



DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE



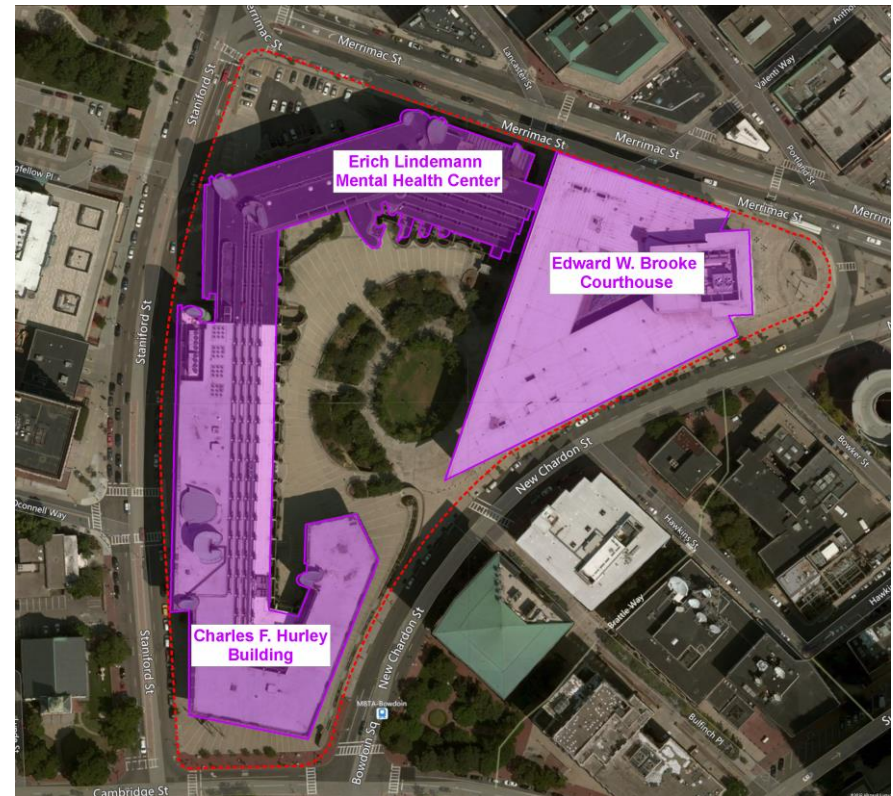
Overview of Hurley Building Redevelopment Proposal

October 30, 2019



Building Facts and Figures

- Building site: ~3.25 acres.
- 327,000 Gross SF (241,000 Useable).
- Opened in 1971.
- Bounded by Cambridge, New Chardon, and Staniford Streets.
- Approximately 675 occupants.
- 2-level garage shared with Lindemann Building, holding approx. 200 spaces.
- **Exec Office of Labor & Workforce Development is primary occupant. Also onsite:**
 - Human Resources.
 - Group Insurance Commission.
 - Health Information Exchange.
 - Commission on Status of Women.
 - Exec Office of Technology Services and Security.



Hurley Building at a Crossroads

- **Building is 45+ years old.**
 - Estimated \$200m cost to renovate / modernize.
 - Renovation would not address main problems.
 - Building layout is inefficient and expensive to maintain.
 - Opportunities to improve usage through expansions / renovation are limited.
 - Top floor lacks windows on three sides
- **Building is challenging not just for users, but for others who pass by or interact with the site.**
 - Superblock is difficult to navigate through and around.
 - The ground level of the building, including surrounding plazas, is not well activated and is inhospitable to users and passers-by.
 - The site is underbuilt for its downtown location.



Redevelopment Proposal

1. Ground-lease entire Hurley Building site to redevelopment partner, who will lead planning, financing, and construction.
 - **Similar to approach used to renovate Saltonstall building 20 years ago.**
2. Redevelopment partner will build office space for both private use and state use.
 - **Commonwealth will consider both qualitative and quantitative information from potential partners, in order to maximize value for the Commonwealth.**
3. State to control office space for its own use over long term.
 - **This is the most cost-effective way to meet the state's downtown office needs while improving the site for all users and the City of Boston generally.**
4. Partnership will be competitively procured through a request for proposals (RFP), request for qualifications (RFQ), or similar process.

Expected Benefits

- New, modern office space for state employees for same or less cost than comparable space elsewhere.
- Long-term cost stability for both capital and operating budgets.
- Improved public realm across 8-acre block. Increased site utilization and activation.
- Economic benefits from large-scale development (jobs, tax revenue, etc.).



Plans for Current Building Occupants

- DCAMM will work with all occupants and relevant union leadership to find temporary and permanent relocation space that suits agency operational needs in a cost-effective way.
- Current plans entail the majority of EOLWD employees who currently work at the Hurley Building returning to the redeveloped site.
- No state employees will lose their jobs as a result of this redevelopment.
- Employees will remain in or near Boston, in transit-accessible locations.



US Department of Labor



- The US Department of Labor funded the initial construction and site acquisition of the Hurley Building, and still has a significant amount of equity in the site.
- As required by federal rules, the Commonwealth is working with USDOL to ensure that federal equity is used to further the work of the Commonwealth's Labor and Workforce Development agencies.

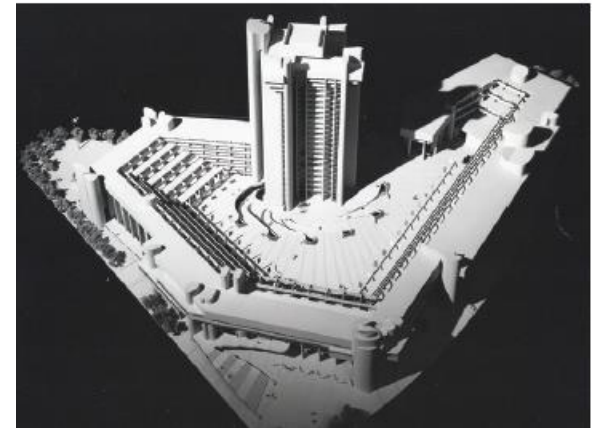
What Will Be Developed There?

- The redevelopment partner that the state chooses will be responsible for planning, financing, and permitting the redevelopment.
- This process will be subject to Large Development Review by the Boston Planning and Development Agency under Article 80, and to review by MEPA.
- The site is zoned for more intensive use than is currently realized.
 - Allowable Floor Area Ratio (FAR) is 8-10 (currently ~2.0).
 - Generally, height is limited to 125' towards the street edges, and up to 400' on the interior.
- Planned Development Areas (PDAs) are allowed on a portion of the site. The redevelopment partner may use the PDA process in order to allow the site to be more thoughtfully planned.



Historic Preservation Approach

- **DCAMM's approach to redevelopment will acknowledge the architecturally significant elements of the Hurley-Lindemann site, while addressing its flaws.**
 - The Government Services Center complex was planned by prominent architect Paul Rudolph.
 - The complex was meant to include three buildings, but only two of the original buildings were built (Brooke courthouse was added later).
 - The Lindemann Mental Health Center was also designed by Rudolph, and is more architecturally significant than the Hurley building.
- **DCAMM is required to file a Project Notification Form (PNF) with the Massachusetts Historical Commission (MHC). DCAMM will then work with MHC to develop a Memorandum of Agreement (MOA) regarding future development at the site.**



Timeline

- **Fall/winter 2019: Due diligence, stakeholder outreach.**
 - Meet with neighborhood groups.
 - Relocation planning for current Hurley occupants.
 - File Project Notification Form with MHC, begin consultation.
 - Seek authorization from Asset Management Board to bring on redevelopment partner.
- **Summer 2020: DCAMM to begin formal process of identifying a redevelopment partner. Fastest possible timeline after that point:**
 - 12+ months to designate a redevelopment partner (mid- 2021).
 - 18+ months for partner to permit/finance (late 2022).
 - 24+ months for partner to construct (early 2025).
- **Late 2022: earliest possible date for building decommissioning.**
- **2025: earliest possible date for state occupancy of redeveloped site.**

2019	2020					2021					2022					2023					2024					2025				
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						
Due diligence, stakeholder outreach																														
		Identify redevelopment Partner																												
			Permitting, financing																											
													Construction																	
																					Move-in									

For More Information

<https://www.mass.gov/news/charles-f-hurley-building-redevelopment>

(Available on or after 10/30/19)