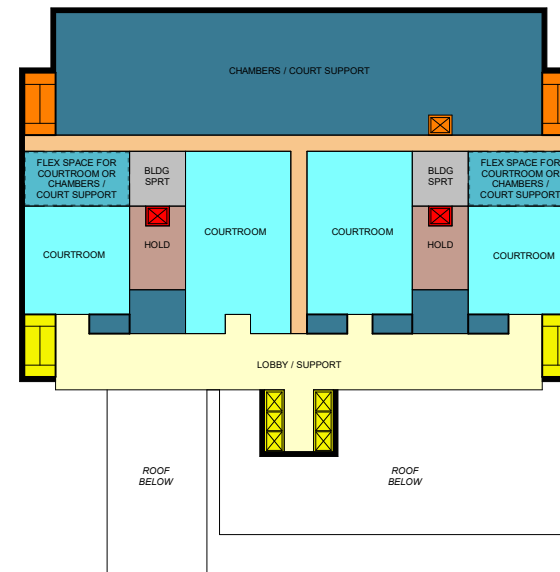
	CHAMBERS / COURT SUPPORT
	FLEX SPACE FOR COURTROOM OR CHAMBERS / COURT SUPPORT
	COURTROOM
	STAFF CIRCULATION
	STAFF VERTICAL CIRCULATION
	LOBBY / SUPPORT
	PUBLIC VERTICAL CIRCULATION
	OFFICES / SUPPORT
	HOLDING
	SECURED VERTICAL CIRCULATION
	BUILDING SUPPORT

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

#### Option 1 Four Courts Per Floor Square Layout



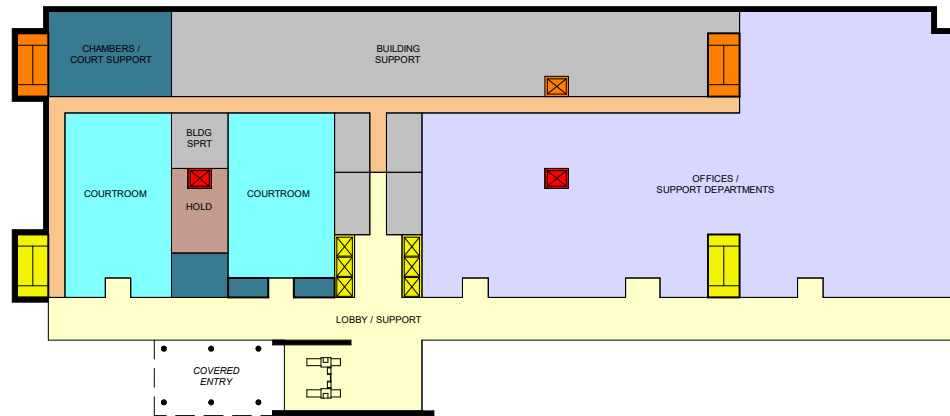
1<sup>st</sup> Floor  
48,800 SF



Typical Court Floor  
39,200 SF

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

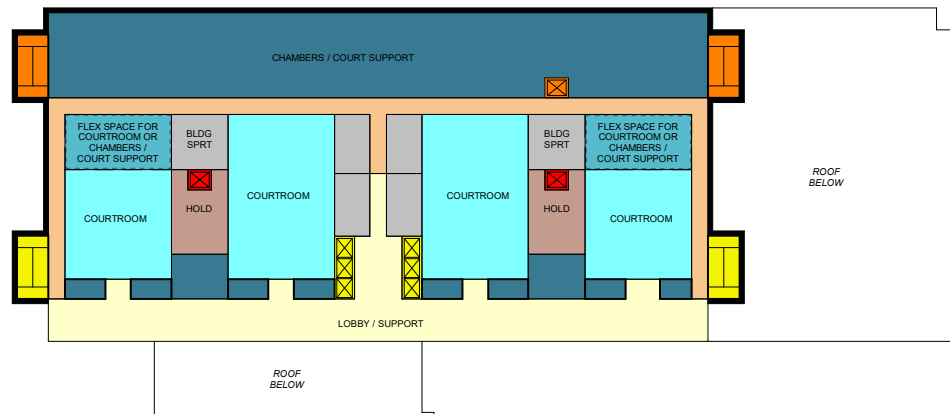
**Option 2  
Four Courts Per Floor  
Linear Layout**



**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

**1<sup>st</sup> Floor  
57,500 SF**



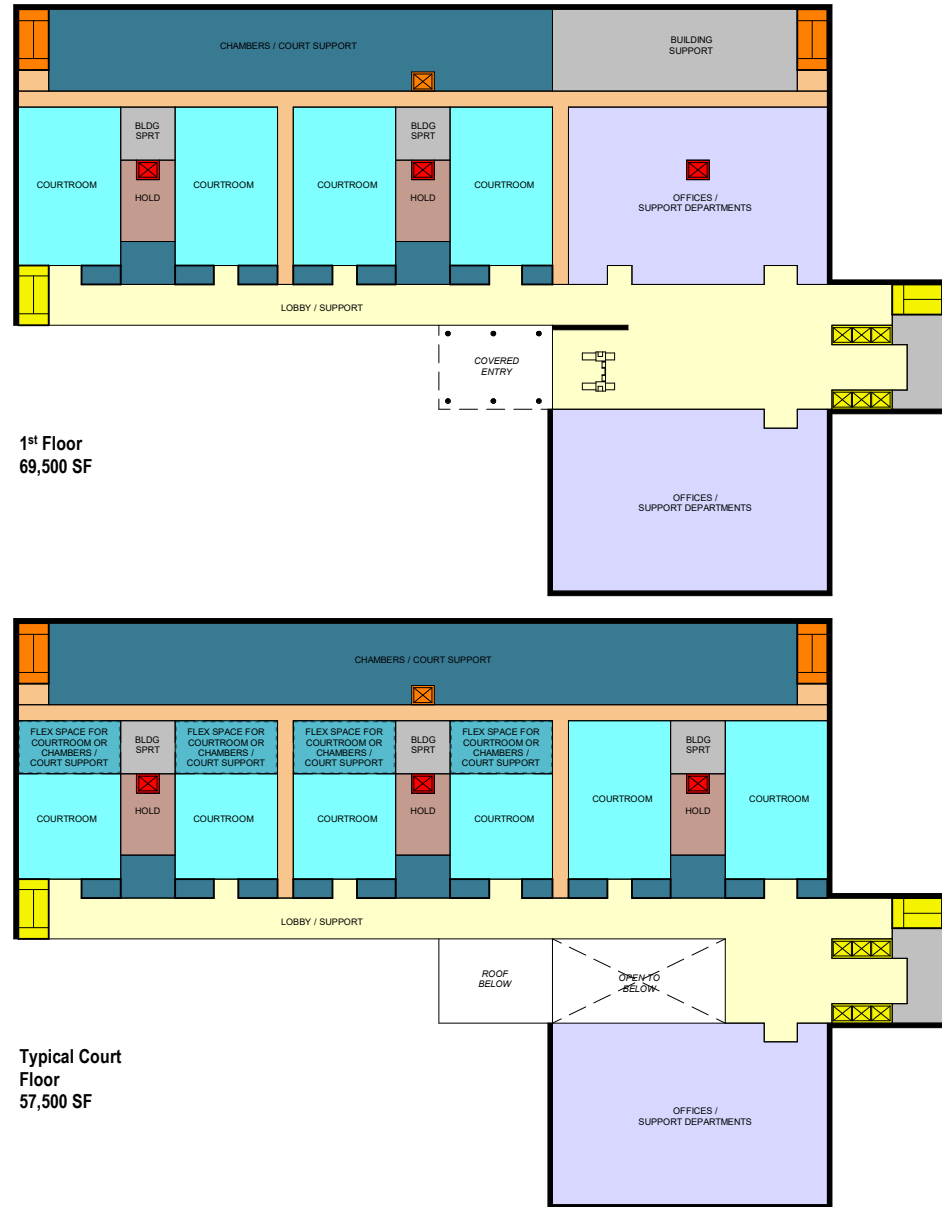
**Typical Court  
Floor  
41,500 SF**

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



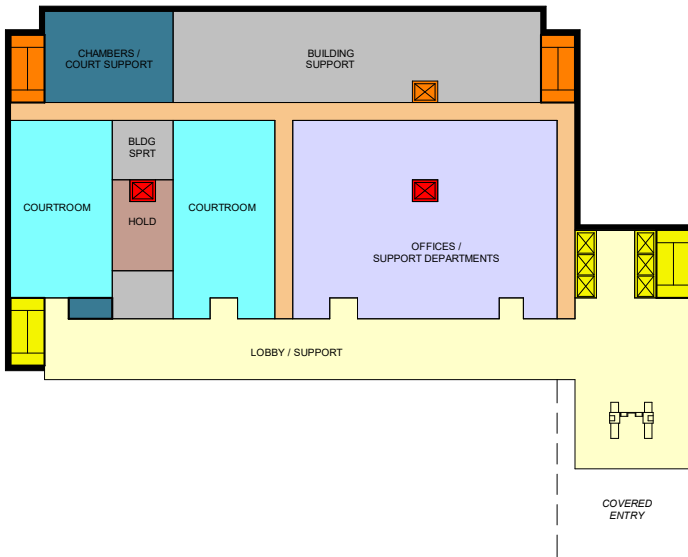
**Figure 4.5-04** Option 4 - L Shape Layout with 6 courtrooms on a typical floor

**Option 4**  
**Six Courts Per Floor**  
**L Shape Layout**

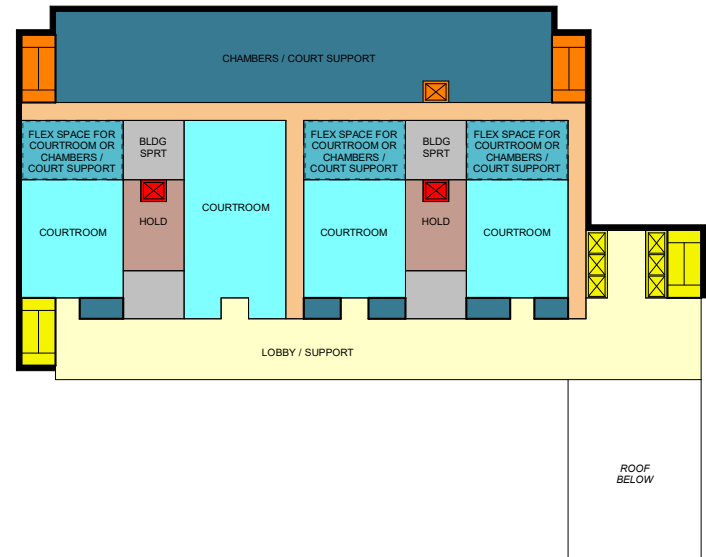


**Figure 4.5-05** Option 5 - Compact Layout with 4 courtrooms on a typical floor

**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.

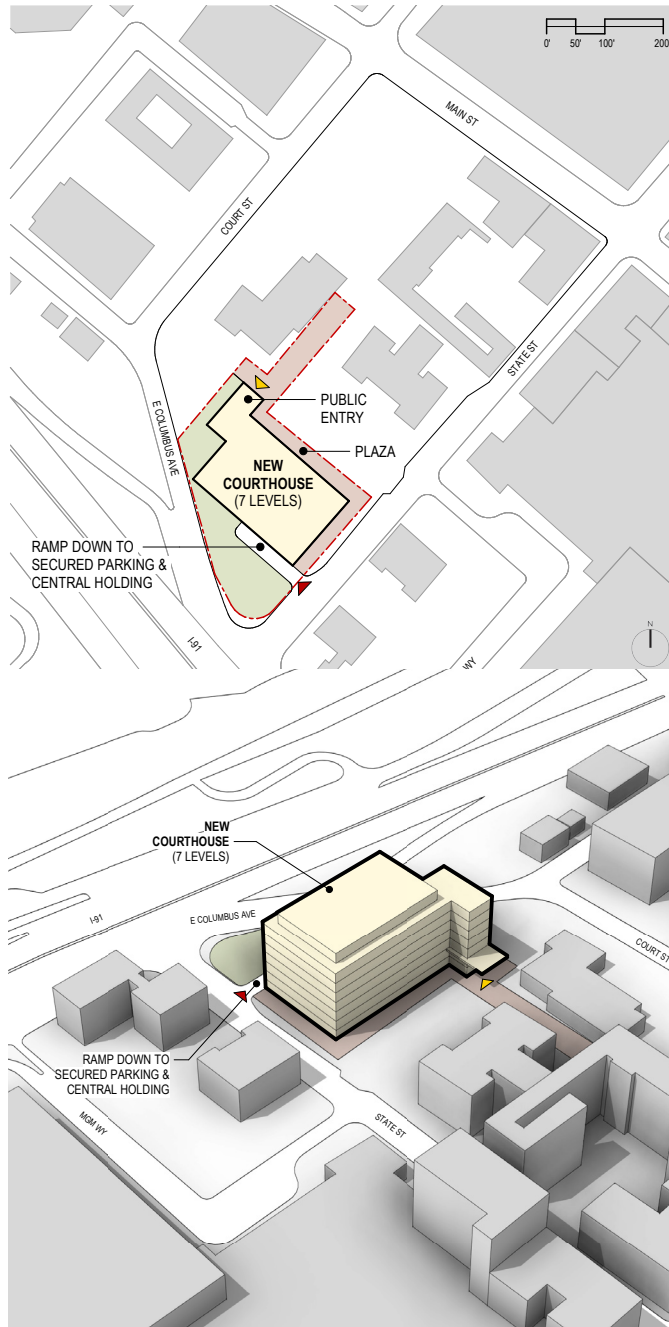
For most site options, secured parking is best accommodated below grade. Some sites are able to accommodate surface parking for staff and the public but the number varies based on the site.

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:

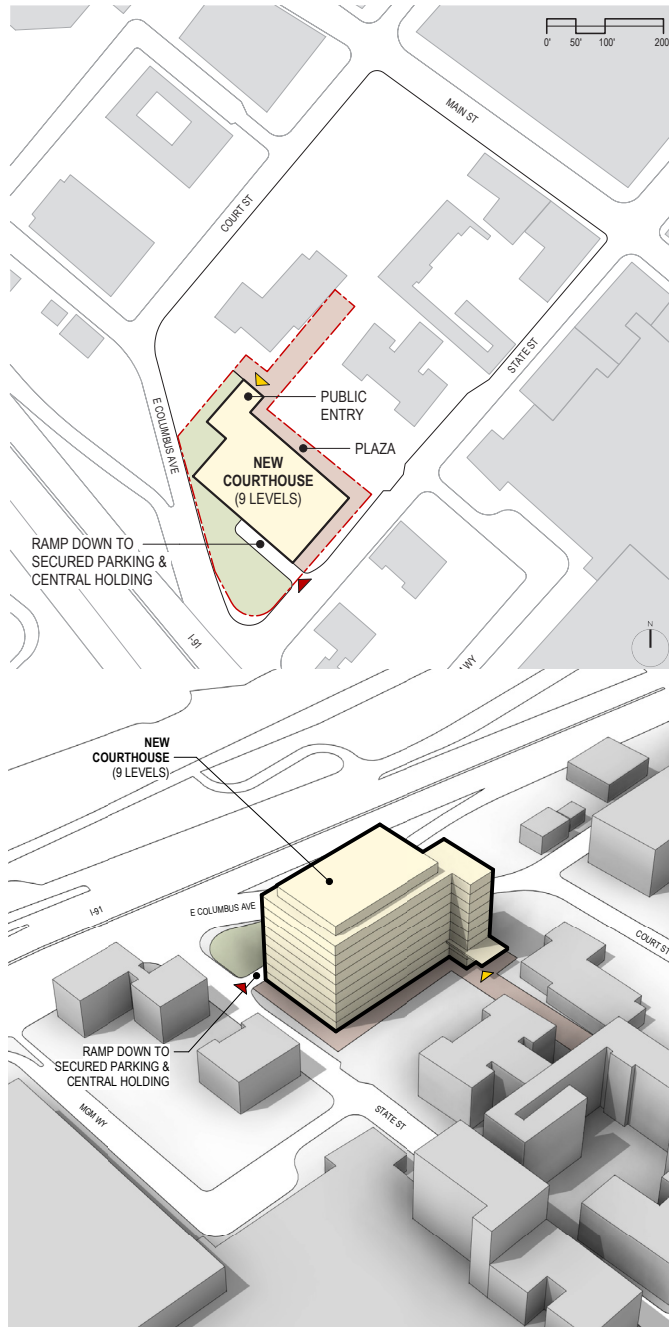
Reuse of existing site.

### 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:

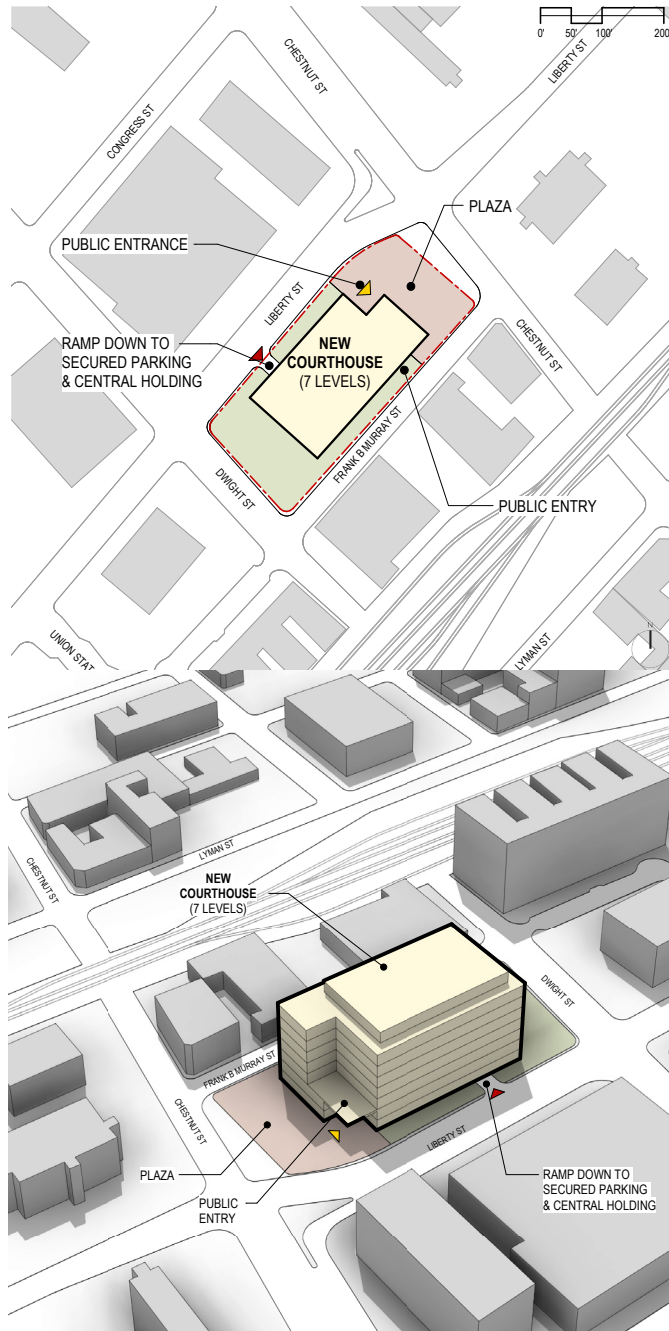
Reuse of existing site.

### 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:

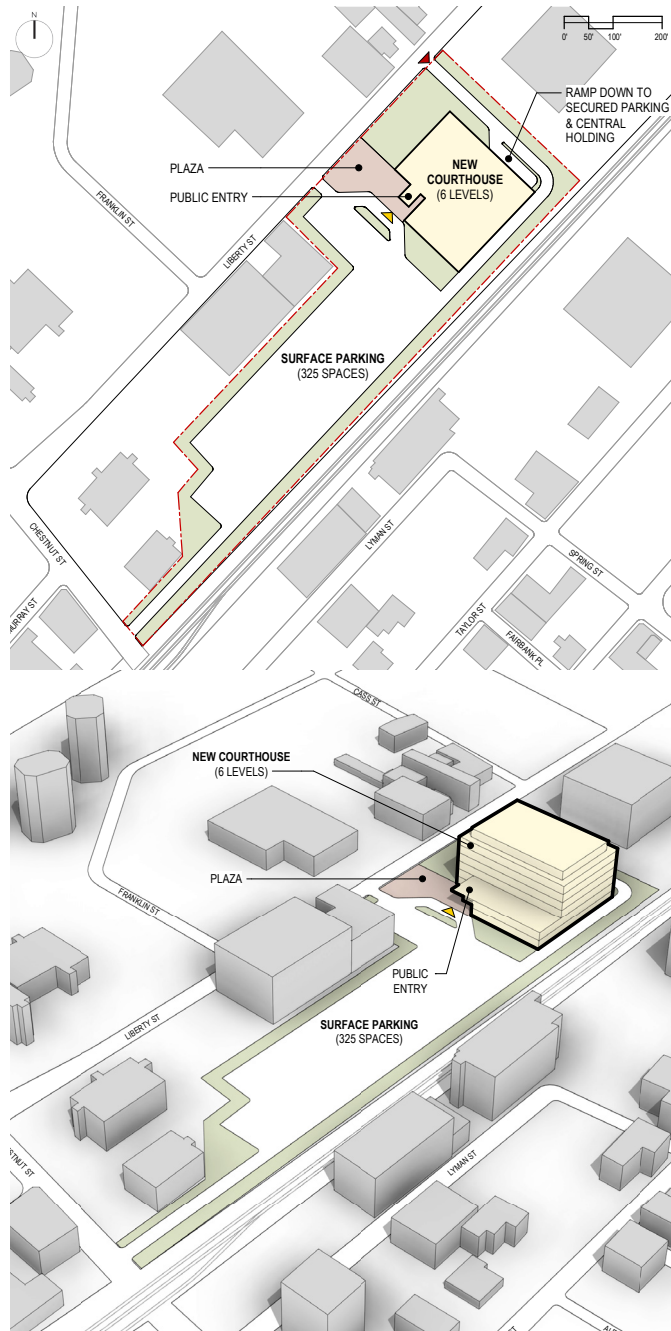
Property went under contract by the time the assessment was completed.

### 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:

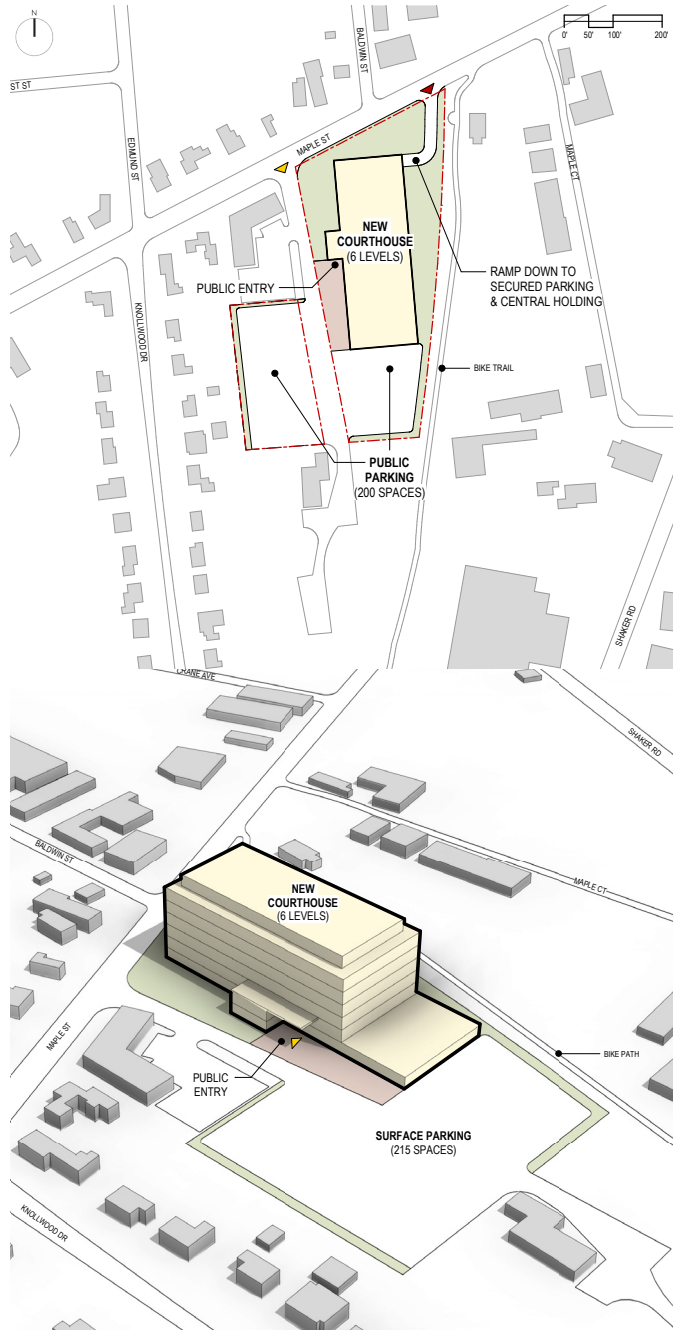
Property went under contract by the time the assessment was completed.

#### 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:

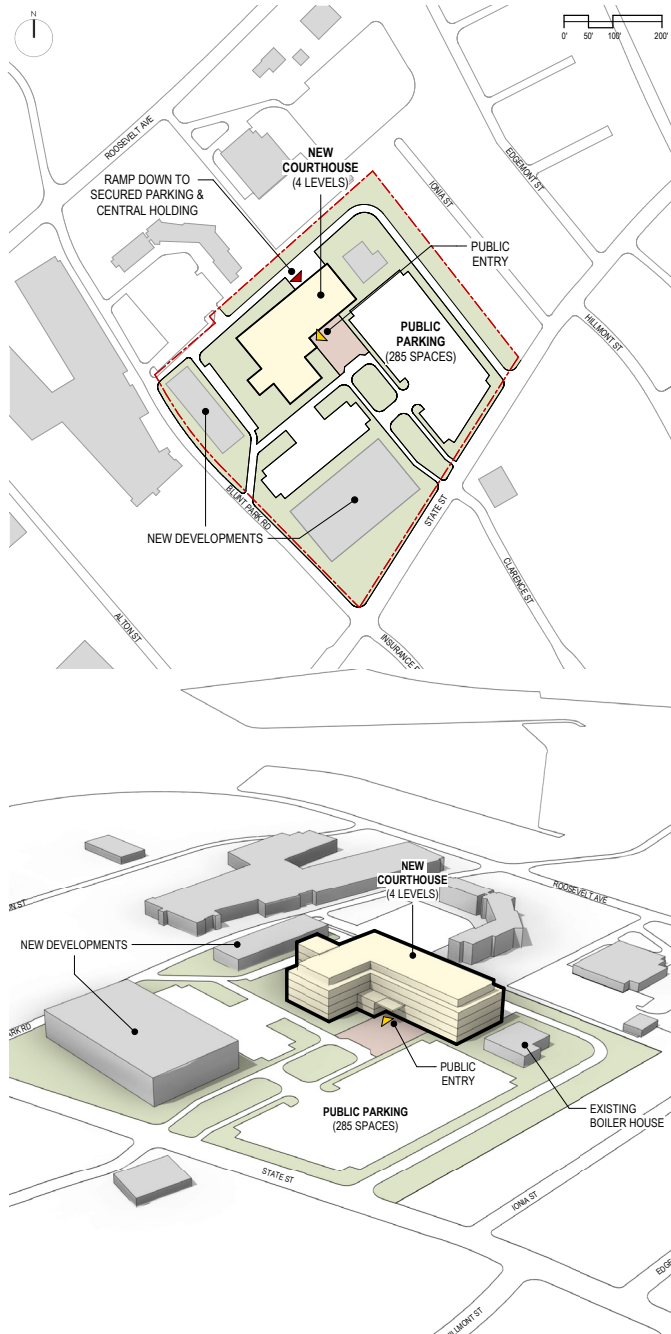
Known or suspected environmental issues - Phase IV and DEP 21E Site (Tier II). Property went under contract by the time the assessment was completed.

### 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:

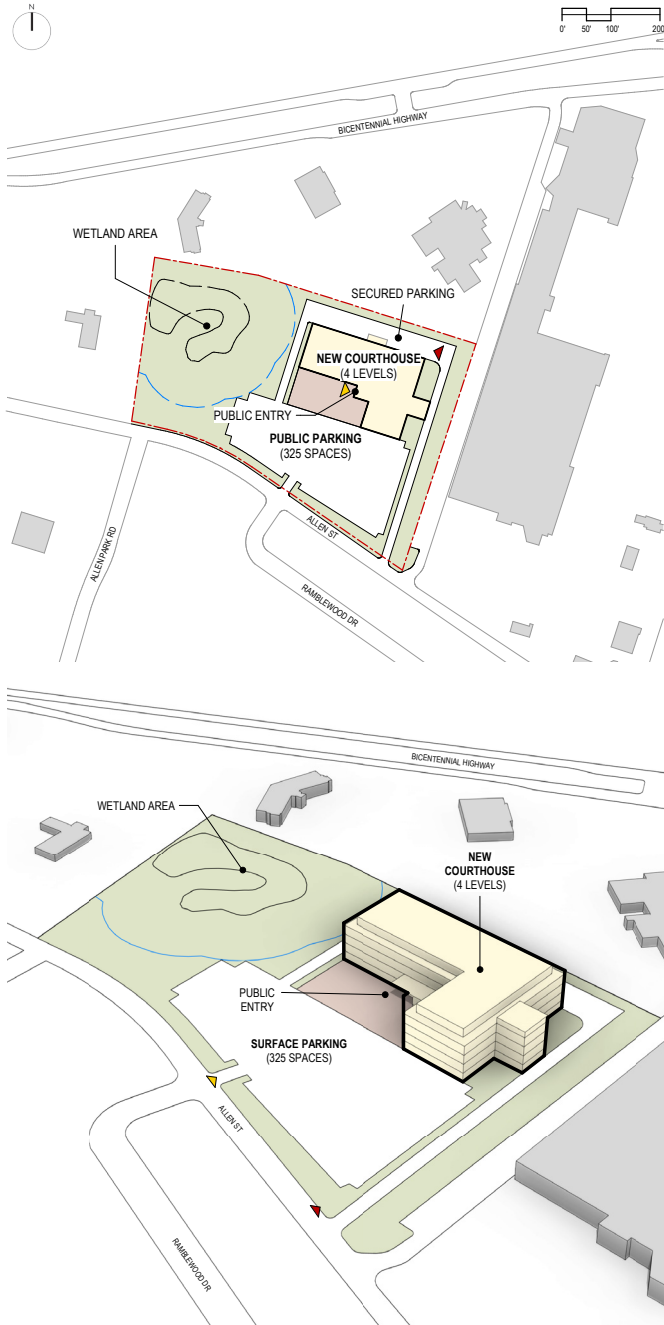
Approximately \$5 million is needed in hazardous materials remediation; Property is currently under contract and may not be available.

### 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

	<b>Site 1 50 State Street Program Option 1</b>	<b>Site 1 50 State Street Program Option 2</b>	<b>Site 2 125 Liberty Street</b>	<b>Site 3 255 Liberty Street</b>	<b>Site 10 70 Maple Street</b>	<b>Site 5 1400-1414 State Street</b>	<b>Site 8 Allen Street &amp; Cooley Street</b>
<b>Acquisition Cost*</b>	\$0	\$0	\$2,800,000	\$900,000	\$2,300,000	\$1,500,000	\$1,900,000 **
<b>ECC</b>	\$321,407,986	\$404,639,253	\$319,238,573	\$318,153,823	\$319,238,573	\$332,797,401	\$323,035,045
<b>Total Project Cost</b>	\$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						
<b>Site Acquisition</b>	<u>Assume 2-3 years</u>																																	
Must be completed prior to study certification	--Can be done simultaneous to Study																																	
<b>Designer Selection</b>		4-6 mos																																
<b>Certifiable Study, Schematic Design</b>				<u>Approx 18 Months</u> - 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																														
<b>Design and Construction Documents</b>									<u>Approx 18 Months</u> - Designer contract negotiation - Prepare Design Development - Prepare Construction Documents - Plan Reviews and approvals																									
<b>Bidding</b>																																		
<b>Construction</b>																	<u>Timeframe TBD; anticipate 2.5 to 3 years</u>																	
Schedule is TBD, based on scope of work.																																		



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