



Project Proposal to the Asset Management Board

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

Public Hearings – January 2, 2025 & January 7, 2025



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Project Proposal: Springfield Regional Justice Center

- This ZOOM Webinar is being recorded and will be posted at:
<https://www.mass.gov/info-details/springfield-regional-justice-center-project-proposal>
- Participants are muted to ensure an audible presentation
- After the presentation, if you have a comment, please use the chat function or raise your virtual hand
- Please limit comments to 3 minutes
- The minutes of this hearing will be included in the FPP (*Final Project Proposal*)



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- 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

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- 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

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- 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

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- **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:
 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

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- **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:
 1. 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.
 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.

Project Timeline: Springfield Regional Justice Center

- Anticipated Milestones



- Proposers will be required to submit estimated timelines from Lease Execution to Project Completion with their proposal.

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- **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.

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- 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
- 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



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- 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.

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