



SALEM SUPERIOR COURT / COUNTY COMMISSIONERS BUILDING REDEVELOPMENT ANALYSIS

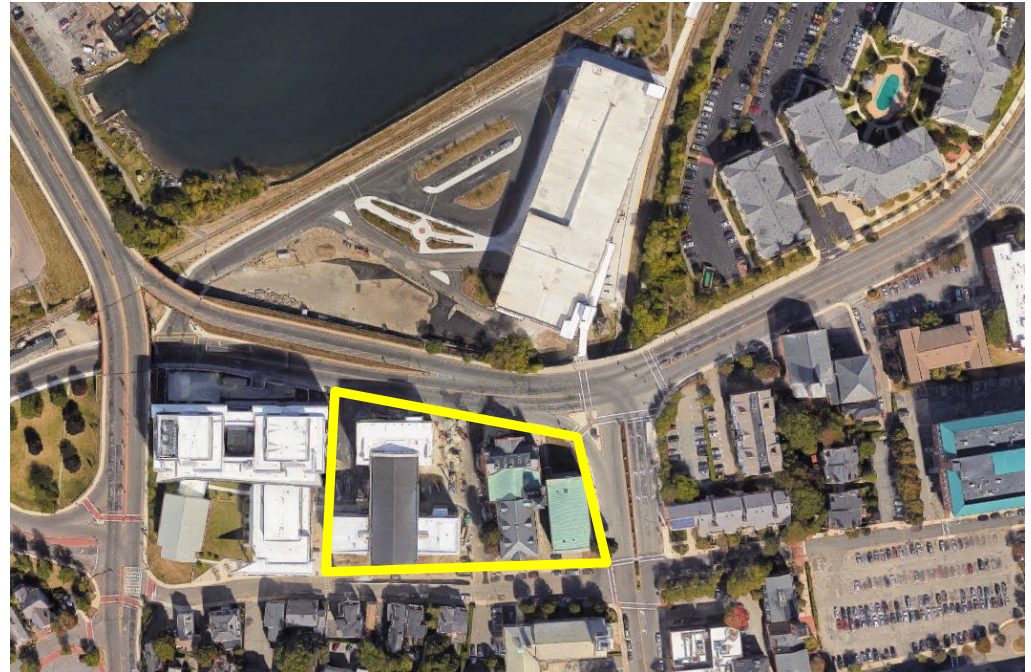
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Background on Buildings

- Salem Superior Court Building (SSCB)
 - Built between 1861-1891
 - 39,500 gross square feet
 - Italianate and Romanesque Revival styles
 - Architecturally significant interior spaces
- County Commissioners Building (CCB)
 - Built in 1841
 - 15,600 gross square feet
 - Greek Revival style
 - Few remaining interior spaces in original form
- Both buildings listed in the National Register
- Within Federal Street National Register Historic District

Importance to Salem's Downtown

- Signature gateway buildings
 - Architecturally significant
 - Preservation key community value
- Part of Salem's long history as judicial seat
- Located directly across the street from MBTA station and proximate to shops, restaurants, retail, cultural sites, and institutions



Superior Court – Historically Significant Spaces



Numerous Stakeholders

- Elected officials, Administration and Finance, DCAMM, Secretary of the Commonwealth, Registry of Deeds, Mass Historic, City of Salem, Salem Redevelopment Authority, Salem Partnership, Salem Historical Commission, Historic Salem, Inc., residents and abutters, development community
- Varied interests
- Shared commitment to preservation and reuse of the buildings

Summary of Studies to Date

- 2008** **Salem Superior Court / County Commissioners Building:
Reuse Feasibility Analysis** (*GLC Development*)
- 2012** **Salem Superior Courthouse & County Commissioners Building:
Feasibility of Real Estate Options** (*GLC Development*) –
update to 2008 study
- 2013** **Salem Superior Court & County Commissioners Building:
Existing Conditions Study** (*Perry Dean Rogers*)
- 2013** **Salem Superior Court / County Commissioner's Building:
Reuse Feasibility Analysis Update** (*GLC Development*) – update
to 2012 study
- 2015** **Salem Superior Court Re-Use for Southern Essex Registry of
Deeds Study** (*Goldman Reindorf Architects*)

Summary of Studies to Date

- Multiple reuse analyses (GLC/Stantec) examined potential reuse opportunities of for-sale residential, for-rent residential, office, institutional and mixed uses and included costs and possible fit-out scenarios
- Polling of state agencies (2009) – Salem State University sole respondent, but no funding / program
- 2014 - Legislation proposed to transfer property (with District Court building) to the Salem Redevelopment Authority – only District Court passes
- 2015 - Study looking at variations of locating the ROD in either or both of the buildings - included a cost estimate to renovate and restore the building for use by the Registry and shell space for an unidentified future tenant. Total project cost: \$50.62M.
- 2016 – Legislation is passed for disposition of the Superior Court / County Commissioners Building specifying Registry of Deeds in Superior Court spaces

Key Points of Legislation

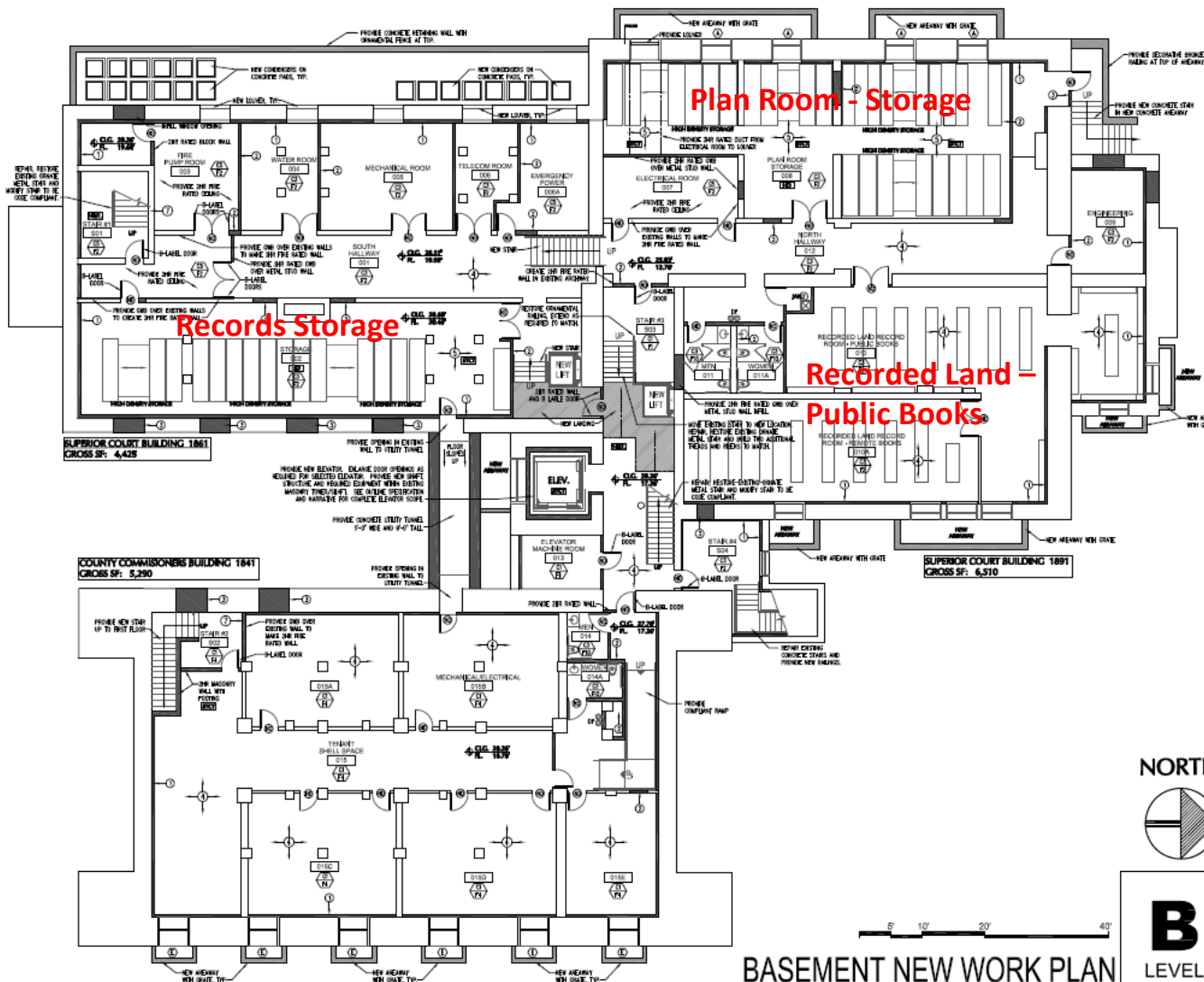
- SSCB and CCB to be conveyed to Salem Redevelopment Authority (SRA)
- Specific spaces to be used by Registry of Deeds (ROD) (18-20,000 SF)
- ROD “condo” to be owned by the Commonwealth
- Commonwealth to pay amount commensurate with the cost of constructing or leasing the space
 - Amount determined annually “at the discretion of the Secretary of the Commonwealth.”

Registry of Deeds Program Needs

- Space Requirements from Legislation
 - “The condominium estate or other real estate holding interest, determined satisfactory by the secretary of the commonwealth, shall consist of the superior courthouse library, the 3 court rooms and the clerk's office comprised of approximately 18,000 to 20,000 square feet of space for the Essex south registry of deeds...”

Current Lease (net usable sf)	Program Need* (net usable sf)	Estimated Program Layout in SSCB (net usable sf)	Program Layout in SSCB (gross sf)	Actual Space Allocation (gross sf)
39,093 sf	17,769 sf	20,332 sf	34,000 sf	39,500 sf

**2015 Goldman Reindorf Study*



- NEW WORK KEY NOTES:**
1. FURR OUT AND INSULATE AT EXISTING EXTERIOR WALL.
 2. PROVIDE NEW GWS OVER METAL STUD WALL.
 3. PROVIDE NEW EXTERIOR WALL INFILL TO MATCH EXISTING.
 4. PROVIDE NEW CONCRETE SLAB THROUGHOUT BASEMENT.
 5. REINFORCE SLAB FOR HIGH DENSITY STORAGE.
 6. EXISTING MILLWORK TO REMAIN, REPAIR, REFRESH AND RESTORE.
 7. REBUILD STAIR ENCLOSURE AS REQUIRED FOR 2HR FIRE RATING.

FINISH KEY

- CEILING FINISH**
- FLOOR FINISH**
- WALL FINISH**
- SEE OUTLINE SPEC NOTES FOR ALL ROOMS WITH**
- SEE OUTLINE SPEC NOTES FOR ALL ROOMS WITH**

WINDOW KEY

1. NEW REPAIR WINDOW TO MATCH EXISTING
2. NEW WINDOW WINDOW TO MATCH EXISTING TO BE ON THE FIVE (5) SLABED ASSEMBLY
3. NEW WINDOW WINDOW
4. NEW WINDOW WINDOW IN NEW OPENING WINDOW TO BE ON THE FIVE (5) SLABED ASSEMBLY
5. NEW WINDOW WINDOW WINDOW TO MATCH EXISTING

SYMBOLS

- LOOSE FURNITURE**
- BUILT-IN FURNITURE AND MILLWORK**
- NEW DOOR AND NEW HARDWARE**
- SEE OUTLINE SPEC NOTES**
- NEW DRINKING FOUNTAIN**
- REQUIRES STRUCTURAL REINFORCEMENT**
- CEILING HEIGHT ABOVE SEA LEVEL**
- FLOOR ELEVATION ABOVE SEA LEVEL**
- HISTORICALLY SIGNIFICANT SPACE**
- NEW HIGH DENSITY STORAGE**
- HISTORICAL FIRE PLACE**
- EXISTING WALL TO REMAIN**
- NEW WALL**

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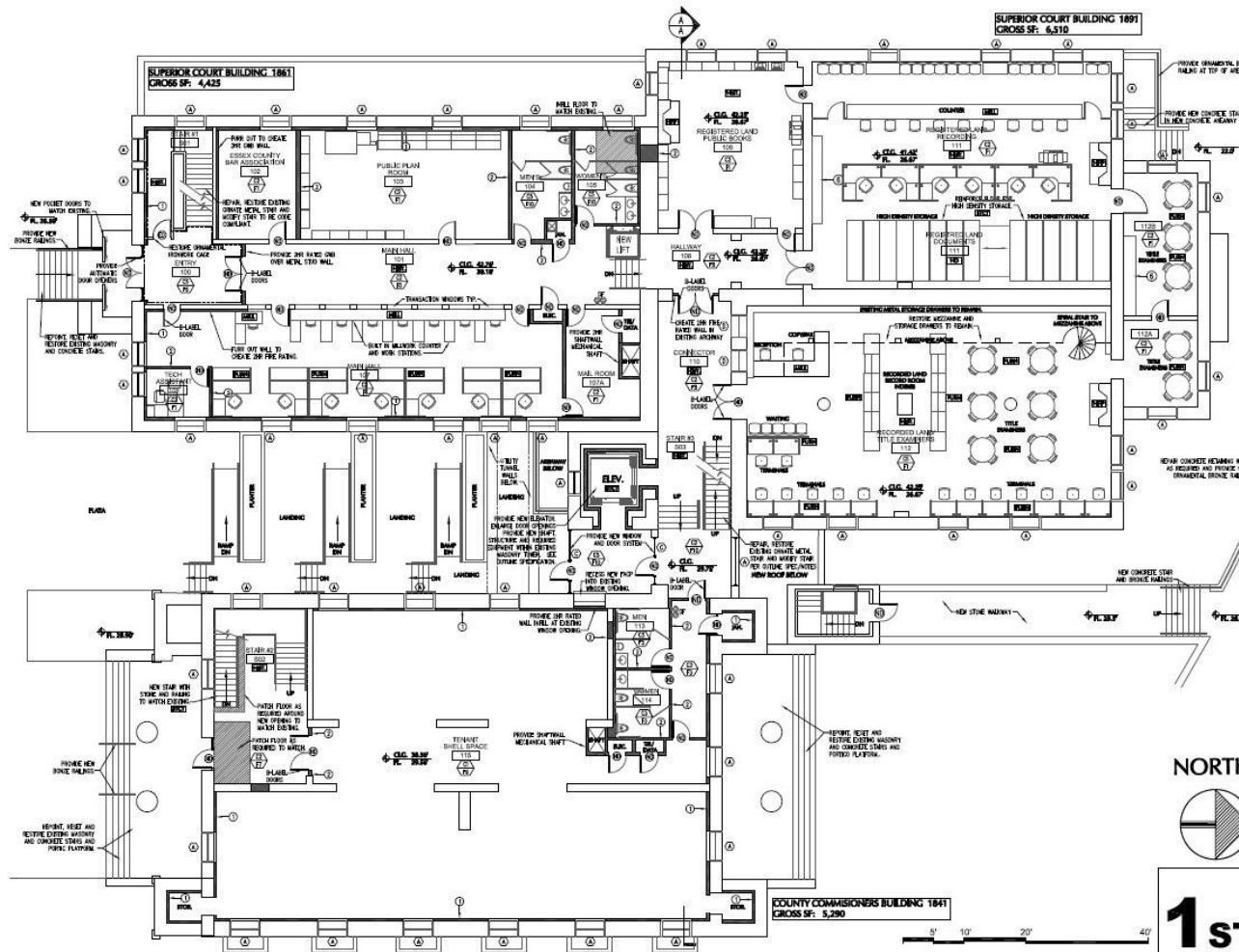
BASEMENT PLAN

DRAWING: NEW WORK PLAN

PROJECT: SALEM DISTRICT COURT RE-USE FOR SOUTHERN ESSEX REGISTRY OF DEEDS MA STATE PROJECT # 0801 HS1

DATE: JULY 2, 2015

SCALE: 1/8" = 1'-0"



FIRST FLOOR NEW WORK PLAN
SCALE: 1/8" = 1'-0"

NEW WORK KEY NOTES:

1. FLOOR OUT AND INSULATE AT EXISTING EXTERIOR WALL.
2. PROVIDE NEW GWS OVER METAL STUD WALL.
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4. PROVIDE NEW CONCRETE SLAB THROUGHOUT BASEMENT.
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6. EXISTING MILLWORK TO REMAIN, REPAIR, RETINISH AND RESTORE.
7. REPAIR STAIR ENCLOSURE AS REQUIRED FOR 2HR FIRE RATING.

FINISH KEY

SEE (SHEAF) SPES NOTES FOR ALL FINISH WORK.

<p>CEILING FINISH</p> <p>1 - EXISTING CEILING</p> <p>2 - NEW CEILING</p> <p>3 - NEW CEILING</p> <p>4 - NEW CEILING</p> <p>5 - NEW CEILING</p> <p>6 - NEW CEILING</p> <p>7 - NEW CEILING</p> <p>8 - NEW CEILING</p> <p>9 - NEW CEILING</p> <p>10 - NEW CEILING</p> <p>11 - NEW CEILING</p> <p>12 - NEW CEILING</p> <p>13 - NEW CEILING</p> <p>14 - NEW CEILING</p> <p>15 - NEW CEILING</p> <p>16 - NEW CEILING</p> <p>17 - NEW CEILING</p> <p>18 - NEW CEILING</p> <p>19 - NEW CEILING</p> <p>20 - NEW CEILING</p> <p>21 - NEW CEILING</p> <p>22 - NEW CEILING</p> <p>23 - NEW CEILING</p> <p>24 - NEW CEILING</p> <p>25 - NEW CEILING</p> <p>26 - NEW CEILING</p> <p>27 - NEW CEILING</p> <p>28 - NEW CEILING</p> <p>29 - NEW CEILING</p> <p>30 - NEW CEILING</p> <p>31 - NEW CEILING</p> <p>32 - NEW CEILING</p> <p>33 - NEW CEILING</p> <p>34 - NEW CEILING</p> <p>35 - NEW CEILING</p> <p>36 - NEW CEILING</p> <p>37 - NEW CEILING</p> <p>38 - NEW CEILING</p> <p>39 - NEW CEILING</p> <p>40 - NEW CEILING</p> <p>41 - NEW CEILING</p> <p>42 - 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WINDOW KEY

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PROJECT:

SALEM DISTRICT COURT RE-USE
FOR SOUTHERN ESSEX REGISTRY OF DEEDS
MA STATE PROJECT # 6801 HS1

DRAWING:

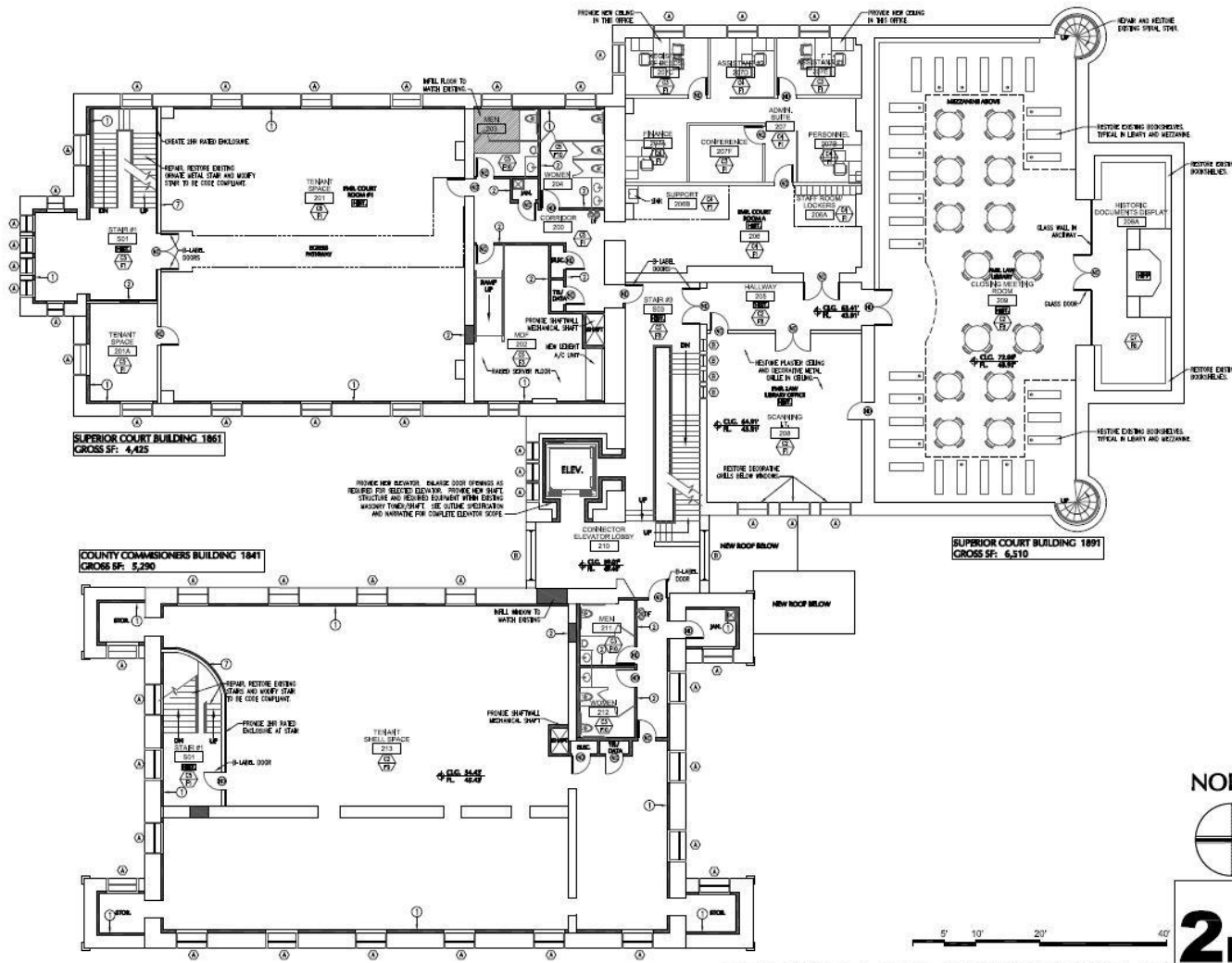
NEW WORK PLAN

FIRST FLOOR PLAN

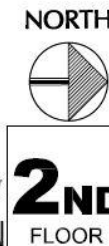
DATE: JULY 2, 2015

SCALE: 1/8" = 1'-0"

GOLDMAN REINHOLD ARCHITECTS INC.
427 Watertown Street, Suite 102
Newton, MA 02458
Tel: (617) 467-3119 Fax: (617) 467-3124



SECOND FLOOR NEW WORK PLAN
SCALE: $\frac{1}{8}" = 1'-0"$



NEW WORK KEY NOTES:

- ① FURF OUT AND INSULATE AT EXISTING EXTERIOR WALL
- ② PROVIDE NEW GWS OVER METAL STUD WALL
- ③ PROVIDE NEW EXTERIOR WALL INFILL TO MATCH EXISTING
- ④ PROVIDE NEW CONCRETE SLAB THROUGHOUT BASEMENT
- ⑤ REINFORCE SLAB FOR HIGH DENSITY STORAGE
- ⑥ EXISTING MILLWORK TO REMAIN, REPAIR, RETINISH AND RESTORE
- ⑦ REBUILD STAIR ENCLOSURE AS REQUIRED FOR 2HR FIRE RATING

FINISH KEY

CEILING FINISH	FLOOR FINISH	SEE OUTLINE SPEC NOTES FOR ALL FLOOR FINISH
1 - PAINT EXISTING GYPSUM ANCHOR CEILING	1 - NEW WOOD FLOOR	
2 - EXISTING PLASTER CEILING	2 - NEW SHED WOOD FLOOR	
3 - NEW GYPSUM	3 - NEW GYPSUM	
4 - EXISTING RETINISH EXISTING CEILING	4 - NEW CONCRETE FLOOR	
5 - NEW TYPING ROOM	5 - NEW RETINISH FLOOR TO MATCH EXIST	
6 - EXISTING CEILING WOOD OVERHEAD CEILING	6 - EXISTING CEILING WOOD, TIE ALUMIN	
	7 - EXISTING EXISTING WEE FLOOR	
	8 - EXISTING EXISTING WOOD FLOOR	
	9 - NEW EXISTING CONCRETE FLOOR	
	10 - NEW FLOORING TILE	
	11 - CARPET TILE	
	12 - EXISTING EXISTING WOOD FLOOR	

WINDOW KEY

- ① NEW RECEPTION WINDOW TO MATCH EXISTING
- ② NEW INTERIOR WINDOW TO MATCH EXISTING TO BE 2HR FIRE RATED GLAZED ASSEMBLY
- ③ NEW STOREFRONT WINDOW
- ④ NEW INTERIOR WINDOW IN NEW OPENING WINDOW TO BE SHI FIVE RATED GLAZED ASSEMBLY
- ⑤ NEW EXTERIOR RECEPTION WINDOW TO MATCH EXISTING

SYMBOLS

	LOOSE FURNITURE
	BUILT-IN FURNITURE AND MILLWORK
	NEW DOOR AND NEW HARDWARE SEE OUTLINE SPEC NOTES
	NEW DRINKING FOUNTAIN
	REQUIRES STRUCTURAL REINFORCEMENT
	CEILING HEIGHT ABOVE SEA LEVEL FLOOR ELEVATION ABOVE SEA LEVEL
	HISTORICALLY SIGNIFICANT SPACE
	HISTORICAL FIRE PLACE
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW HIGH DENSITY STORAGE

Goldman Reinhardt Architects Inc.
427 Watertown Street, Suite 102
Newton, MA 02458
Tel: (617) 467-3119 Fax: (617) 467-3124



SECOND FLOOR PLAN

DATE: JULY 2, 2015 SCALE: $\frac{1}{8}" = 1'-0"$

PROJECT:
SALEM DISTRICT COURT RE-USE
FOR SOUTHERN ESSEX REGISTRY OF DEEDS
MA STATE PROJECT # 0801 HS1

Stantec Analysis – Summary of Findings

ROD in SSCB / private office use in CCB: **Not Feasible**

- current market rents (\$16/sf) insufficient to cover CCB TDC

ROD Use in SSCB / market-rate residential in CCB: **Not Feasible**

- 5,500 sf non-marketable remaining office space in SSCB.

Residential Use in both CCB and SSCB: **Feasible with Open Shop**

- HDIP may allow developer to build some affordable units toward 10% City goal

Key Assumptions

- State historic tax credits for SSCB and CCB
- Federal historic tax credits for CCB only
- Housing Development Incentive Program tax credits for market rate housing – reviewed at three levels
- Commonwealth lease & acquisition space
 - Leased during tax credit period (5 years)
 - Sale in Year 6

Commonwealth Costs

Commonwealth Annual Rent and Operating Costs

COM Share of Debt Service/Annum	\$1,271,000
7% Return on Developer's Equity for COM	\$85,000
<u>Operating Expenses est. \$10/sf</u>	<u>\$363,000</u>
TOTAL ANNUAL EXPENSES	\$1,719,000

Commonwealth Acquisition Costs

Sale Proceeds - Bal. of mortgage	\$19,057,000
Equity Repayment	\$1,208,000
Return on Equity @ 10%	\$121,000
<u>Tax Credits Return</u>	<u>\$217,000</u>
TOTAL PURCHASE PRICE to COM	\$20,603,000

Commonwealth Costs (impact of having FHTCs)

	Current Lease	Program Need*	Program Layout in SSCB—No Fed HTCs	Program Layout in SSCB—Full Fed HTCs
Annual Rent & OpEx	\$643,079		\$1,719,000 (for five years)	\$1,421,000 (for five years)
Net Square Footage	39,093 sf	17,769 sf	23,621 sf**	23,621 sf**
Rent & OpEx/sf	\$16.45/sf		\$47/sf	\$43/sf
	All expenses included		All expenses included	All expenses included
			<ul style="list-style-type: none"> • \$20,603,00 purchase in year 6 • \$145,360 ongoing operating expenses 	<ul style="list-style-type: none"> • \$16,870,000 purchase in year 6 • \$145,360 ongoing operating expenses

**2015 Goldman Reindorf Study*

***Net SF for Full SSCB (39,500 gsf)*

Impact of HDIP on Feasibility

	Full HDIP	\$1M HDIP	No HDIP
ROD and Office	n/a	n/a	Not feasible
ROD and Residential	Not feasible	Not feasible	Not feasible
All Residential	Not feasible	Not feasible	Not feasible
All Residential Open Shop	Feasible	Feasible	Not feasible*

	Full HDIP	\$1M HDIP	No HDIP
ROD and Office	n/a	n/a	0.67% ROE
ROD and Residential	10.07% ROE	7.29% ROE	3.47% ROE
All Residential	-7.35% ROE	-11.11% ROE	-14.87% ROE
All Residential Open Shop	18.42% ROE	13.54% ROE	8.66% ROE*

**Construction costs would have to be reduced by 5%, or rental rates would have to be \$3/sf for this to become feasible*

Discussion

- Status with state partners
- Resources – Commonwealth's contribution to ROD build-out scenario
- Process
- Timing