THIS OFFICIAL FORM MAY NOT BE ALTERED. ANY CHANGES OR ALTERATIONS MADE TO THIS FORM MAY RESULT IN DISQUALIFICATION OF THE PROPOSAL.

LEASE PROPOSAL

User Agency: Massachusetts Trial Court (TRC) **Project No: 202410900**

To: **Peter Woodford, Office of Leasing and State Office Planning**
Division of Capital Asset Management and Maintenance
One Ashburton Place
15th Floor, Room 1500
Boston, Massachusetts 02108



Proposal #6

The undersigned has read the Request for Proposals (RFP), including the Commonwealth of Massachusetts Office Lease (the Lease), attachments, and the specifications, in § B - General Specifications, all of which was provided with the download of the RFP in COMMBUYS. The undersigned acknowledges that the proposed property must comply with all RFP specifications before occupancy by the User Agency unless unambiguously stated otherwise in this Proposal, the undersigned is an eligible proposer as defined in the RFP and there are no known obstacles to prevent the owner from executing a lease or that could invalidate such lease. The undersigned confirms that the owner of the proposed property will 1) enter into a lease substantially in the form of the Lease, 2) provide a statement under oath listing the names and addresses of all persons having a direct or indirect beneficial interest in the property, as required by G. L. chapter 7C, § 38, 3) provide a certification that all state taxes and employment-security contributions have been paid by the owner in accordance with G. L. chapter 62C, § 49A and chapter 151A, § 19A (b), and 4) execute under oath a Certificate of Compliance with Executive Order No. 481. The official forms for items 2), 3), and 4) immediately follow the Lease that is referenced in item 1). The undersigned acknowledges that DCAMM may reject all proposals or waive portions of the RFP for all proposals if DCAMM deems such rejection, waiver, or both to be in the Commonwealth's best interest. The undersigned proposes to lease property to the Commonwealth of Massachusetts as follows:

1. Proposal Summary

1.1 Location:

Street Address of Proposed Building: **130 & 120 Maple Street**
Floor Number: **New Construction - Four Floors**
City State Zip: **Springfield, MA 01103**
Confirm that the proposed Building is located within the search area defined in the RFP: ☒ Yes ☐ No

1.2 Usable Area

Proposed Usable Area: **Apx 290,000 USF** USF
Please note the Commonwealth has a specific method of calculating usable square feet, please refer to the Amount of Space section in the RFP for detail. Please confirm you have calculated USF per DCAMM methodology:
☒ Yes ☐ No

1.3 Commonwealth Lease and Term

Proposed Term of Lease: Forty (40) Years.
Confirm that the proposed landlord has reviewed the Lease and agrees to enter into a lease substantially in the form of the Lease attached to the RFP without material modifications: ☒ Yes ☐ No
Please attach a separate sheet identifying all proposed revisions in the form of a Lease Rider.

1.4 Proposer

Name of Proposer: **Iconic Real Estate Holdings LLC**
Contact: **Jeremie Lederer** Office Phone: **516-485-1615**
Company Name: **Iconic Real Estate Holdings LLC** Cell Phone: **305-527-7090**
Address:
City State Zip: Email: **jlederer@iconiccap.com**

Proposer is submitting this proposal as (see RFP Section 3 for definition of "Eligible Proposer"):
☐ Record Owner ☐ Broker or Agent ☒ Prospective Purchaser ☐ Tenant whose lease permits subleasing

Proposer represents and warrants that 1) the information and statements in this Proposal are complete and accurate to the best of the Proposer's ability to make them so, and 2) the Proposer has not communicated with any representative of the Commonwealth of Massachusetts regarding preparation of this Proposal other than the DCAMM Project Manager.

Proposer's Signature: _____ **Date:** 10/13/25

1.5 Proposed Landlord

Name: **TRC Iconic LLC**
Name of Principal(s): **Jeremie Lederer** Office
Phone: **516-485-1615**
Address: **566 Madison Ave** Cell Phone: **305-527-7090**
City State Zip: **West Hempstead, NY 11552** Email: jlederer@iconiccap.com

MA corporation: MA LLC: X Other MA entity:
Entity organized in another state (specify state and type of entity):

2. Cost

Include all cost and rent information for the proposal on this page.

DCAMM encourages submission of gross, flat-rent proposals that include the cost of all Landlord's Improvements and all Landlord's Services.

2.1 Total Annual Rent

Please complete the table below by filling in the components of the proposed Total Annual Rent for each year of the lease term. The far-left column identifies components of Annual Rent. Enter total dollars per year in the applicable rows; DCAMM will confirm the usable area of the proposed premises (Premises) and will calculate the proposed rental rate per usable square foot.

If you are proposing a gross lease, there should only be costs listed in the "Base Amount for Rent" row. If you are not proposing a gross lease and a cost is excluded from the proposed Total Annual Rent, please provide the estimated dollar amounts in the appropriate boxes in that row. Identify in the Questions section below how excluded costs are to be paid. Confirm that amounts are entered in the appropriate box so that the Total Annual Rent for each year equals the sum of the amounts entered. Confirm that the Annual Rent is expressed in total dollars and NOT as a rental rate per square foot.

Complete the questions below. Use the "Comments" section to provide information about any costs that may require explanation.

Annual Rent (Total $/yr)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Base Amount for Rent:	**$34,000,000**	**$34,680,000**	**$35,373,600**	**$36,081,072**	**$36,802,693**
Estimate for Lights and Plugs:	**Triple Net**				
Estimate for HVAC:	**Triple Net**				
Estimate for Reserved Parking:	**Free**				
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$34,000,000**	**$34,680,000**	**$35,373,600**	**$36,081,072**	**$36,802,693**

Annual Rent ($/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	**$37,538,747**	**$38,289,522**	**$39,055,313**	**$39,836,419**	**$40,633,147**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$37,538,747**	**$38,289,522**	**$39,055,313**	**$39,836,419**	**$40,633,147**

Years 11 through 40 on the following pages.

Annual Rent ($/yr)	Year 11	Year 12	Year 13	Year 14	Year 15
Base Amount for Rent:	**$41,445,810**	**$42,274,726**	**$43,120,221**	**$43,982,625**	**$44,862,278**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$41,445,810**	**$42,274,726**	**$43,120,221**	**$43,982,625**	**$44,862,278**

Annual Rent ($/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	**$45,759,524**	**$46,674,714**	**$47,608,208**	**$48,560,372**	**$49,531,580**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$45,759,524**	**$46,674,714**	**$47,608,208**	**$48,560,372**	**$49,531,580**

Annual Rent ($/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	**$50,522,211**	**$51,532,656**	**$52,563,309**	**$53,614,575**	**$54,686,866**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$50,522,211**	**$51,532,656**	**$52,563,309**	**$53,614,575**	**$54,686,866**

Years 26 through 40 on the following page.

Annual Rent ($/yr)	Year 26	Year 27	Year 28	Year 29	Year 30
Base Amount for Rent:	**$55,780,604**	**$56,896,216**	**$58,034,140**	**$59,194,823**	**$60,378,719**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$55,780,604**	**$56,896,216**	**$58,034,140**	**$59,194,823**	**$60,378,719**

Annual Rent ($/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	**$61,586,294**	**$62,818,020**	**$64,074,380**	**$65,355,868**	**$66,662,985**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$61,586,294**	**$62,818,020**	**$64,074,380**	**$65,355,868**	**$66,662,985**

Annual Rent ($/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	**$67,996,245**	**$69,356,170**	**$70,743,293**	**$72,158,159**	**$73,601,322**
Estimate for Lights and Plugs:					
Estimate for HVAC:					
Estimate for Reserved Parking:					
Estimate for Other:					
Estimate for Other:					
Estimate for Other:					
Total Annual Rent:	**$67,996,245**	**$69,356,170**	**$70,743,293**	**$72,158,159**	**$73,601,322**

2.2 Landlord's Improvements

Please provide the total estimated cost of Landlord's Improvements included in the Total Annual Rent: $ 350**,000,000**

As a supporting document to the above listed total estimated cost of Landlord's Improvements, please attach a full construction budget, inclusive of hard and soft costs. **Enclosed**

Does the Total Annual Rent include the cost of all work necessary to comply precisely with Landlord's Improvements in § B-2, § B-3 and § B-4 of the RFP? If No, please explain. **Yes**

2.3 Landlord's Services

Does the Total Annual Rent include the cost of all services to comply precisely with the Landlord's Services in § B-1 of the RFP? If No, please identify the excluded services and provide a cost estimate to obtain these services through the Landlord or a third party. **No, this will be a triple net lease. All expenses, including real estate taxes, insurance and operating expenses will be billed back to Tenant (see Statement of Additional Rent Exhibit). A Capital reserve account will be funded annualy as Additional Rent by TRC. See attached Capital Reserve Exhibit.**

2.4 Comments

Please provide any insight about your proposed premises that you believe DCAMM should consider related to cost reductions for the Improvements, Landlord Services, property taxes or Annual Rent. **We believe it is possible to create a leasehold structure whereby tenant could potentially be exempt from paying property taxes. To be discussed further.**

3. Commonwealth Policy Objectives

Refer to RFP § 7 when responding to the questions below.

3.1 Historic Properties

Is the proposed space in a Building listed on the National Register of Historic Places as provided by 16 USC § 470a (l974)? ☐ Yes ☒ No

Is the proposed space in a Building certified as an historic landmark as provided by G. L. c. 9, § § 26 through 27C? ☐ Yes ☒ No

Is the proposed space in a Building designated as an historic landmark by the local historic commission? ☐ Yes ☒ No

If you answered Yes to one or more of these questions, attach evidence of historic building status.

3.2 Sustainability: Leading by Example, Decarbonizing and Minimizing Environmental Impacts (Executive Order 594)

Please identify by selecting the boxes below how your proposal currently complies with or is planned to comply with Executive Order 594 (Refer to RFP § 7.3)

	CURRENT		PLANNED	
Energy Star Building:	☐ Y	☐ N	☒ Y	☐ N
Energy conservation and efficiency:	☐ Y	☐ N	☒ Y	☐ N
Clean energy practices:	☐ Y	☐ N	☒ Y	☐ N
Energy procurement:	☐ Y	☐ N	☒ Y	☐ N
LEED Certified Building:	☐ Y	☐ N	☒ Y	☐ N
Water conservation:	☐ Y	☐ N	☒ Y	☐ N
Waste reduction and recycling:	☐ Y	☐ N	☒ Y	☐ N
Environmentally preferable procurement:	☐ Y	☐ N	☒ Y	☐ N
Toxics-use reduction:	☐ Y	☐ N	☒ Y	☐ N
Sustainable transportation:	☐ Y	☐ N	☒ Y	☐ N
Electrical vehicle charging stations on site:	☐ Y	☐ N	☒ Y	☐ N
Other:	☐ Y	☐ N	☐ Y	☐ N

Identify all other practices to reduce environmental impact, and comment on current and planned practices identified above: **solar panels will be installed on the roof**

3.3 South Coast Rail Economic Development and Land Use Corridor Plan

Is the Building within the area of South Coast Rail Economic Development and Land Use Corridor Plan? ☐ Yes ☒ No

If you answered Yes, explain how the proposal is consistent with implementation of the recommendations of the Corridor Plan.

3.4 Gateway Cities

Is the Building within a Gateway City? *(Gateway Cities are as follows: Attleboro, Barnstable, Brockton, Chelsea, Chicopee, Everett, Fall River, Fitchburg, Haverhill, Holyoke, Lawrence, Leominster, Lowell, Lynn, Malden, Methuen, New Bedford, Peabody, Pittsfield, Quincy, Revere, Salem, Springfield, Taunton, Westfield, and Worcester.)* ☒ Yes ☐ No

If you answered yes, is the Building located within the downtown area? ☒ Yes ☐ No

If you answered yes, please provide any information on promotion of private investment in construction or substantial rehabilitation of a commercial and/or multi-family residential development?
This will be a ground up development

3.5 Inclusive Design

Please provide any information on the proposed Building and efforts to meet the diverse and changing needs of users across age, gender, ability, language, ethnicity, and economic circumstance, and any details on your facilitate that are usable by the widest range of situations without the need for special or separate design

The proposed courthouse has been designed around the principle of universal accessibility and inclusive design, ensuring that all members of the public — regardless of age, gender, ability, language, ethnicity, or economic circumstance — can navigate, understand, and use the facility with dignity and independence. See enclosed detailed description.

3.6 Environmental Justice Population Area

Is the Building within an Environmental Justice Population Area? ☒ Yes ☐ No

(Environmental Justice Population Areas can be found on mass.gov)

4. Location

4.1 Parking: Please identify how your proposal accommodates parking as outlined in the RFP.

There will be a 700 car parking garage on site for the exclusive use of the Trial Court

Public Parking:

Identify the number of public parking spaces within one-quarter mile of the proposed Building: **5,000+** (MGM is less than 1/4 mile away)

Identify the number of accessible space(s) within one-quarter mile of the proposed Building: **Ample**

Reserved, Secured Parking: List the location and number of reserved parking spaces included in this proposal:

Address/Location	# Standard	# Accessible	Total #
700 via on-site parking for the exclusive use of the Trial Court			

Reserved Parking: List the location and number of drop-off spaces included in this proposal:

Address/Location	# Standard	# Accessible	Total #
700 via on-site parking			

Electric Vehicle Charging Stations: List the location and number of EV charging stations included in this proposal:

Address/Location	# EV Stations
Ample, per code	

Sallyport: Please provide details on your plan for meeting the sallyport requirements outlined in the RFP:

see attached site plan for location of sallyport

Other Parking: List the location and number of any additional parking spaced included in this proposal that are in addition to the above referenced parking types:

Address/Location	Total
# **700 via on-site parking**	

4.2 Access

List closest highway exits and major arterial roads and estimate their distance from the proposed Building:

I-91 Exit 5 is 1/2 mile away I-291 Exit 2B is 1 mile away

List public transportation serving the Building, identify nearby stops and stations and estimate their distance from the proposed Building:

There is a PVTA bus stop directly in front of the building. Stop Name: Maple/Union G5 Bus Route

Identify any existing or proposed shuttle serving the Building, noting its route, hours of service, and schedule:

N/A

Is the cost of this service included in the proposed rent? **N/A**

4.3 Neighborhood Characteristics

Identify all uses in the immediate vicinity of the proposed Building (within approximately 1/10 mile).

☒ Office ☒ Retail ☒ Residential ☒ Restaurant/Food
☐ R&D ☐ Warehouse ☐ Manufacturing ☐ Industrial
☐ Vacant Land ☐ Other (specify): _____

List amenities (banks, restaurants, shops, etc.) within a ¼ mile of the Building:
MGM is 1/4 mile away. Existing Courthouse is 1/3 mile away
Describe neighborhood characteristics relating to safety and security:

5. Building Conditions: Exterior Envelope, Systems and Common Areas

5.1 Flood Plain

Is the property located in a flood plain? ☐ Yes ☒ No
If you answered Yes, identify all conditions and limitations relating to the property and the proposed Premises, and attach the current FEMA flood plain map.

5.2 Barrier-Free Access

Confirm that the Building does or will comply with the requirements for access for individuals with disabilities.
☒ Yes ☐ No

Check **E** for those that are accessible now, and **P** for those that are not but will be made accessible prior to occupancy.

E	P		E	P		E	P	
☐	☒	Site	☐	☒	Building Entrance(s)	☐	☒	Common Area Restrooms
☐	☒	Parking	☐	☒	Common Area Hallways	☐	☒	Elevators
☐	☒	Proposed Premises						

5.3 Hazardous Substance (see § 5.6 of the Lease)

Owner has no knowledge of, and has not received any notice of, the current or past existence of any material, currently considered to be a Hazardous Substance, that is existing, deposited, or discharged on or from, or across, or migrating toward or across the Premises, the Building, or the land upon which the Building is located. ☐ Yes ☒ No
If you answered No, identify all conditions about which there is knowledge or notice. DCAMM may request a copy of all reports on such conditions.

Owner represents that each Hazardous Substance, whether presently known or subsequently discovered, has been or will be remediated (or in the case of encapsulated asbestos, have a management plan in place) in accordance with the provisions of § 5.6 of the Lease and all applicable laws and regulations before the Commonwealth takes occupancy of the proposed Premises and the Building. ☐ Yes ☒ No

5.4 Building Statistics

Building rentable sf:	**310,000 RSF +/-**	Building usable sf:	**290,000 USF +/-**
Year of initial construction:	**New Construction**	Original use:	
# of Floors Above Grade:	4	Below Grade:	Floor Load lb/sf:
# of Elevators:		Passenger:	Freight:

Existing Use of proposed Premises:
There are two existing buildings on site that will be torn down to build a brand new courthouse
Please describe all planned changes in Building use:

Describe all proposed improvements to Building envelope:

5.5 Building Envelope

Type of Construction: ☐ Brick ☐ Concrete ☐ Steel ☐ Wood ☐ Other (specify): New Construction

Type of Exterior Walls: ☐ Brick ☐ Concrete ☐ Steel ☐ Wood ☐ Other (specify): New Construction
Type and Age of Windows: Type: _____ Date Installed: _____ Operable: _____
Type of Roof: _____ Year of Installation: _____

Describe any proposed improvements to Building envelope:
New Construction

5.6 Life Safety Systems

Check **E** for those that exist and meet current code requirements, and **P** for those that do not exist but that will be provided as required by current codes prior to occupancy.

E	P		E	P		E	P	
☐	☒	Emergency Egress	☐	☒	Smoke Detectors	☐	☒	Audio and Visual Fire Alarm System
☐	☒	Sprinkler	☐	☒	Exit Signs	☐	☒	Fire Doors/Walls
☐	☒	Exit Route Diagrams	☐	☒	Emergency Lighting	☐	☒	Fire Extinguishers

Describe all proposed improvements to life safety systems:

5.7 Electrical System

Please provide a description of the electrical service and the watts per USF available to the proposed Premises.
New Construction
Is the electrical distribution for the proposed Premises separately metered? ☒ Yes ☐ No
Is there an existing energy management system for lighting? ☒ Yes ☐ No

Is there a back-up generator? ☒ Yes ☐ No
If yes, please describe the size, age, and any capacity for Tenant Premises beyond life safety.

5.8 Heating and Air Conditioning System

Please describe the HVAC system utilized for the Premises. **New Construction, to be designed**
Date and scope of latest improvements: **New Construction, to be designed**
Is there available capacity based on the information provided about the User Agency's use of the space:
Is the system serving the proposed Premises separately metered? ☐ Yes ☐ No
Is there an existing energy management system? ☐ Yes ☐ No
If you answered Yes, describe the system and age:

Are Preventative Maintenance Logs available during a site visit? ☐ Yes ☐ No
Describe all proposed improvements to Building systems:

If DCAMM'S Project Manager determines during a site visit that the proposed Premises is a viable proposal and an impartial review of the condition of the systems should be conducted due to age or concern from visual inspection, will Landlord conduct and pay for the review? ☒ Yes ☐ No

5.9 Building Common Areas

Identify the existing condition of the following common areas and describe all proposed improvements:
New Construction
Lobby/Entrance: **Per RFP**
Stairwells: **Per RFP**
Elevators: **Per RFP**
Hallways: **Per RFP**
Restrooms: **Per RFP**

5.10 Security

Please describe any and all security protocols used for the property and the parking areas (if applicable).

6. Proposed Premises Condition

6.1 Characteristics of the Proposed Premises:

Floor Number(s): **New Construction - 4 Floors** Contiguous block of space: ☒ Yes ☐ No
Column Spacing: feet o.c. by feet o.c.
Ceiling Height: **Per RFP** feet from the finished floor to underside of slab above
Per RFP feet from finished floor to finished ceiling
Window Area:
# of Means of Egress: **Per Code**
Describe the existing conditions:
N/A
Date and scope of latest improvements:
N/A
If available, attach plans in CAD for each floor included in the proposed Premises, as further described in § 10.

6.2 Availability of Space

Is the proposed space vacant? ☒ Yes ☐ No
Date when the space will be vacant and construction of Landlord's Improvements can commence:
Immediate
Identify existing tenants who currently occupy, or have the option to occupy, the proposed space, and the term of any rental agreement(s):
N/A

7. Landlord Information and Landlord Capacity

7.1 Landlord Information

Does Landlord entity have any employees? ☐ Yes ☒ No

7.2 Landlord's Management Services

Please provide details related to the property management company serving the Premises. Relevant details include number of square feet under management, years of experience managing similar properties, and years managing this property.
Professional Management company such as CBRE will be hired. www.cbre.com

7.3 Permitting, Design and Construction

Please provide any pertinent information related to permits or approvals necessary for improvements to the Building or Premises.
Site plan review will be required. The city will likely want to provide their imput on the design of the façade. There is an existing 4-story office building on site so we would be replacing it with a similar use and size.
Is the use sought in the RFP allowable under existing zoning? ☒Yes ☐No
If this is not an allowable use under the existing zoning, please describe the anticipated timeframe for zoning relief or special permit.

Names of firms and persons (e.g., architect and engineer) expected to prepare Working Drawings:
Stantec Architecture and Engineering P.C.
If known, name of company (e.g., general contractor) expected to complete Landlord's Improvements (if known): **Either BOND (www.bondbrothers.com) or CONSIGLI (www.consigli.com)**

7.4 Financing

Do you anticipate obtaining financing for the Landlord's Improvements?
In many circumstances the Commonwealth seeks an SNDA. If you believe this unlikely for this transaction, please provide the reason.
SNDA will be provided. See Enclosed Financing Letter

8. Capital Improvements and Capital Reserve

Please provide a Capital Improvement Schedule and a plan for maintaining a Capital Reserve Account. You may use the space provided below or attach to this Lease Proposal Form in your preferred format.

Capital Reserve Plan Narrative:
See Attached Capital Reserve Plan Narrative

Capital Improvement Schedule:

Item	Estimated Useful Life in Years (based on industry standards, actual planned product specifications or RFP requirements)	Estimated Replacement Lease Year	Additional information such as maintenance to be performed between replacements, how replacements will be handled, etc.
	See Attached Capital Reserve Plan Narrative		

9. Estimated Project Schedule

Please provide an estimated project schedule. You may use the space provided below or attach in your preferred format. Please at a minimum include the below listed milestones. SEE ENCLOSED PROJECT SCHEDULE

MILESTONE	NUMBER OF MONTHS FOLLOWING LANDLORD'S RECEIPT OF EXECUTED LEASE
Schematic Space Plan Submittal to Tenant	
Working Drawing Submittal to Tenant	
Submit Permit Applications	SEE ENCLOSED PROJECT SCHEDULE
Receive Permit	
Start Construction	
Construction Substantial Completion	
Architect and MEP Issue Certificates of Completion	
Certificate of Occupancy Issued by Building Department	
Completion Date	

10. References

10.1 DCAMM reserves the right to contact other parties who may be familiar with the Building and/or the landlord.

10.2 Rental Agreements with the Commonwealth of Massachusetts

List all rental agreements between the record owner, prospective purchaser, prospective tenant, or tenant, and their affiliates and the Commonwealth of Massachusetts which were in effect within the last five years.

Agency	Address	Phone
Hampden County Sheriff's Dept	**155 Mill Street, Springfield, MA**	
DCF - 157 Overland Rd, Waltham, MA		
DCF - 90 River Street, Mattapan, MA		
DCF - 1 Westinghouse Plaza, Hyde Park , MA		

11. Requested Documents

Please attach any documents you believe would be beneficial for the selection process. These could include a property brochure, pictures of the interior, description of existing furniture systems available as part of the proposal, etc. DCAMM and the User Agency prefer to evaluate proposals that include the following:

11.1 Verified floor plans to scale (1/8" = 1'0" or greater) in CAD for each floor included in the proposed Premises. These drawings should identify the following:

a) The proposed Premises;
b) All structural elements and limitations;
c) All entrances and exits;
d) All existing non-structural partitions, including demising walls;
e) All existing windows, with head and sill heights;
f) All existing restrooms, and mechanical, electrical, and telephone rooms;
g) All existing heating, ventilation, and air-conditioning equipment;
h) Calculation of usable area.

11.2 If the proposer is, or represents, a prospective Building purchaser, a copy of the executed purchase and sale agreement or other evidence of control of the property.

11.3 If the property is located in a flood plain, attach the current FEMA flood plain map and all other relevant documentation.

11.4 If the proposer is seeking financing, documentation that financing is not conditioned on material modifications to the Lease or identification of modifications sought.

11.5 If applicable, evidence that the Building is listed on the National Register of Historic Places and/or is certified as a Historic Landmark.

11.6 If applicable, evidence that the Building is designated an Energy Star or LEED Certified building.

11.7 Bios detailing the experience of the Landlord and Landlord's Team; if available to include Property Management, Architect, Engineers, General Contractor, etc.

12. Fit Plan

Please provide a fit plan that includes the program as described in the Space Allocation and Finish Schedule. Please submit in both CAD and PDF format. Please confirm in the space below if a fit plan will be submitted with this proposal and how it will be submitted (such as via e-mail, drop box link, etc.).

13. Economic Impact

Please provide an economic impact statement. This should include details on how the proposed location impacts economic development in Downtown Springfield, including supporting existing retail and office occupancies, stimulating additional occupancy, and leveraging the court development to generate additional new economic development activity for Springfield. You may use the space provided below or attach as a separate document.
See enclosed Economic Impact Statement

14. Access & Opportunity

Please provide a written plan detailing how the Access & Opportunity objectives defined in RFP § 7.8 will be met. You may use the space provided below or attach as a separate document.
See enclosed Access & Opportunity Plan

15. Proposer Comments

Please provide any commentary you wish DCAMM to consider related to your proposed space. These comments may include: ways that the Building is meeting or will meet the Commonwealth's goals of decarbonization and sustainability, present conditions that are not exactly aligned with the RFP requirements but would save the Commonwealth rent expense if the plan can adapt; alternative HVAC designs to achieve better emission standards or reduce expense; changes to present public transportation routes that would benefit the Commonwealth's employees/clients, and anything else you want us to know.

DCAMM encourages proposers to suggest ways to use existing or less costly improvements to meet the needs of the User Agency and to submit alternative proposals that meet the needs of the User Agency in a better or more cost-effective manner. Please provide an explanation of your alternative proposal.

INCLUSIVE DESIGN

The proposed courthouse has been designed around the principle of universal accessibility and inclusive design, ensuring that all members of the public — regardless of age, gender, ability, language, ethnicity, or economic circumstance — can navigate, understand, and use the facility with dignity and independence.

1. Universal Design Approach

From the outset, the design process has embraced the seven principles of Universal Design, creating environments usable by the widest possible range of people without the need for adaptation or specialized solutions. Features include:

- **Barrier-free access** at all public entrances, with level thresholds, automatic doors, and intuitive circulation paths.
- **Clear, logical wayfinding** that uses color contrast, universal pictograms, multilingual signage, and intuitive spatial organization to reduce reliance on text.
- **Accessible amenities**, including restrooms, service counters, and seating areas designed to accommodate wheelchair users, individuals with limited mobility, or caregivers with children.
- **Acoustic and lighting design** that supports those with sensory sensitivities or hearing/vision impairments through appropriate contrast, glare control, and assistive listening systems.

2. Equity, Dignity, and Safety

The courthouse will provide **safe, equitable environments** that respect privacy and security for all users:

- **Inclusive restroom facilities** and family rooms designed for privacy and dignity.
- **Safe and separate circulation paths** for different user groups (public, staff, jurors, persons in custody) to maintain security while ensuring fairness and accessibility.
- **Gender-inclusive design** considerations in restrooms, waiting areas, and service counters to promote comfort and respect for all identities.

3. Cultural and Linguistic Inclusivity

Recognizing the diversity of the community served, the facility will:

- Provide **multilingual signage and digital wayfinding kiosks** that support translation into the most commonly spoken local languages.
- Use **materials, and landscape design** that reflect local heritage and cultural diversity.
- Ensure **public information systems** are accessible and easily understood by those with varying literacy and language proficiency levels.

4. Economic and Social Accessibility

The design promotes openness and approachability, supporting community trust in the justice system:

- A **welcoming public plaza and civic frontage** create a sense of belonging and openness.
- **Public transportation access**, bicycle facilities and covered waiting areas reduce barriers for those with limited means.

5. Adaptability and Future Needs

The courthouse is designed for **long-term flexibility**:

- Flexible courtroom layouts and adaptable technology infrastructure allow reconfiguration as demographics, caseloads, and accessibility standards evolve.
- Building systems and materials support ease of maintenance and sustainable operation, benefiting all users over time.

ECONOMIC IMPACT STATEMENT

Economic Impact Statement

Project: Springfield Courthouse Redevelopment
Address: 130 Maple Street, Springfield, MA
Total Project Cost: $350,000,000
Total Building Area: 300,000 square feet
Estimated Construction Duration: 30 months

1. Project Overview

The proposed project involves the demolition of the existing structures at 130 and 120 Maple Street and the construction of a new 300,000-square-foot state courthouse in Springfield, Massachusetts. The new facility will consolidate judicial services, improve public access, and serve as a long-term civic anchor for the region. The project is designed to meet modern standards for accessibility, energy efficiency, security, and public service delivery.

2. Construction Phase Economic Impact

Construction of the courthouse will generate substantial short-term economic activity over the 30-month build-out period.

- **Total Project Cost:** $350 million
- **Estimated Construction Period:** 30 months
- **Direct Construction Jobs:** Approximately 400–500 on-site workers at peak
- **Indirect/Induced Jobs:** Approximately 800–1,000 jobs supported in related industries (e.g., materials supply, design, engineering, logistics, food service, and retail)
- **Total Employment Impact:** 1,200–1,500 jobs over the duration of the project
- **Estimated Payroll Impact:** $120–$150 million in wages and benefits over four years
- **Local Procurement Impact:** $80–$100 million in construction materials, services, and equipment expected to be sourced from within Western Massachusetts

3. Long-Term Economic and Community Benefits

A. Employment and Operations

Once operational, the courthouse is projected to support approximately:

- 600 permanent employees, including judges, clerks, administrative staff, security personnel, and maintenance workers.
- Additional daily visitation from attorneys, jurors, and members of the public estimated at 1,200–1,500 individuals per day, contributing to local spending.

B. Neighborhood Revitalization

The new courthouse will serve as a catalytic public investment for Springfield. Expected long-term benefits include:

- Increased demand for nearby retail, food service, and professional services.
- Enhancement of surrounding property values through improved infrastructure and streetscape investment.
- Reinforcement of Springfield's role as the civic and economic center of Hampden County.

C. Tax and Fiscal Impacts

Although the courthouse itself is a public facility and therefore tax-exempt, the project is expected to generate:

- Significant **sales tax revenues** during the construction phase from materials and services purchases.
- **Indirect property tax growth** in the surrounding area as redevelopment interest and property values increase.
- **Long-term fiscal stability** through public sector employment and consistent daily foot traffic supporting local commerce.

4. Sustainability and Local Inclusion

The project is being designed to meet or exceed **Massachusetts LEED-equivalent sustainability standards**, incorporating energy-efficient systems, stormwater management, and accessible design.
Commitments will include:

- **Workforce diversity and local hiring initiatives** targeting Springfield and Hampden County residents.

- **Job training partnerships** with local vocational schools and community colleges to expand skilled labor opportunities.

5. Summary of Economic Impacts

Category	Estimated Impact
Total Project Investment	$350 million
Construction Duration	30 months
Direct Construction Jobs	400–500
Indirect/Induced Jobs	800–1,000
Construction Payroll	$120–$150 million
Local Spending	$80–$100 million
Permanent Courthouse Jobs	500-600
Daily Visitors	1,200–1,500
Regional Economic Effect	Increased property values, retail activity, and downtown vitality

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In conclusion, the new Springfield Courthouse at 130 Maple Street represents a major civic investment that will generate hundreds of construction and permanent jobs, inject hundreds of millions of dollars into the regional economy, and serve as a cornerstone for downtown Springfield's continued revitalization and economic resilience.








PARKING

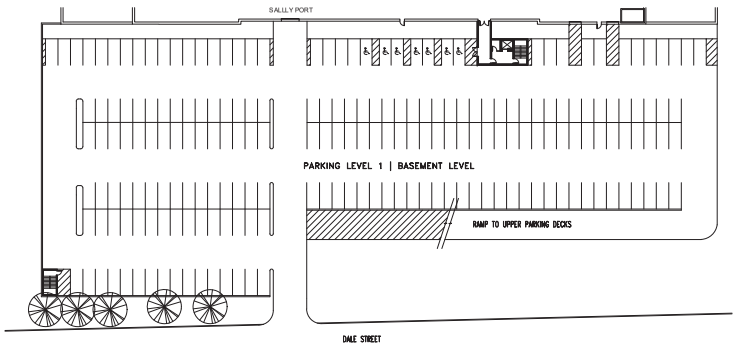


MASSACHUSETTS TRIAL COURT

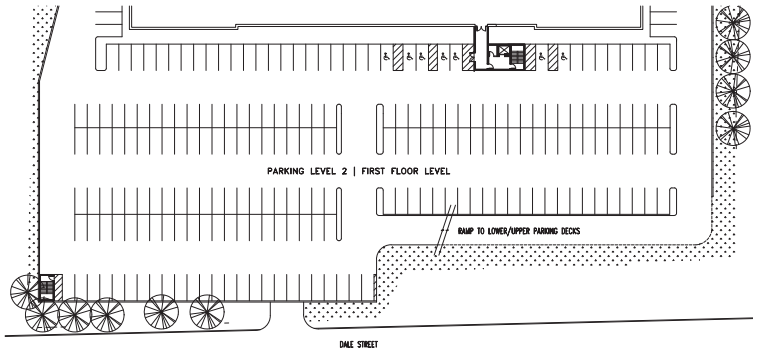
SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

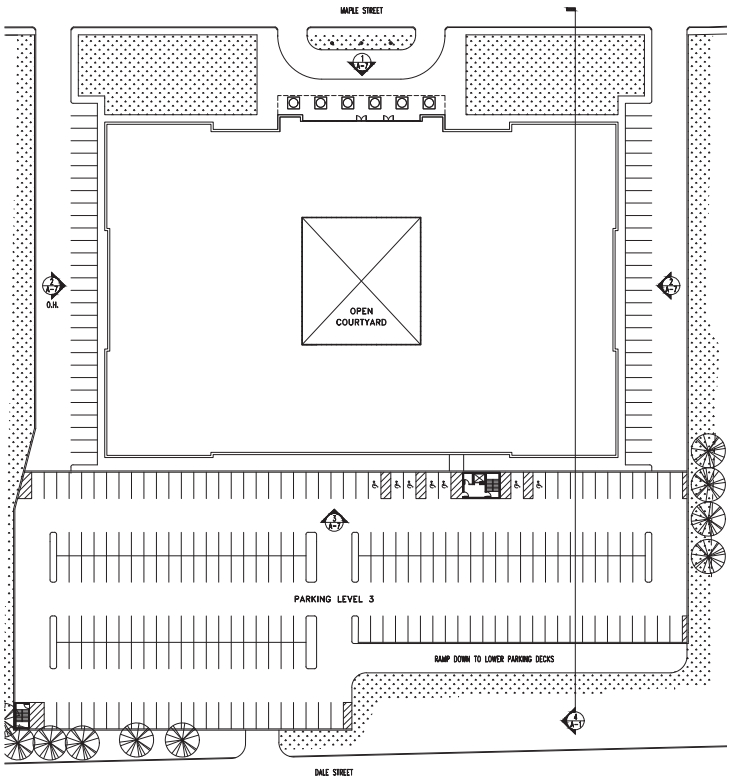
October 16, 2025



2 PARKING LEVEL 1 AREA | BUILDING BASEMENT LEVEL | DALE STREET

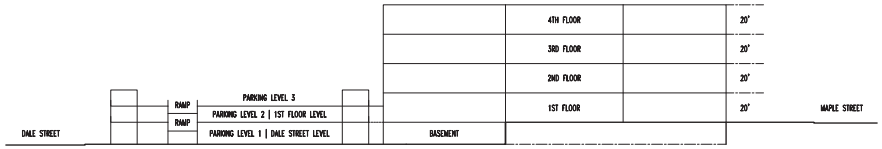


3 PARKING LEVEL 2 AREA | BUILDING 1ST FLOOR LEVEL | MAPLE STREET



TOTAL PARKING PROVIDED: 700 SPACES

1 SITE PLAN WITH PARKING LEVEL 3 AREA



4 BUILDING SECTION

ROTH & SEELEN, INC.
ARCHITECTURE
INTERIOR DESIGN
PLANNING
50 South Street
Hingham, MA. 02043
781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By: SAL/DLR

Checked By: JKS

Date: 10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

N

Drawing Title:

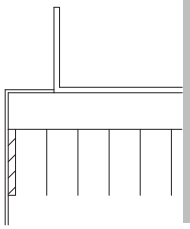
SITE AND PARKING PLANS AND BUILDING SECTION

Scale: 1/40" = 1'-0"

Drawing Number:

A-1

Set:



CENTRAL DETENTION AND SUPPORT

Exemption (n) - security or safety of persons or buildings

ROTH & SEELEN, INC.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

50 South Street
Hingham, MA. 02043

781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By:
SAL/DLR

Checked By:
JKS

Date:
10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

N

Drawing Title:

BASEMENT PLAN

Scale:
1/16" = 1'-0"

Drawing Number:

A-2

Set:



PROBATE COURT AND OTHER PUBLIC ORIENTED AREAS

ROTH & SEELEN, INC.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

50 South Street
Hingham, MA. 02043

781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By:
SAL/DLR

Checked By:
JKS

Date:
10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

N

Drawing Title:

1ST FLOOR PLAN

Scale:
1/16" = 1'-0"

Drawing Number:

A-3

Set:



JUVENILE COURT

HOUSING COURT

ROTH & SEELEN, INC.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

50 South Street
Hingham, MA. 02043

781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By:
SAL/DLR

Checked By:
JKS

Date:
10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

N

Drawing Title:

2ND FLOOR PLAN

Scale:
1/16" = 1'-0"

Drawing Number:

A-4

Set:



DISTRICT COURT

ROTH & SEELEN, INC.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

50 South Street
Hingham, MA. 02043

781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By:
SAL/DLR

Checked By:
JKS

Date:
10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

N

Drawing Title:

3RD FLOOR PLAN

Scale:
1/16" = 1'-0"

Drawing Number:

A-5

Set:



SUPERIOR COURT

ROTH & SEELEN, INC.

ARCHITECTURE
INTERIOR DESIGN
PLANNING

50 South Street
Hingham, MA. 02043

781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By:
SAL/DLR

Checked By:
JKS

Date:
10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

N

Drawing Title:

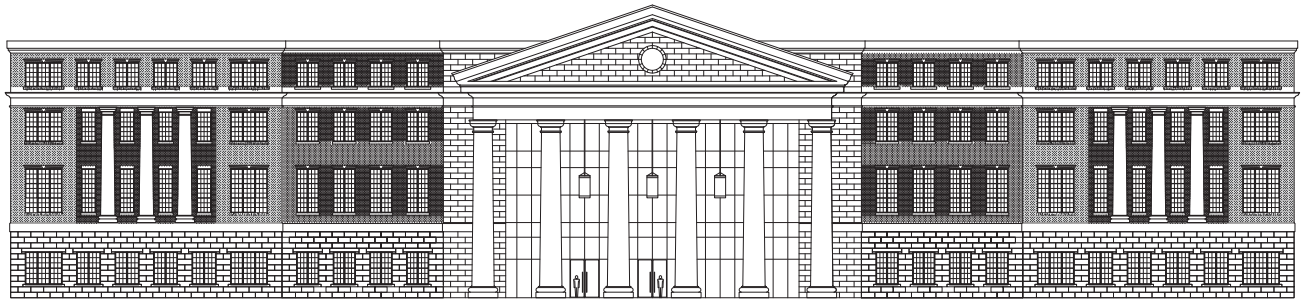
4TH FLOOR PLAN

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1/16" = 1'-0"

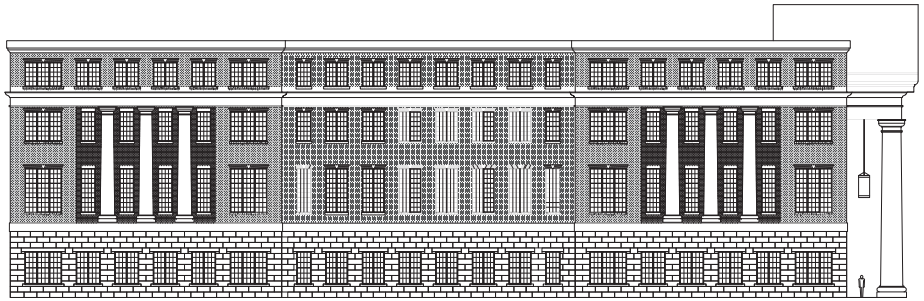
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A-6

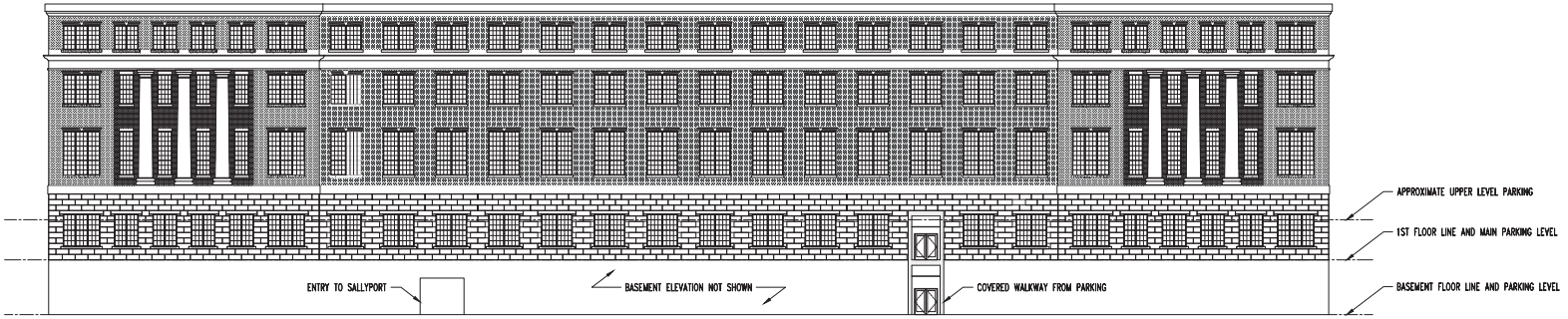
Set:



1 NORTH - ELEVATION



2 EAST - ELEVATION (WEST - ELEVATION O.H.)



3 SOUTH - ELEVATION

ROTH & SEELEN, INC.
ARCHITECTURE
INTERIOR DESIGN
PLANNING
50 South Street
Hingham, MA. 02043
781 - 749 - 9900
Fax: 749 - 9909

Consultants:

Project Number:

Drawn By:
SAL/DLR

Checked By:
JKS

Date:
10/16/25

Revision	Date	By

Project:

MASSACHUSETTS TRIAL COURT

SPRINGFIELD COURTHOUSE

120-130 Maple Street
Springfield, MA

Drawing Title:

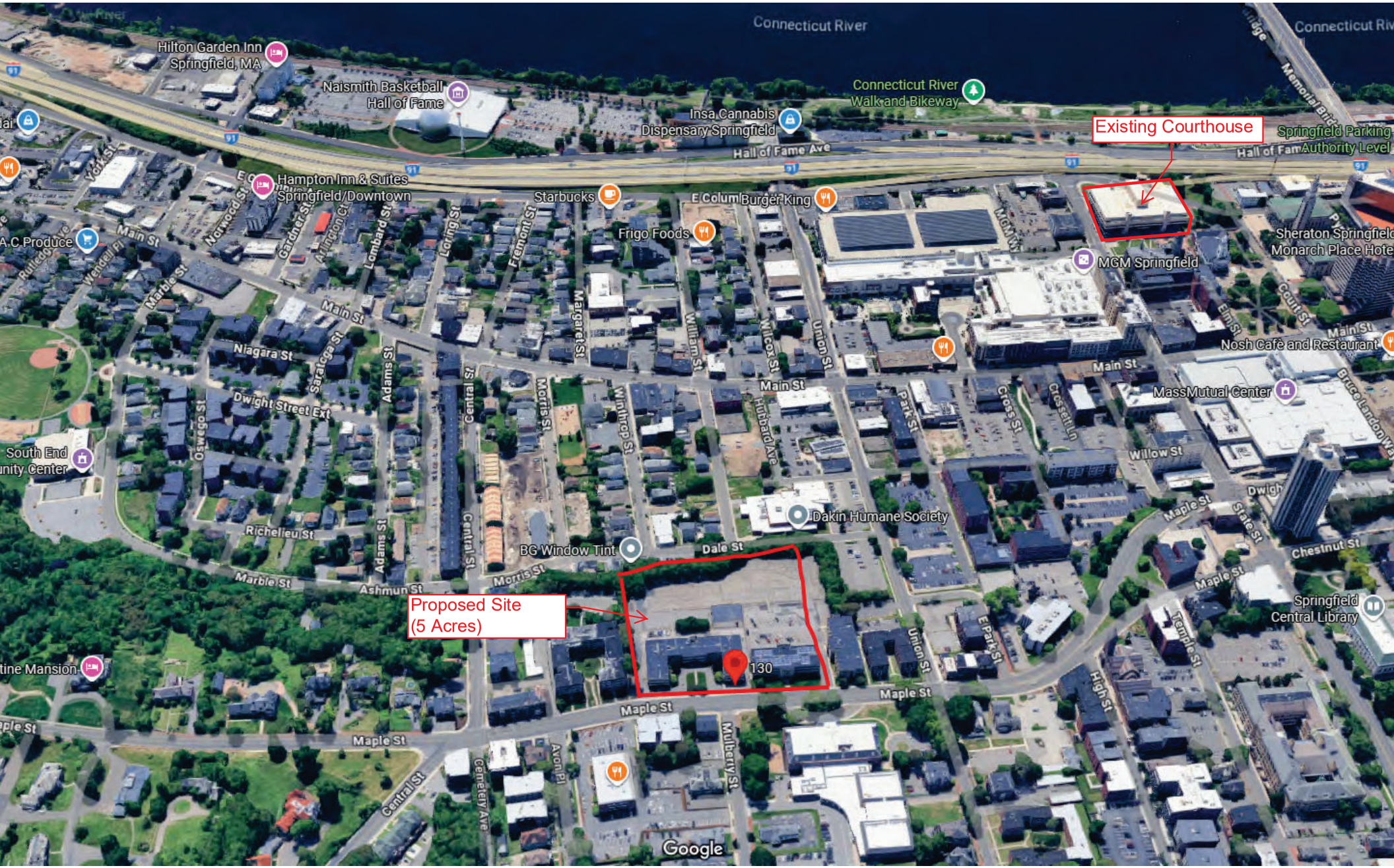
BUILDING ELEVATIONS

Scale:
1/16" = 1'-0"

Drawing Number:

A-7

Set:


Existing Courthouse
Proposed Site
(5 Acres)
130
Connecticut River
Hilton Garden Inn
Springfield, MA
Naismith Basketball
Hall of Fame
Connecticut River
Walk and Bikeway
Insa Cannabis
Dispensary Springfield
Hall of Fame Ave
Springfield Parking
Authority Level
Hampton Inn & Suites
Springfield/Downtown
Starbucks
Burger King
Frigo Foods
MGM Springfield
Sheraton Springfield
Monarch Place Hote
Nosh Cafe and Restaurant
MassMutual Center
Dakin Humane Society
BG Window Tint
Springfield
Central Library
South End
Main St
Niagara St
Dwight Street Ext
Richelieu St
Marble St
Ashmun St
Morris St
Dale St
Maple St
Chestnut St
Willow St
Google

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PURCHASE AND SALE AGREEMENT
(this "**Agreement**")

This 1st day of July 2025 (the "**Effective Date**")

1. PARTIES AND MAILING ADDRESSES

Maple Luxury LLC, a Massachusetts limited liability company, and **Maple Grand LLC**, a Massachusetts limited liability company, each with an address of 5 Laurel Ridge Lane, Shrewsbury, MA 01545, collectively hereinafter called Seller, agrees to SELL, and **Iconic Real Estate Holdings LLC**, a Massachusetts limited liability company, with an address of 566 Madison Avenue, West Hempstead, NY 11552, hereinafter called Buyer, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The parcels of land and improvements thereon, located at 120 and 128/130 Maple Street, Springfield, MA, being more particularly described in two certain deeds recorded with the Hampden County Registry of Deeds in Book 25730, Page 123 (the "**120 Maple Premises**") and Book 25730, Page 180 (the "**130 Maple Premises**"; together with the 120 Maple Premises, the "**Premises**").

3. BUILDINGS, IMPROVEMENTS, FIXTURES, PERSONAL PROPERTY

Included in the sale as part of the Premises are the buildings, structures, fixtures and improvements now on the land, and any and all personal property belonging to Seller and used in connection with the Premises including, without limitation, all equipment, machinery, furniture, furnishings, apparatus, supplies and other tangible personal property (the "**Personal Property**"). Notwithstanding the foregoing, the solar panels located on the roof of the 120 Maple Street portion of the Premises and any items that Seller elects to remove from the Property pursuant to Section 42 below will be excluded from the Personal Property and retained by Seller after Closing, and the provisions of this Section 3 are subject to the provisions of Section 42 below.

4. TITLE DEED

The Premises are to be conveyed by a good and sufficient quitclaim deed running to Buyer, or to the assignee or nominee designated by Buyer, subject to Section 40 of this Agreement, by written notice to Seller at least three (3) days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

(a) Provisions of existing building and zoning laws;
(b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed; and
(c) Easements, restrictions and reservations of record, if any, so long as the same do not prohibit or materially interfere with the Buyer's intended use of the Premises.

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5. PURCHASE PRICE

Subject to the provisions of Section 40 below, the agreed purchase price for the Premises is ELEVEN MILLION AND 00/100 Dollars ($11,000,000.00), of which

$ 50,000.00 has been paid to the escrow agent, Stewart Title Guaranty Company, One Washington Mall, Suite 1400, Boston, MA 02108 (in such capacity, the "**Escrow Agent**"), as a deposit (the "**Initial Deposit**"), subject to the terms of this Agreement;

$ 50,000.00 is to be paid within two (2) business days of the Effective Date (the "**Second Deposit**");

$ 200,000.00 is to be paid if this Agreement is not terminated prior to the expiration of the Contingency Period (as defined in Section 29(b) below), as an additional deposit not later than two (2) business days following the expiration of the Contingency Period (together with the Initial Deposit, the Second Deposit and any Extension Payments pursuant to Section 29(b) below, the "**Deposit**"); and

$10,700,000.00 as adjusted with respect to the prorations and other adjustments provided for under this Agreement, is to be paid at the time of delivery of the deed by wire transfer of immediately available U.S. funds to an account designated by Seller.

_____

$11,000,000.00 TOTAL (subject to adjustments as provided above; however, for clarity, if any Extension Payments are made, they shall be in addition to, and not be credited against, the Purchase Price).

6. TIME FOR PERFORMANCE; DELIVERY OF DEED

The deed is to be delivered no later than 2:00 p.m. on a date chosen by Buyer (with at least 10 days prior notice to Seller) that is no later than thirty (30) days after the expiration or waiver by Buyer of the Contingency Period (as defined in Section 29(b) below; the delivery of the deed and consummation of the transactions contemplated by this Agreement is hereinafter referred to as the "**Closing**"), provided, however, if such date is not a business day, the Closing shall occur on the next business day thereafter. The Closing shall be conducted through the offices of Stewart Title Guaranty Company in Boston, Massachusetts (in such capacity, the "**Title Company**"), unless otherwise agreed upon in writing by the parties. It is agreed that time is of the essence of this Agreement.

7. POSSESSION AND CONDITION OF PREMISES

Full possession of said Premises, free and clear of all tenants and occupants, is to be delivered at the time of the delivery of the deed, said Premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted; (b) to the best of Seller's knowledge, not in violation of any

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applicable laws; and (c) in compliance with provisions of any instrument referred to in Section 4 hereof. Buyer shall be entitled from time to time to inspect said Premises at a mutually agreeable time prior to the delivery of the deed in order to determine whether the condition thereof complies with the terms of this Section.

8. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If Seller shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the time of the delivery of the deed the Premises do not conform with the provisions hereof, Seller shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said Premises conform to the provisions hereof, as the case may be, in which event Seller shall give written notice thereof to Buyer before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period totaling not more than thirty (30) calendar days. Seller's reasonable efforts shall mean that Seller shall be obligated to spend up to at least $250,000 in the aggregate to remove any title defects and otherwise to meet its obligations under the first sentence of this Section not including associated attorneys' fees, and further provided that the foregoing cap on Seller's expenditures shall not apply to any Must Cure Items (as defined in Section 30(b) which Seller is required to discharge or release on or prior to Closing pursuant to the terms of this Agreement.

9. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM

If at the expiration of the extended time Seller, through no fault of Seller, shall have failed so to remove any defects in title, deliver possession, or make the Premises conform, as the case may be, all as herein agreed, then any payments made under this Agreement shall be forthwith refunded to Buyer and all other obligations of the parties hereto shall cease and this Agreement shall be void without recourse to the parties hereto.

10. BUYER'S ELECTION TO ACCEPT TITLE

Buyer shall have the election, at either the original or any extended time for performance, to accept such title as Seller can deliver to the said Premises in their then condition and to pay therefor the purchase price without deduction, in which case Seller shall convey such title, except that in the event of such conveyance in accordance with the provisions of this Section, if any portion of the Premises shall have been damaged by fire or casualty insured against and Buyer has elected to consummate the transaction contemplated hereby, then Seller shall, unless Seller has previously restored the Premises to their former condition, give Buyer a credit at Closing equal to any applicable insurance policy deductibles (and any other uninsured costs associated with such casualty) and, either:

(a) pay over or assign to Buyer, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by Seller for any partial restoration, or

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(b) if a holder of a mortgage on the Premises shall not permit the insurance proceeds or a part thereof to be used to restore the Premises to their former condition or to be so paid over or assigned, give to Buyer a credit against the Purchase Price, on delivery of the deed, equal to said amounts so recovered, recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by Seller for any partial restoration plus the amount of any policy deductibles and any other uninsured costs associated with such casualty.

Notwithstanding anything to the contrary contained herein, if, before Closing, all or any portion of the Premises is destroyed or damaged, or becomes subject to condemnation or eminent domain proceedings or Seller receives notice of any pending condemnation or eminent domain proceedings, then Buyer may thereafter elect in its sole discretion to either (i) terminate this Agreement by providing notice to Seller within ten (10) days after Buyer's receipt of notice thereof (in which event the Deposit under this Agreement shall be returned to Buyer); or (ii) proceed with the Closing, and, upon Buyer's election to purchase the Premises notwithstanding said destruction, damage, condemnation or eminent domain, Buyer shall be entitled to all proceeds or awards payable as a result of such damage or taking, and to the extent applicable, Seller shall assign to Buyer at Closing Seller's right to such proceeds or awards or credit Buyer at Closing the amount equal to such proceeds or awards (plus any applicable policy deductibles and other uninsured amounts).

11. ACCEPTANCE OF DEED — The acceptance of a deed by Buyer or its nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and/or obligation herein contained, except such as are, by the explicit terms hereof, to be performed after the delivery of said deed.

12. USE OF MONEY TO CLEAR TITLE — To enable Seller to make conveyance as herein provided, Seller may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed or within a customary period of time thereafter in accordance with customary conveyancing practice in the Commonwealth of Massachusetts.

13. INSURANCE — Until the delivery of the deed, Seller shall maintain insurance on said Premises as presently insured.

14. ADJUSTMENTS — See Rider.

15. ADJUSTMENT OF UNASSESSED AND ABATED TAXES — If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained; and, if the taxes which are so apportioned shall thereafter be reduced by abatement, the amount of such abatement, less the reasonable

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cost of obtaining the same, shall be apportioned between the parties, provided that neither party shall be obligated to institute or prosecute proceedings for an abatement unless herein otherwise agreed.

16. BROKER's FEE — No broker is involved in this transaction

17. BROKER(S) WARRANTY — Not applicable.

18. DEPOSIT — The Deposit made hereunder shall be held in escrow by Escrow Agent in a non-interest bearing account, as escrow agent, subject to the terms of this Agreement, and shall be duly accounted for at the time for performance of this Agreement. In the event of any disagreement between the parties, the escrow agent shall retain the Deposit pending instructions mutually given by Seller and Buyer or pursuant to a final order by a court of competent jurisdiction.

19. BUYER'S DEFAULT; DAMAGES — If all of the conditions to closing have been satisfied in accordance with Section 33 below and Buyer defaults in its obligation to close hereunder, the Deposit shall be retained by Seller as liquidated damages, as Seller's sole remedy at law or in equity. Buyer and Seller acknowledge that Seller's actual damages in the event that the sale is not so consummated would be extremely difficult or impracticable to determine and acknowledge that the nonrefundable deposit has been agreed upon, after negotiation, as the parties' reasonable estimate of Seller's damages and as Seller's exclusive remedy against Buyer in the event the Closing does not occur as required herein.

20. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, etc. — If Seller or Buyer executes this Agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither Seller nor Buyer so executing, nor any shareholder, member of any limited liability company, or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

21. WARRANTIES AND REPRESENTATIONS — The Buyer acknowledges that Buyer has not been influenced to enter into this transaction nor has Buyer relied upon any warranties or representations not set forth or incorporated in this Agreement or previously made in writing, except for the following additional warranties and representations, if any, made by Seller:

NONE, except as specifically set forth herein or in the Rider attached hereto and incorporated herein.

22. MORTGAGE CONTINGENCY CLAUSE — Intentionally omitted.

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23. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both Seller and Buyer. If two or more persons are named herein as Seller their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties to it.

24. ADDITIONAL PROVISIONS

The Rider to Purchase and Sale Agreement attached hereto is incorporated herein by reference, and the term "**this Agreement**" shall refer to the Rider and this Purchase and Sale Agreement collectively.

25. ESCROW AGENT

Seller, Buyer, and the Escrow Agent hereby agree as follows:

(a) Escrow Agent will hold the Deposit in an account at a banking institution with which Escrow Agent has an established banking relationship.

(b) If Closing takes place under this Agreement, Escrow Agent will deliver the Deposit to, or upon the instructions of, Seller on the date of the Closing and the same will be credited against the Purchase Price (except that the Extension Payments, if any, shall not be credited against the Purchase Price). If Buyer fails to timely send an Acceptance Notice or prior to the expiration of the Contingency Period sends a termination notice, upon demand from Buyer Escrow Agent will automatically deliver the Initial Deposit to Buyer.

(c) Except as otherwise provided in the immediately preceding subsection, upon receipt of any written certification from a party hereto claiming the Deposit pursuant to the provisions of this Agreement, Escrow Agent will promptly forward a copy thereof to the other party hereto and, unless such party within ten (10) calendar days of receipt thereof notifies Escrow Agent of any objection to such requested disbursement of the Deposit, Escrow Agent will disburse the Deposit to the party demanding same and will thereupon be released and discharged from any further duty or obligation hereunder.

(d) Escrow Agent may rely upon and will be protected in acting or refraining from acting upon any written notice, instruction, or request signed by Buyer and Seller and believed by Escrow Agent in good faith to be genuine. Escrow Agent will not be responsible for the sufficiency, correctness, genuineness, or validity of any document deposited with Escrow Agent. Escrow Agent will not be liable for any error or judgment, or for any act or omission under this Agreement made in good faith, except for Escrow Agent's own gross negligence or willful misconduct.

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WITNESS the execution of this PURCHASE AND SALE AGREEMENT, under seal, as of the day and year first above written, in one or more counterpart copies, each of which counterpart copies shall be deemed an original for all purposes.

Seller:

MAPLE LUXURY LLC,
a Massachusetts limited liability company

By: Signed by: Praveen Devineni 8EE68E723888468... _____
Name: Praveen Devineni
Title: Manager

MAPLE GRAND LLC,
a Massachusetts limited liability company

By: Signed by: Praveen Devineni 8EE68E723888468... _____
Name: Praveen Devineni
Title: Manager

Buyer:

ICONIC REAL ESTATE HOLDINGS LLC,
a Massachusetts limited liability company

By: Signed by: Jeremie Lederer 5F92D829806B467... _____
Name: Jeremie Lederer
Title: Manager

Escrow Agent:

STEWART TITLE GUARANTY COMPANY

By:_____
Name: _____
Title: _____

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RIDER TO PURCHASE AND SALE AGREEMENT

Seller: **Maple Luxury LLC** and **Maple Grand LLC**, each a Massachusetts limited liability company

Buyer: **Iconic Real Estate Holdings LLC**, a Massachusetts limited liability company

Premises: 120 & 130 Maple Street, Springfield, Massachusetts

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26. Notices. All notices required or permitted hereunder shall be in writing and shall be served on the parties at the following address:

If to Seller:
Maple Luxury LLC & Maple Grand LLC
5 Laurel Ridge Lane
Springfield, MA 01545
Attn: Praveen Devineni, Manager
Email: drdevineni@gmail.com

With a copy to:
Law offices of Scott Hibbert
100 Main Street
Agawam, MA 01001
Attn: Scott M. Hibbert
Email: attyhibbert@aol.com

If to Buyer:
Iconic Real Estate Holdings LLC
566 Madison Avenue
West Hempstead, NY 11552
Attn: Jeremie Lederer
Email: jlederer@iconiccap.com

With copy to:
Saul Ewing LLP
131 Dartmouth Street, Suite 501
Boston, MA 02116
Attention: Donald G. Lussier
Email: don.lussier@saul.com

If to Escrow Agent:
Stewart Title Guaranty Company
One Washington Mall, 14th Floor
Boston, MA 02108
Attention:
Email:

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Any such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered and effective three business days after deposit, postage prepaid in the U.S. Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case it shall be deemed delivered and effective one business day after deposit with such courier, (c) sent by personal delivery, in which case notice shall be deemed delivered and effective upon delivery or (d) sent by electronic mail, in which case notice shall be deemed delivered and effective upon such electronic mail transmission. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until actual receipt of such notice. Copies of notices are for informational purposes only, and a failure to give or receive copies of any notice shall not be deemed a failure to give notice. Notices delivered by counsel to either party shall be deemed a notice from such party for all purposes hereunder.

27. Broker. Each of Buyer and Seller (an "**Indemnitor**") represents and warrants to the other (an "**Indemnitee**") that Indemnitor has not dealt with any broker or finder in connection with the purchase and sale of the Premises as provided in this Agreement or in connection with this Agreement. Each Indemnitor agrees to exonerate, indemnify and hold the other harmless from and against any and all loss, cost, damage or expense, including reasonable attorneys' fees incurred by the other as a result of a breach of such Indemnitor's foregoing representation and warranty, and Seller shall exonerate, indemnify and hold Buyer harmless from and against any and all loss, cost, damage or expense, including reasonable attorneys' fees incurred by Buyer with respect to any claims by the Broker for the payment of any commissions, fees or amounts allegedly owed. The provisions of this Section 27 shall survive the Closing.

28. State of Premises. Without limitation of any of other provision in this Agreement, said Premises shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

(a) Title to said Premises is insurable, for the benefit of Buyer, by a national title insurance company licensed to do business in the Commonwealth of Massachusetts in a fee owner's policy of title insurance, at normal premium rates, in the American Land Title Association form currently in use, subject only to those printed exceptions to title normally included in the "jacket" to such form or policy; and such easements, restrictions, encumbrances or other title matters permitted under the terms of Section 4, above, provided such matters do not interfere or prohibit the full use of the Premises as currently used;

(b) All structures, and improvements on the Premises and all means of access to the Premises shall be wholly within the lot lines of the Premises and shall not encroach upon or under any property not within such lot lines, unless the subject of a perpetual easement recorded at the proper registry of deeds;

(c) No building, structure, improvement, property, right of way or easement of any kind belonging to any other person or entity encroaches upon or under said

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Premises from other premises, unless subject to an easement recorded at the proper registry of deeds; and

(d) Said Premises abut a public way, duly laid out or accepted as such by the city of town where the land lies, or a private way, to which Buyer shall have both pedestrian and vehicular access, such private way having satisfactory access to a public way without the necessity for a third party easement;

(e) Said Premises are not located within any designated wetlands area; and

(f) The Premises are not located within a special flood zone on the FEMA map, which would require Buyer to purchase flood insurance for the Premises.

29. Contingency Period.

(a) Delivery of Due Diligence Materials. Promptly upon the execution and delivery of this Agreement, Seller shall deliver to Buyer copies of the agreements, documents, reports and other information relative to the Premises identified on **Exhibit A** attached hereto, all to the extent any of the same is in Seller's possession or the possession of its agents and/or consultants (the "**Due Diligence Materials**"). Seller further agrees to deliver to Buyer any updates to the Due Diligence Materials as well as to deliver to Buyer any additional items, documents, reports and agreements relating to the Premises that Buyer reasonably requests.

(b) Due Diligence, Feasibility and Entitlement. Buyer shall have the period of time starting on the Effective Date and ending on the date that is twelve (12) months thereafter (such period, as the same may be extended, the "**Contingency Period**") in which to examine, inspect, and investigate the Premises at its sole cost and expense, and, in Buyer's sole and absolute judgment and discretion, to determine whether the Premises are acceptable to Buyer; subject to the provisions of Section 31(d) allowing for an automatic and extension of the Contingency Period, and further provided that Buyer shall have the right to extend the Contingency Period up to four times for additional periods of thirty (30) days each upon written notice to Seller and the simultaneous deposit of an additional Twenty Thousand Dollars ($20,000.00) in non-refundable funds as to each such extension (each, an "**Extension Payment**"). If Buyer fails to deliver notice to Seller that it is electing to proceed with the transaction contemplated hereby (an "**Acceptance Notice**") no later than 5:00 P.M. on the last day of the Contingency Period (as the same may be extended as provided above), or if Buyer delivers written notice to Seller prior to the expiration of the Contingency Period that it is electing to terminate this Agreement for any reason or no reason, thereupon this Agreement shall terminate, any Extension Payments shall be paid to Seller, the remainder of the Deposit shall be returned to Buyer and neither party shall have any obligation to the other hereunder except with respect to provisions of this Agreement that expressly survive the termination of this Agreement. If an Acceptance Notice is timely delivered, the contingency provided for in this Section shall no longer be

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applicable, the entire Deposit shall become non-refundable (except as otherwise set forth in this Agreement), and this Agreement shall continue in full force and effect.

(c) Buyer's Inspections. Throughout the Contingency Period and thereafter until the Closing or the termination of this Agreement, Buyer and its agents and employees shall have the right to review title on the Premises and to enter upon the Premises at their own risk for the purpose of making tests and inspections of the same, which tests and inspections may include, but will not be limited to, appraisals, surveys, a phase I environmental site assessment, soil sampling and other phase II environmental testing to the extent recommended by Buyer's environmental consultant, property condition analyses, and geotech investigation and soil study. Buyer shall indemnify Seller against any claims, liens, liabilities or lawsuits, including reasonable attorneys' fees, to the extent arising from Buyer's physical inspections of the Premises, and shall at its cost immediately restore the condition of the Premises as near as reasonably possible to that existing prior to entry by Buyer, which obligation shall survive the termination of this Agreement. Notwithstanding the foregoing or anything to the contrary contained in this Agreement, in no event shall Buyer have any indemnification obligation(s) or other obligations (including, without limitation, remediation obligations) or liabilities for, or in connection with: (i) the acts of Seller or its agents, tenants, invitees or representatives or any other third party (not including Buyer or its agents, employees or contractors); and (ii) any claims arising from pre-existing conditions on or under the Premises, or arising from the presence or discovery of any hazardous materials or substances (as defined by applicable laws), existing on the Premises. In connection with the foregoing, Buyer agrees to obtain comprehensive general public liability insurance for the mutual benefit of Buyer and Seller and naming Seller as an additional insured against claims for personal injury, death or property damages occurring upon, in or about the Premises with primary coverage limits of not less than $1,000,000.00 for any one accident, $1,000,000.00 for injury to any one individual, and $1,000,000.00 for damage to property.

30. Title and Survey Review.

(a) Buyer shall have the right to obtain, at Buyer's expense, an ALTA title insurance commitment (the "**Title Commitment**") for the Premises. Buyer may also obtain, at Buyer's expense, an ALTA survey (the "**Survey**") for the Premises.

(b) Buyer shall have until the expiration of the Contingency Period to notify Seller, in writing, of any objections Buyer may have to any matters contained in the Title Commitment, related exception documents and the Survey (each such matter being a "**Claimed Title Defect**"). Any matter reflected in the Title Commitment or the Survey and not objected to by Buyer shall be deemed a "**Permitted Exception**". Seller shall have the right, but not the obligation, to cure any Claimed Title Defects, except as provided in Section 8 above and provided that Seller shall be obligated to cure any voluntary monetary liens or encumbrances affecting the Premises ("**Must Cure Items**"), including, without limitation, any mortgages and any mechanic's liens, at Seller's sole cost and expense. Within five (5) days after receipt of Buyer's

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notice of objections, Seller shall notify Buyer in writing whether Seller elects to attempt to cure such Claimed Title Defects (and Seller's failure to send such a notice to Buyer within such five (5) day period shall be deemed an election not to cure such Claimed Title Defects), provided that Seller shall be obligated to cure any Must Cure Items.

(c) If Seller elects or is deemed to elect not to cure any Claimed Title Defect that do not constitute Must Cure Items, or Seller's proposed efforts to cure are not satisfactory to Buyer, Buyer shall, within five (5) days after receipt of Seller's election notice (or within five (5) days after the end of Seller's 5-day election period, if no election is given), notify Seller in writing whether Buyer shall elect either to (i) proceed to Closing subject to the Permitted Exceptions, specifically including any such Claimed Title Defects which Seller has elected not to cure, and without reduction of the Purchase Price; or (ii) terminate this Agreement by sending written notice thereof to Seller, and upon delivery of such notice of termination, this Agreement shall terminate and any deposits paid hereunder shall be returned to Buyer, and thereafter neither party hereto shall have any further rights, obligations or liabilities hereunder except to the extent that any right, obligation or liability set forth herein expressly survives termination of this Agreement. If Buyer fails to timely provide notice of its election to terminate under clause (ii) of this Section 30(c), Buyer shall be deemed to have elected to proceed under clause (i) of this Section 30(c). If Seller elects to cure any Claimed Title Defect, and provided that Buyer shall not have previously terminated this Agreement pursuant to its terms, Seller shall have until the date of Closing to attempt to remove, satisfy or cure the same and for this purpose, a Claimed Title Defect may be deemed satisfied or cured by the obtaining of affirmative coverage from the Title Company only with Buyer's written consent and at Seller's sole cost and expense. Buyer shall have the right prior to Closing to make additional objections with respect to any matters which would have a material adverse effect on the Premises (including, without limitation, the financial condition of the Premises), but which first appear of record after the date of the title examination pursuant to the Title Commitment, and, in such event, any such additional objections shall be subject to the provisions of this Section 30 (including without limitation Buyer's right to terminate and receive a return of the Deposit if Seller does not cure such an additional objection). Further, notwithstanding anything to the contrary in the foregoing, Seller shall be obligated to cure any Must Cure Items.

31. Permitting and Entitlements.

(a) Buyer shall be entitled to apply for, at Buyer's sole cost and expense, all necessary approvals and permits required to develop and operate the Premises as a courthouse to be leased to the Commonwealth of Massachusetts including approximately 330,000 useable square feet, and including all associated parking facilities and other features and amenities as required by the Commonwealth in connection with such use, all consistent with Buyer's to-be-developed (in Buyer's sole discretion) design plans, and not containing any conditions or requirements that are not acceptable to Buyer in its sole discretion (collectively, the "**Use Approvals**"). The Use Approvals

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shall include, without limitation, to the extent applicable, special permits and/or variance requests, site plan approval, sanitary sewer connection permits issued by State and Town governmental authorities, orders of condition under the Massachusetts Wetlands Act, and curb cut and driveway permits. Buyer's obligations under this Agreement shall be contingent on Buyer obtaining the Use Approvals and all applicable appeal periods having expired without the filing of any such appeal (the "**Final Approvals**"). During the Contingency Period, Buyer shall provide status reports to Seller upon request regarding Buyer's progress relative to the Use Approvals.

(b) Appeals; Covenant Not to Interfere. Buyer shall not be required to appeal the denial of any Use Approval, commence litigation in connection therewith, defend any appeals of the grant of any Use Approval or fund any extraordinary costs, as determined by Buyer, in connection with the permitting process, provided that Buyer shall have the right to do any of the following, all at its own expense. Seller agrees that Seller and its affiliates (including without limitation Maple Esteem LLC, the owner of 110 Maple Street which abuts the Premises) and their agents and employees shall not knowingly and voluntarily take any action (directly or indirectly) to oppose, obstruct, interfere with or prevent the intended development of the Premises by Buyer or any of its affiliates or transferees, including, without limitation, (x) bringing any lawsuit, action, appeal or administrative proceeding to oppose, obstruct, interfere with or object to the issuance or approval of any Use Approval, (y) appearing at any hearing or private meeting with any governmental authority to make any objections or raise any concerns regarding any such development or redevelopment or any Use Approval (provided that nothing in the foregoing shall prevent Seller from answering any questions from governmental authorities in a truthful manner) and (z) influencing, acquiescing in, cooperating with or encouraging directly or indirectly any third party to bring any lawsuit, action, appeal or administrative proceeding to oppose, obstruct, interfere with or object to any such development or redevelopment or the issuance or approval of any Use Approval.

(c) Seller's Cooperation. Seller shall cooperate as reasonably requested by Buyer in connection with Buyer's efforts to obtain the Final Approvals and, to the extent necessary, shall sign any applications and other instruments made in the name of Buyer or (if required) Seller, and take other actions as reasonably necessary to accomplish the same. Except for de minimis costs associated with delivering signed copies and the like, Seller shall not be obligated to incur any fees, costs, or expenses in connection with its obligations under this Section 31.

(d) Automatic Extension of the Contingency Period. Notwithstanding anything to the contrary in this Agreement, to the extent a Use Approval has been granted but such grant is appealed, the Contingency Period shall be automatically extended until the date that is thirty (30) days after such appeal is finally resolved.

(e) Termination Right. If the Final Approvals have not been granted prior to the expiration of the Contingency Period, as the same may be extended as provided in

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this Agreement, Seller shall have the right to terminate this Agreement upon written notice to Buyer whereupon the Deposit shall be refunded to Buyer and neither party shall have any further rights or obligations under this Agreement.

32. Seller's Representations and Warranties. Seller hereby represents and warrants, as of the date hereof and as of the date of the Closing, as follows:

(a) Seller is the owner of the Premises in fee simple.

(b) Seller is duly organized and validly existing in the state of its organization and is authorized to do business in the state where the Premises are located, and has the legal right, power and authority to enter into this Agreement and to perform all of its obligations hereunder and this Agreement constitutes the legal, valid and binding obligation of Seller, enforceable in accordance with its terms.

(c) Seller has not (i) made a general assignment for the benefit of creditors, (ii) filed any voluntary petition in bankruptcy or suffered the filing of any involuntary petition by Seller's creditors, (iii) suffered the appointment of a receiver to take possession of all, or substantially all, of Seller's assets, (iv) suffered the attachment or other judicial seizure of all, or substantially all, of Seller's assets, (v) admitted in writing its inability to pay its debts as they come due, or (vi) made an offer of settlement, extension or composition to its creditors generally.

(d) There are no outstanding service contracts or other agreements with respect to the operation, management, maintenance, repair or leasing of the Premises or otherwise affecting the Premises (collectively, "**Service Contracts**") that would be binding upon Buyer following the Closing, except for the following: security agreement with Verizon, elevator maintenance contract and trash removal contract. Full and complete copies of such Service Contracts have been provided to Buyer, and will be cancelled at Closing at Seller's sole cost and expense unless Buyer elects to assume such Service Contracts, in Buyer's sole discretion.

(e) There are no leases, license agreements or other occupancy agreements in effect with respect to the Premises and no party has a right to use or occupy any portion of the Premises, except for the following tenants at the 120 Maple Premises: Gandara Mental Health Center, Inc. (Units 201 & 204), Bridge2homecare LLC (Unit 302), Lorraine Fortes (Unit 221) , River Valley Counseling Center, Inc. (Units 304 & 402), Better Health Care Solutions, LLC (Unit 401). Full and complete copies of the leases with such tenants have been provided to Buyer. If the Excluded Parcel (as defined in Section 40 below) portion of the 120 Maple Premises is not removed from this transaction as provided in Section 40 below, then Seller covenants and agrees to cause all such leases to either be terminated at Closing or for the tenants shall be relocated to 110 Maple Street, Springfield, MA prior to Closing, all at Seller's sole cost and expense.

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(f) There are no outstanding options, rights of first offer or rights of first refusal or similar agreements of any kind to purchase, lease or use any portion or interest of the Premises.

(g) No written notice or written communication, not already complied with, has been received by Seller from: (A) any public authority that the Premises are not zoned for their present use; or (B) any insurance carrier or other party regarding the Premises regarding any dangerous, illegal or other condition requiring any corrective action.

(h) All of the Due Diligence Materials delivered or made available by Seller to Buyer are to the best of Seller's knowledge true, accurate and complete in all material respects, and have not been updated or supplemented except to the extent such updates or supplements have been provided to the Seller and are included within the Due Diligence Materials.

(i) There is no agreement to which Seller is a party or that is binding on Seller that is in conflict with this Agreement or that would prevent Seller from consummating the transactions contemplated hereby.

(j) There is no litigation or proceeding, pending or threatened, against or relating to the Premises or the Seller.

(k) Seller has no knowledge of, nor has Seller received any written notice of, taking, condemnation or special assessment, actual or proposed, with respect to the Premises.

(l) Seller has not received any notice from any party that the Premises violate: (i) any governmental statute, law, ordinance, bylaw, rule or regulation applicable (or allegedly applicable) to the Premises, including without limitation any of the foregoing relating to zoning, building, land use, ecology, environmental, health and public safety, subdivision or land sales; (ii) any order of any governmental agency relating to the Premises and/or the use and/or legal occupancy thereof; (iii) any applicable deed restrictions or other covenant, easement or agreement pertaining to the Premises (including, without limitation, any of the Permitted Exceptions); or (iv) any license, permit or approval pertaining to the Premises (collectively, "**Violations**"); or, if any Violations exist, they have been fully cured. To Seller's knowledge, the Premises, and the current use and occupation thereof, do not violate any such statute, law, ordinance, bylaw, rule or regulation.

(m) To Seller's knowledge, except as may be disclosed in any environmental reports provided to Buyer as part of the Due Diligence Materials, there are no toxic or hazardous substances on or affecting the Premises, underground storage tanks or other environmental concerns, except that Seller has disclosed that it is aware of a large tank located in the 120 Maple Premises that is wrapped in asbestos and that there is a small quantity of floor tiles in both buildings that include asbestos containing materials. Seller does not have in its possession or control any phase I

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environmental site assessments or other reports or studies regarding the environmental condition of the Premises except those reports which have been provided to Buyer as part of the Due Diligence Materials.

(n) Seller owns all of the Personal Property free and clear of all encumbrances or liens (other than the lien of any mortgage financing which will be paid off at Closing from Seller's proceeds). None of the Personal Property is subject to a lease.

(o) The Premises are served by municipal sewer and water.

Seller's representations and warranties made in this Agreement shall survive the Closing. Both parties comprising Seller shall be jointly and severally liable for the representations and warranties of Seller set forth herein. Seller shall indemnify and hold Buyer harmless from and against any loss, costs (including reasonable attorneys' fees), expenses, liabilities and damages incurred by Buyer resulting from any breach of Seller's representations, warranties or covenants. Seller agrees that it shall not dissolve as a legal entity for the duration of the period that Seller's representations and warranties survive the Closing.

33. Conditions Precedent. Buyer's obligation to consummate the transactions contemplated in this Agreement are contingent upon Seller having performed all of its obligations under this Agreement and upon the representations and warranties made by Seller being true as of the date of execution of this Agreement as well as of the date of Closing. Seller will promptly notify Buyer of any change in facts which Seller becomes aware or receives notice of prior to the Closing which would make any representations made by Seller in this Agreement untrue if such state of facts had existed on the date of execution of this Agreement. In the event the foregoing conditions have not been satisfied, then Buyer shall have the right to waive such conditions precedent and proceed to consummate the transactions contemplated in this Agreement, or terminate this Agreement, in which event the Escrow Agent shall immediately return the Deposit to Buyer and this Agreement shall be of no further force or effect, except with respect to any provisions of this Agreement that expressly survive the termination of this Agreement; provided that the foregoing shall not limit Buyer's rights under Section 38 below.

34. Property Included in Sale. Subject to the terms and conditions of this Agreement, in addition to the Premises, Seller agrees to sell and convey, and Buyer agrees to purchase, pay for and acquire, at no additional consideration, the following described property:

(a) all easements and other rights and privileges appurtenant to the Premises;

(b) Seller's interest in all warranties, guaranties and bonds relating to the Premises, to the extent the same are assignable (collectively, the "**Warranties**"); and

(c) To the extent assignable, all intangible property owned or held by Seller or in which Seller has an interest, if any, in connection with the Premises (including the improvements thereon) or the operations thereon, and the right to the use thereof, including but not limited to Seller's rights under governmental licenses, permits and approvals (collectively, the "**Intangible Property**").

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35. Seller's Covenants. Seller hereby covenants and agrees with Buyer that, after the date of this Agreement and until Closing:

(a) Seller shall not enter into any Service Contracts which would continue for a period subsequent to the Closing without the prior written approval of Buyer, which consent may be given or withheld in Buyer's sole discretion.

(b) Seller will cause the Premises to be maintained and operated in the same manner as it has previously been maintained and operated during the twelve (12) month period prior to the Effective Date.

(c) Seller hereby agrees that from the date hereof until the Closing, it will maintain in full force and effect fire and extended coverage insurance upon the Premises and public liability insurance with respect to damage or injury to persons or property occurring on the Premises in such amounts as is maintained by Seller on the date of this Agreement, but not less than the full replacement value of the Premises.

(d) Seller shall not enter into any lease or other occupancy agreement, or amend any existing lease or occupancy agreement, in any case that would encumber the Premises or bind Buyer or the Premises after the Closing without Buyer's prior written consent, except as provided in Section 47 below. Seller may enter into short term leases at the 120 Maple Premises without Buyer's written consent provided that, unless the Excluded Parcel is excluded from the purchase transaction pursuant to Section 40 below, all such leases are terminated prior to Closing (and all such leases must include the right for Seller to terminate them prior to Closing, and obligate the tenants to vacate the Premises prior to Closing). Seller covenants and agrees to deliver the Premises completely vacant at Closing.

(e) Seller will advise Buyer promptly of any litigation, arbitration or administrative hearing concerning or affecting the Premises to which Seller is a party, of which Seller has actual knowledge or notice.

36. Closing Costs and Proration Credits. At the Closing, the following items shall be adjusted between Seller and Buyer unless expressly provided otherwise herein effective as of the close of business on the day preceding the Closing, with Buyer being deemed to own the Premises on the day of the Closing:

(a) Rent. All rents (if any) and other revenue and any costs or charges actually paid as of the Closing for items assumed by Buyer shall be prorated as of the date of Closing, to the extent actually collected or paid by Seller. Buyer shall not have any obligation after Closing to recover any rent (or other tenant charge) for the period prior to Closing. All rents received after Closing, regardless of whom received by, will first be applied to unpaid rent and other charges accruing on or after the date of Closing, and then to unpaid rent and other charges accruing prior to the date of Closing. The terms of this paragraph shall survive Closing for a period of one (1) year thereafter.

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(b) Utilities. Seller shall obtain a final reading for any water, fuel or other utility servicing the Premises prior to Closing, and shall pay all amounts due from any utility bills received therefrom as of the Closing.

(c) Title Insurance Costs. Buyer shall pay the cost of the title insurance premium and fees incurred in connection with its title policy.

(d) Escrow Fees. Buyer and Seller shall each pay one-half of the fees for escrow services charged by the Escrow Agent, with each party's share thereof not to exceed $1,000.

(e) Conveyance. Seller shall pay the real estate transfer taxes assessed in connection with the conveyance of the Premises.

(f) Recording. Subject to the monetary limitations set forth in Paragraph 8, Seller shall pay all recording fees related to clearing title of the Premises so as to allow the Premises to comply with the title provision set forth within this Agreement.

(g) Prior Taxes. The amount of any assessment which is a lien on the Premises, and any outstanding real estate taxes will be paid by Seller on or before the Closing.

(h) Current Taxes. The tax adjustment shall be based upon the number of days in the fiscal year in which the Closing occurs, namely, on a per diem basis, and based upon the actual amount of real estate taxes, if known at the time of Closing. If the actual amount of real estate taxes is not known at the time of the Closing, then the parties shall adjust the taxes based on the actual amount of real estate taxes for the prior year. Such prorations as described herein shall be re-adjusted by the parties as soon as the actual amount of taxes are known, upon presentation of reasonable evidence thereof. This provision shall survive the Closing.

(i) Other Expenses. Except as may otherwise be provided in the Agreement, each party shall be responsible for all other fees, costs and expenses incurred by it in connection with this transaction, including, without limitation, any such expenses for services rendered by accountants, appraisers, architects, attorneys, consultants, contractors, engineers.

37. Closing Instruments.

(a) Instruments to be delivered by Seller. Prior to the Closing, Seller shall execute and deliver, or shall cause to be executed and delivered, to the Escrow Agent the following instruments (all such instruments in this Section 37 being herein called the "**Closing Instruments**"):

(i) the quitclaim deed by which Seller grants and conveys good, clear, record and marketable title to the Premises to Buyer in accordance with the provisions of Section 4;

Docusign Envelope ID: 599625C9-FB51-45F9-AE17-3C30CD6117C6

(ii) a bill of sale or similar instrument of transfer, in form and substance reasonably satisfactory to Buyer, by which Seller transfers to Buyer the Personal Property;

(iii) if applicable, an assignment of contracts, by which Seller shall assign to Buyer each existing Service Contract which Buyer has elected to assume;

(iv) an assignment of each warranty, guaranty, license and the like related to the Premises, including, without limitation, the Warranties and Intangible Property, to the extent assignable;

(v) a mechanic's lien and parties-in-possession affidavit given by Seller to the Title Company with respect to the payment of bills for work performed or materials furnished to the Premises which would entitle any person to a lien pursuant to law and with regard to any parties in possession;

(vi) a gap indemnity given by Seller to the Title Company as an inducement to the Title Company to insure over any matters attaching or created during any "gap" in time between the last continuation of title and the recording of the deed, mortgage, or other such instrument with respect to the Premises;

(vii) evidence acceptable to the Title Company and reasonably acceptable to Buyer, authorizing the consummation by Seller of the purchase and sale transaction contemplated hereby and the execution and delivery of the closing documents on behalf of Seller, an appropriate certificate of Seller regarding the authorization of the sale and the authority of any individual or entity signing this and any of the Closing Instruments on behalf of Seller;

(viii) a counterpart to a closing statement in mutually agreeable form, setting forth all prorations, credits and payments for the transactions contemplated hereunder (the "**Closing Statement**");

(ix) an executed certificate with respect to Seller's non-foreign status sufficient to comply with the requirements of Section 1445 of the Code, commonly known as the Foreign Investment in Real Property Tax Act of 1980, and regulations applicable thereto;

(x) any other reasonable and customary documents prepared by Buyer or Buyer's lender, for a commercial real estate transaction in the Commonwealth of Massachusetts, to be executed by Seller;

(xi) the Driveway Easement (as defined in Section 48 below), if applicable; and

(xii) Solely if Buyer has agreed to assume any existing leases, a duly executed counterpart to an assignment of leases and rents in form and substance reasonably satisfactory to Buyer with respect to the leases affecting the Premises (the "**Assignment of Leases**") and all such documents required relating thereto.

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(b) Instruments and Purchase Price to be delivered by Buyer. Prior to the Closing, Buyer shall execute and deliver to the Escrow Agent the following Closing Instruments:

(i) a counterpart to the Closing Statement and any other document which is reasonably and customarily executed and delivered by a buyer for a commercial real estate transaction in the Commonwealth of Massachusetts;

(ii) an appropriate certificate of Buyer regarding the authorization of the purchase and acquisition and the authority of any individual and entity signing this Agreement or any of the Closing Instruments on behalf of Buyer;

(iii) the Driveway Easement (as defined in Section 48 below), if applicable;

(iv) solely if Buyer has elected to assume any existing leases, a counterpart to the Assignment of Leases; and

(v) the Purchase Price in immediately available funds, United States Currency.

(c) Effect of Closing. Upon Closing, all of the Closing Instruments shall automatically be released from escrow to each of the parties. Except as otherwise set forth herein and without limiting Buyer's rights and remedies expressly provided for in this Agreement, the closing of this sale and acceptance of the deed by the Buyer shall constitute an acknowledgement that the Premises and systems contained therein are acceptable and the Seller shall have no further obligation or responsibility, provided that the foregoing shall not apply to, or in any way limit Seller's liability under, Seller's Lease. This provision shall survive the Closing.

38. Seller's Default; Damages. If, prior to the Closing, Seller shall for any reason whatsoever default in the performance of Seller's obligations under this Agreement or if Buyer discovers prior to Closing that any representation and warranty of Seller's is incorrect or untrue in any material respect, and Buyer does not elect to waive such default or incorrect or untrue representation and warranty, Buyer, as its remedies, may either (i) terminate this Agreement for such default, in which event Buyer shall be entitled to the immediate return of the Deposit and this Agreement shall terminate without further recourse, or (ii) commence an action for specific performance against Seller, it being acknowledged that damages at law would be an inadequate remedy. In addition to the foregoing, in the event that Buyer elects to terminate this Agreement pursuant to subsection (i) above as the result of any intentional or willful breach of Seller's covenants and agreements hereunder or any intentional misrepresentation (or intentional acts which result in a representation or warranty of Seller becoming untrue) upon termination of this Agreement, Seller shall promptly reimburse Buyer for Buyer's out-of-pocket costs and expenses associated with the negotiations with Seller and the pursuit of the acquisition of the Premises. The foregoing shall not be in limitation of any other remedy Buyer may have under this Agreement or applicable law. For clarity, in the event that a representation or warranty of

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Seller is breached but not as a result of Seller's intentional misrepresentation (and not as a result of Seller's intentional acts which caused a representation or warranty to become untrue), Buyer shall have its remedies under (i) or (ii) above but shall not have a claim for damages against Seller as a result thereof.

39. Prevailing Party Entitled to Fees. In the event any judicial proceeding or arbitration is commenced with respect to any dispute between the Parties pertaining to this Agreement or the Premises (or any portion thereof), the prevailing party (as determined by the adjudicator in any final proceeding) shall be entitled to recover from the non-prevailing party all of its reasonable attorneys' fees and other costs associated with such proceeding.

40. Buyer's Right to Exclude a Portion of 120 Maple Street.

(a) Notwithstanding anything to the contrary in this Agreement, Buyer shall have the right to elect, by written notice to Seller anytime prior to Closing, to not purchase a portion of the 120 Maple Premises consisting of the building currently located thereon and a sufficient parking area as necessary to service such building based on its current use (office) under the Springfield Zoning Ordinance, including any "grandfathering" provisions (such portion of the 120 Maple Premises, the "**Excluded Parcel**"), in which event the Purchase Price will be reduced by One Million and 00/100 Dollars ($1,000,000.00). The Excluded Parcel is roughly anticipated to comprise the area shown on Exhibit B attached hereto.

(b) In the event Buyer elects not to purchase the Excluded Parcel, (i) Buyer shall take all steps necessary to cause the Excluded Parcel to be subdivided from the 120 Maple Premises prior to Closing (either as a separate lot, or to be added to the 130 Maple Premises, at Buyer's election), with all costs and expenses associated therewith being solely borne by Buyer (including without limitation the cost of necessary plans and documentation), provided that Seller shall cooperate as reasonably necessary to accomplish such a subdivision, (ii) all references to the Premises in this Agreement shall mean the Premises not including the Excluded Parcel, and (iii) any provisions hereof pertaining to the 120 Maple Premises shall no longer be of any force or effect.

(c) To the extent that access from the 130 Maple Premises would be facilitated by an access easement from the Excluded Parcel, or the subdivision of the 120 Maple Premises requires any easements or rights of way between the two parcels in order to comply with law or to facilitate Buyer's (and its successors' and assigns') use of the 120 Maple Premises, Seller shall be obligated to enter into such easements provided that they do not interfere with the current use of the Excluded Parcel. Buyer shall draft such necessary instruments provided that they shall be subject to Seller's approval, not to be unreasonably withheld, conditioned or delayed. The parties shall enter into such instruments at Closing, and Buyer shall bear any costs associated with the recordation of same.

(d) If the Excluded Premises cannot be legally subdivided without obtaining any approvals, permits or consents of third parties, then Buyer shall have the right to

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instead not acquire any of the 120 Maple Premises but to receive an exclusive easement for the portion of the 120 Maple Premises other than the Excluded Premises permitting Buyer to use such area for parking and other purposes ancillary to its development and use of the 130 Maple Premises; for clarity, the purchase price would still be reduced as provided in Section 40(a) above. If Buyer elects to exercise this right, Buyer shall draft such necessary instruments provided that they shall be subject to Seller's approval, not to be unreasonably withheld, conditioned or delayed. The parties shall enter into such instruments at Closing, and Buyer shall bear any costs associated with the recordation of same.

41. Seller's Purchase Option if Buyer Purchases 120 Maple Street. In the event that Buyer does not exercise its right under Section 40 to not acquire the Excluded Parcel (i.e., Buyer acquires the entirety of the 120 Maple Premises), if Buyer does not demolish the building on the Excluded Parcel by the date that Buyer has obtained a certificate of occupancy for the courthouse building it develops and constructs on the Premises, as described in Section 31(a) above, then promptly after issuance of the certificate of occupancy for the courthouse building Buyer shall send Seller written notice thereof (the "**C/O Issuance Notice**") in accordance with the provisions of Section 26 hereof. In such event, Seller shall have the right to elect to purchase the Excluded Parcel from Buyer for $1,000,000 (subject to typical prorations and adjustments for income and expenses), provided that (a) Seller delivers notice of its exercise of such right (the "**Purchase Option Notice**") within thirty (30) days after Buyer's deliver of the C/O Issuance Notice; (b) Seller deposits $50,000 USD in earnest money with Buyer within ten (10) days after Seller's delivery of the Purchase Option Notice; and (c) Seller tenders the balance of the full purchase price of $1,000,000 USD (subject to customary prorations and adjustments) to Buyer no later than ninety (90) days after exercising such right. If Seller makes such election on a timely basis, and timely satisfies the foregoing requirements, Buyer will reasonably cooperate to complete such transaction including the execution of a quitclaim deed, provided that any associated costs (including without limitation the costs of subdividing the Excluded Parcel and the deed transfer costs) shall be paid at the time of closing by Seller.

42. Delivery of Possession; Removal of Equipment. At the Closing, Buyer shall be entitled to, and Seller shall deliver to Buyer, possession of the Premises free of any possessory right or claim of Seller, and free of all excluded personal property. Seller shall have the right to remove the solar panels and other equipment at the Premises (or, if Buyer elects not to purchase the Excluded Premises, only such items located at the 130 Maple Premises). Seller will be solely responsible for the costs and expenses associated with such removal and reinstallation of solar panels and equipment, provided that Buyer will contribute up to $10,000 towards Seller's out-of-pocket costs and expenses associated therewith based on third party invoices and receipts. The removal of all such items must be completed by Seller (or its contractors) by a date designated by Buyer after Closing, which date shall be no earlier than thirty (30) days after written notice from Buyer designating such date. Anything remaining on the property after such date shall automatically be deemed abandoned by Seller and to have been property that is included in the sale and acquired by Buyer, with Buyer having the right to transfer or demolish such property as Buyer sees fit.

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43. Assignment. Buyer shall have the right to assign its rights and obligations under this Agreement to any person or entity.

44. Time. Time is of the essence; however, if the date for performance of any action under this Agreement shall fall on a Saturday, Sunday or legal holiday, such action shall, and may, be performed on the next succeeding business day which is not a Saturday, Sunday or legal holiday.

45. Limitation on Liability. No Member, partner, director, officer, shareholder, employee, advisor, agent, attorney, or manager in or of Buyer or Seller shall have any personal liability, directly or indirectly, under this Agreement. These limitations are in addition to, and not in limitation of, any other limitation of liability expressly set forth in this Agreement.

46. Section 1031 Exchange. Seller and Buyer shall each have the right to structure the purchase and sale of the Property as a transfer of property in an exchange of like kind property under Section 1031 of the Internal Revenue Code of 1986, as amended ("Exchanges"), pursuant to the terms of separate exchange agreements between Seller or Buyer and qualified intermediaries engaged or to be engaged by Seller and/or Buyer, respectively (each an "Intermediary" and collectively, the " Intermediaries"), provided, that the Exchanges do not impose any additional expense or liability on the cooperating party, or delay Closing beyond what is permitted in this Agreement. Each party agrees to cooperate promptly and reasonably with the other (without liability to the other or cost to the cooperating party) and the other's Intermediary in structuring the transfer and conveyance of the Premises as part of an Exchange. Such cooperation shall include, but not be limited to (i) consent to the assignment of all of the Party's rights (but not its obligations) under this Agreement to the Intermediary, and acknowledgment of such assignment, (ii) the delivery of the net Purchase Price for the Premises by Buyer to the Seller's Intermediary in accordance with the joint instructions of the Seller and its Intermediary, (iii) the transfer of the Premises pursuant to a written direction of the Buyer's Intermediary, and (iv) the reassignment of a party's rights under this Agreement from its Intermediary to the original assignor immediately following the completion of the Exchanges, and the acknowledgment by the other party of such reassignments. Each party agrees to fully indemnify the other from any resulting liability to third parties (including, but not limited to, the Intermediaries) arising out of its cooperation with the Exchanges for the benefit of the other party, which indemnity shall be effective from and after the Effective Date and shall survive the Closing of the transactions contemplated hereunder.

47. Seller Termination Right. Buyer acknowledges that Seller is negotiating with a potential tenant, the City of Springfield School Department (the "**Prospective Tenant**"), at the 130 Maple Premises. Notwithstanding anything to the contrary in this Agreement, in the event that, prior to March 31, 2026 Seller, acting in good faith, and the Prospective Tenant fully execute and enter into a written lease for 40,000 square feet or more at the 130 Maple Premises for a term of at least 3 years, Seller shall promptly (and in any event within 2 business days) notify Buyer thereof and this Agreement shall automatically terminate, whereupon the Deposit shall automatically be returned to Buyer and the parties shall have no further rights or obligations under this Agreement. Seller shall provide Buyer with a

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copy of such fully executed written lease promptly upon the full execution thereof, and shall keep Buyer reasonably informed of its progress in the negotiation of such lease.

48. Driveway Easement. During the Contingency Period Buyer and Seller shall reasonably agree upon the terms of a permanent mutual driveway easement (the "**Driveway Easement**") to be entered into by Buyer, as the owner of the 120 Maple Premises (either with or without the Excluded Parcel), and Seller's affiliate that owns 110 Maple Street, Springfield, MA, providing for access to the buildings and parking areas on such properties. In no event shall such Driveway Easement be located such that it will interfere with Buyer's development plans for the Premises.

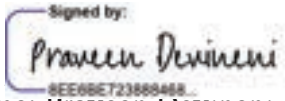
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EXECUTED as a sealed instrument as of the Effective Date.

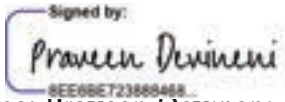
Seller:

MAPLE LUXURY LLC,
a Massachusetts limited liability company

By: 

Name: Praveen Devineni
Title: Manager

MAPLE GRAND LLC,
a Massachusetts limited liability company

By: 

Name: Praveen Devineni
Title: Manager

Buyer:

ICONIC REAL ESTATE HOLDINGS LLC,
a Massachusetts limited liability company

By: 

Name: Jeremie Lederer
Title: Manager

Escrow Agent:

STEWART TITLE GUARANTY COMPANY

By:_____
Name: _____
Title: _____

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Exhibit A

Due Diligence Materials

All of the following to be provided by Seller to Buyer, solely to the extent the following materials are in the possession or control of Seller:

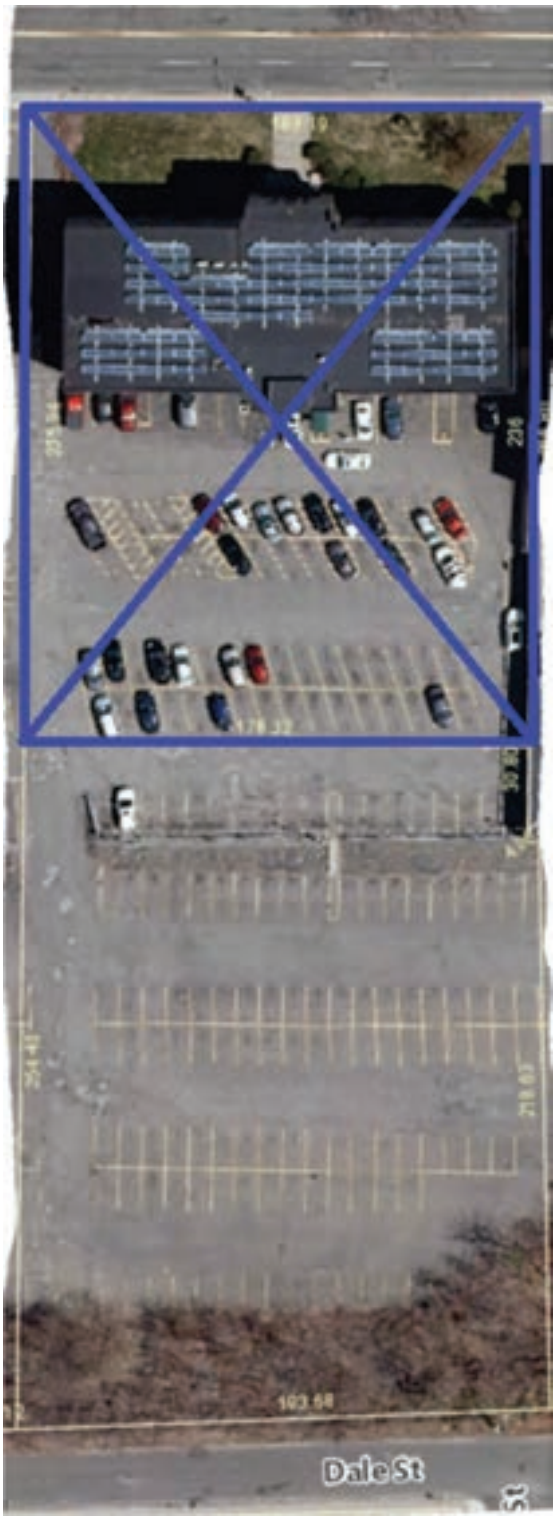
[TO ADD]

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Exhibit B

Excluded Parcel

The area marked with the blue X is anticipated to be the Excluded Parcel:



Iconic Capital is a privately-held, vertically-integrated real estate company that owns and manages Class A commercial office properties. Iconic has been involved in all aspects of successful commercial real estate operations, including the purchase, development and management of a broad range of real estate holdings. Iconic specializes in identifying undervalued properties and realizing their maximum value through skillfully conceived development and sound, ethical management.

The Company's strong partnerships and reputation consistently result in Iconic being the beneficiary of off-market opportunities. This allows Iconic to capitalize on a wide range of investment opportunity types and returns. The Company takes a hands-on approach to every step of a project, from capital expenditures to the minute details of design and operation. This philosophy produces outstanding professionals who have honed their craft and help achieve a culture of excellence.

Representative Projects

- **151 Campanelli Drive, Middleboro, MA (Sold in 2020)**
  58,510 square foot Class "A" office building
  Notable Tenants: Dept. of Developmental Services, State 911 Dept.
- **1 Edgewater Drive, Norwood, MA (Sold in 2019)**
  90,891 square foot Class "A" office building
  Notable Tenants: Ecolab, GSA Social Security Administration
- **155 mill Street, Springfield, MA**
  52,000 square foot government building
  Notable Tenants: Western Massachusetts Recovery and Wellness Center
- **328 Cambridge Street, Burlington, MA (sold in 2022)**
  21,000 square foot Class "A office building
  Notable Tenants: Department of Children and Families
- ***159 Overland Rd, Waltham, MA***
  30,000 square foot office building in a prime Waltham location
  Notable Tenants: Department of Children and Families
- ***1 Westinghouse Plaza, Boston, MA***
  35,000 square foot office building in a retrofitted mill building
  Notable Tenants: Department of Children and Families
- ***90 River Street, Boston, MA***
  25,191 square foot office space
  Notable Tenants: Department of Children and Families

ICONIC CAPITAL LLC
Management | Leasing | Advisory



151 CAMPANELLI DRIVE, MIDDLEBORO, MA

Iconic Capital purchased this 58,510 SF office building for $6,100,000 and subsequently embarked on a large-scale renovation project. The renovations to the building included a state of the art communication call center, new bathrooms, offices, hallways and energy-efficient lighting. The renovations cost $4 million and took approximately 12 months to complete.

Reference for this project:

Dan Dennehy, Vice President, CB Richard Ellis Boston (CBRE) – 774-273-4567.

ICONIC CAPITAL LLC
Management | Leasing | Advisory



1 EDGEWATER DRIVE, NORWOOD, MA

Iconic Capital purchased this class "A" 90,000 SF office building in September 2014. The building was only 30% occupied at the time of purchase due to mismanagement and neglect. Iconic embarked on a $4 million renovation which included a full-service café, state of the art fitness center with locker rooms and showers, as well as new HVAC units and roof. With these renovations, the building occupancy has increased to a healthy 90%.

Reference for this project:

Dan Dennehy, Vice President, CB Richard Ellis Boston (CBRE) – 774-273-4567.

ICONIC CAPITAL LLC
Management | Leasing | Advisory



155 MILL STREET SPRINGFIELD, MA

Iconic Capital purchased this 52,000 SF former nursing home in Jan 2016 and embarked on a multi-million dollar renovation. The building was gut-renovated to include brand new HVAC system, hallways, showers, and bedrooms. The renovations were completed in 9 months, ahead of schedule and under budget. The building is fully-leased to a regional organization and houses a recovery and wellness center. Most importantly, Iconic Capital worked with the Maple High Six Corners Neighborhood Council and the Springfield Historical Commission throughout the course of the project to ensure that all stakeholders and neighbors were heard and concerns addressed.

Reference for this project:

Peter Woodford Project Manager – 617-429-8227

ICONIC CAPITAL LLC
Management | Leasing | Advisory



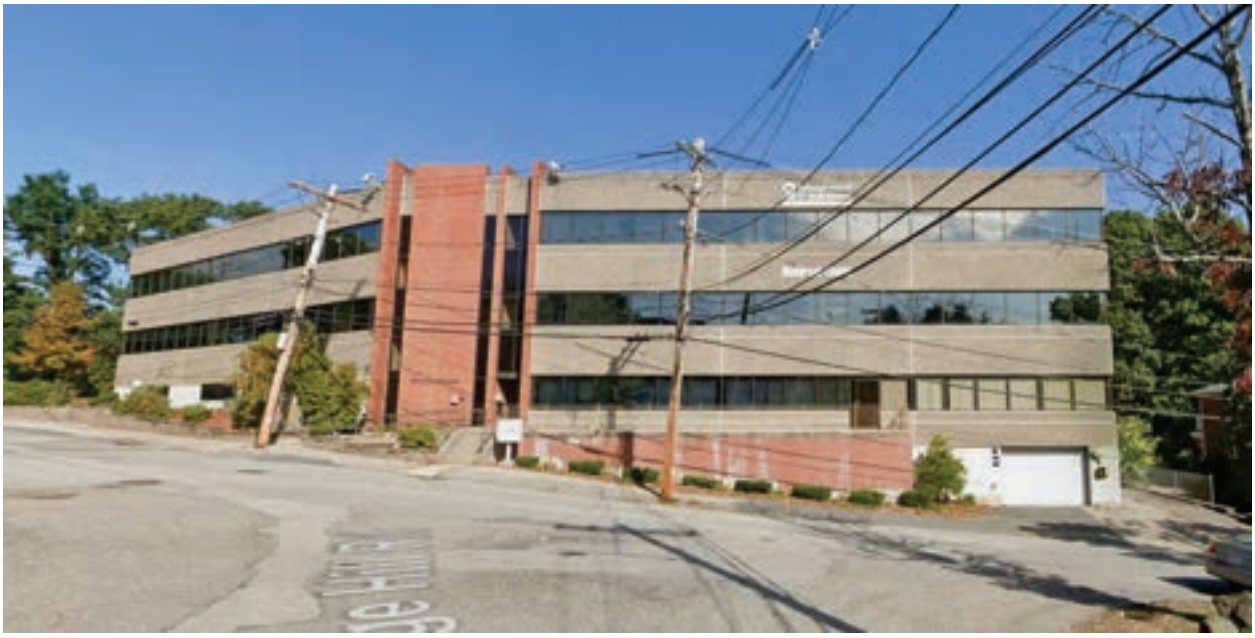
328 CAMBRIDGE STREET, BURLINGTON, MA

Iconic Capital acquired this 3.5-acre parcel of land in 2019 for the purpose of developing a state of the art, Class "A" office building. Completed in the height of the Covid Pandemic, this 21,000 SF single-story office building is a "best in class" product available for the burgeoning Burlington office market. The project was completed in September of 2020 at a cost of $6.1 Million.

Reference for this project:

Debbie Russell, DCAMM Project Manager 617-571-0775

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159 OVERLAND RD, WALTHAM, MA

Iconic Capital purchased this 30,000 SF office building in 2022 for $6.6 million and has embarked on a multi-million-dollar renovation for a regional tenant that will occupy the entire building. The project was completed in August of 2023.

Reference for this project:

Jen Hart, DCAMM Project Manager: 617-413-6362

ICONIC CAPITAL LLC
Management | Leasing | Advisory



Westinghouse Plaza, Hyde Park, MA

Iconic Capital purchased this 35,000 SF former mill building in 2023 for $2,800,000 and has embarked on a $6,000,000 renovation to convert it into Class “A” office space. The property will house a local office for a prominent regional social services organization. The project is expected to be completed in March of 2025.

Reference for this project:

Lars Carlson, DCAMM Project Manager 857-262-1715

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90 River Street, Boston, MA

Iconic Capital renovated this 25,191 SF former Rite Aid in 2025 at a cost of $3.8 million and entered into a long-term lease agreement with the Department of Children and Families.

Reference for this project:

Lars Carlson, DCAMM Project Manager 857-262-1715



Dave Kadish AIA, LEED AP

Principal in Charge

A principal, Dave has years of architecture design experience working on large commercial, residential, academic, and master planning projects. His ability to deliver well thought-out design solutions that meet the client and end users' needs, while keeping in mind both time and budget constraints, distinguishes his design approach.

There's always an answer to a design problem, but not always an obvious one. Whether it's in the middle of a renovation or space planning a new building, Dave takes pride in pushing the boundaries to make sure the best decisions are thought of and ultimately implemented—and as a LEED associated professional (LEED AP) he strives to incorporate appropriate sustainability strategies in his design solutions.

505 Dorchester Ave, 65 Ellery Street and 75 Ellery Street Boston MA
3 life science buildings within the On The Dot Masterplan; One Million SF of Class-A lab space, expansive ground floor retail and placemaking enhance the vibrant urban character of Dorchester Avenue, connecting the neighborhood to its newest open space destination. These buildings are anchored in the areas historic past, drawing inspiration from the old South Bay of the 1800s. Concepts such as a waterlily highlighting the resilience of the new development, a schooner with sails visible far in the distance celebrating the history of the Washington Village Yacht Club, and a gantry crane shining light on the industrial past of Dorchester Ave.

Huntington Theatre Residential Tower Boston MA
This 32-story, 405,500 SF tower will feature over 400 residential units with retail and restaurant space across the first and second floors; 14,000 sf Theater expansion, 7,500 sf Retail/Restaurant Space, Full Amenity Package.

YMCA Somerville Somerville MA
100,000SF, six-story community center will offer an expansive fitness program, including a full gym with studios, a basketball court, sports courts, indoor and outdoor running tracks, and a brand-new aquatics center featuring a 25-meter lap pool, children's play area, and adult warming pool. The space will also provide a variety of community gathering areas, childcare and after-school programs for teens. Somerville Y is dedicated to expanding the area's affordable housing options with the addition of 60 new units.

White Stadium Renovations Boston, MA
Transformation of existing 1940's stadium. Once complete, it will serve both the National Women's Soccer League (NWSL) and continue to serve as stadium for Boston Public School track and field events at high school level. The West Grandstand and Grove will be renovated into 30,000SF of team areas, concessions, and fan lounges, and includes a new leaf-like canopy.

Tufts University — Cummings Building Medford MA
148,000 SF, seven floor, academic building designed for classrooms and labs, meeting and teaching spaces, seminars and conferences. An active main lobby and atrium space provides opportunities to engage visitors and students.

35 McGrath Highway Somerville MA
110,000 SF boutique 9-story lab building designed to attract emerging companies looking to join the thriving S&T market of the greater Boston area. The compact floor plates allow for a single user or floor by floor tenants.

Bunker Hill Redevelopment Charlestown MA
Redevelopment of Charlestown Public Housing development, comprised of 13 blocks of affordable housing in the Charlestown neighborhood of Boston. The Project will include 3,200 units of new mixed- income housing on the existing apartment site.



Louis Kraft RA, NCARB

Project Architect

As an architect with a knack for large, complex projects Louis leverages his expertise and collaborative skills to unlock potential for his clients, their projects, and the people they serve. In practice, he bridges the gap between visionary design and thoughtful execution—designing and delivering mixed-use, residential, life science, hospitality, and retail projects for forward-thinking clients and communities.

Among his notable achievements are two groundbreaking mixed-use community redevelopments in greater Boston. One Charlestown reimagines an existing public housing development as an inclusive mixed-income community for several thousand residents. And the Northland Newton Development holds distinction as one of the largest Passive House residential communities in the United States, showcasing a commitment to sustainable design.

Bunker Hill Redevelopment Charlestown MA
Redevelopment of Charlestown Public Housing development, comprised of 13 blocks of affordable housing in the Charlestown neighborhood of Boston. The Project will include 3,200 units of new mixed- income housing on the existing apartment site.

Northland Newton Development Master Plan Newton MA
This ambitious project will convert a 20+ acre former industrial site into a new neighborhood and focal point for the Upper Falls Village The 14M SF project will encompass a variety of uses, including office space in the re-purposed historic Saco- Pettee mill building, 100,000 SF of destination retail and 800 residential rental units spread across 11 buildings. All residential buildings will be developed to Passive House PHI standard and the entire development will be LEED for Homes and LEED ND Gold certified.

121 Broadway Cambridge MA
395,000 SF, 400 unit condominium/apartment tower currently in design. 121 Broadway will offer 20% of its housing as affordable units, and an additional 5% as middle-income units. 5% of all housing provided will be dedicated to accommodating families with children.

Dot Block Master Plan Boston, MA
506,000 GSF of residential and retail mixed use with 484 units residential and retail mixed uses organized around a series of pedestrian-focused streets and landscaped areas together totaling over 1 1/4 acres of open space. Neighborhood retail and live work spaces front a shared street off Dot Ave, leading to a central plaza activated by building entries and amenities.

35 McGrath Highway Somerville MA
110,000 SF boutique 9-story lab building designed to attract emerging companies looking to join the thriving S&T market of the greater Boston area. The compact floor plates allow for a single user or floor by floor tenants.

505 Dorchester Ave, 65 Ellery Street and 75 Ellery Street Boston MA
3 life science buildings within the On The Dot Masterplan; One Million SF of Class-A lab space, expansive ground floor retail and placemaking enhance the vibrant urban character of Dorchester Avenue, connecting the neighborhood to its newest open space destination. These buildings are anchored in the areas historic past, drawing inspiration from the old South Bay of the 1800s. Concepts such as a waterlily highlighting the resilience of the new development, a schooner with sails visible far in the distance celebrating the history of the Washington Village Yacht Club, and a gantry crane shining light on the industrial past of Dorchester Ave.

Miscela Somerville MA
500 new residences and 26,500 SF restaurant and retail space, located in the epicenter of Assembly Row. One of the most dynamic and sought after neighborhoods in Somerville provides access to shopping, restaurants, and public transportation. Living here puts everything at your fingertips.



Meagan Sippel

Project Manager

Meagan is a tested leader of organizationally complex projects. Her ability to direct, manage and deliver projects while overseeing our design and consultant teams will keep the critical day-to-day progress in firm control throughout all phases. Her expertise includes residential planning, design implementation, construction documentation and construction administration. Her attention to detail through all phases of the design process makes her a highly sought after Project Manager and Project Architect.

The Parker Boston, MA
21-story tower which will feature 176 luxury residential units including studios, one-bedrooms and two-bedrooms in the heart of Downtown Crossing. The ground floor public realm is designed as an experience.

The Sofia Everett, MA
676,000 SF, 624 unit new development is one of the first in the neighborhood to plan for 10% affordable housing. The project will have significant environmental remediation and 100% EV parking garage, and will be flood resilient and sustainable.

775 Huntington Ave Boston, MA
Set at a highly traversed stretch of Boston's Mission Hill neighborhood, 775 Huntington Avenue maximizes the potential of a small, complexly shaped site to create a new home for 112 households over 13 stories. A rooftop communal deck gives residents a place to enjoy the outside, commercial and community space along the building's ground level provide an active street front. The residential tower, which is 50% affordable rental units, 25% affordable condos, and 25% market rate condos, provides a new front-facing landmark for Roxbury Tenants of Harvard's Mission Park community.

Northland Newton Development Master Plan Newton MA
This ambitious project will convert a 20+ acre former industrial site into a new neighborhood and focal point for the Upper Falls Village The 14M SF project will encompass a variety of uses, including office space in the re-purposed historic Saco- Pettee mill building, 100,000 SF of destination retail and 800 residential rental units spread across 11 buildings. All residential buildings will be developed to Passive House PHI standard and the entire development will be LEED for Homes and LEED ND Gold certified.

White Stadium Renovations Boston, MA
Transformation of existing 1940's stadium. Once complete, it will serve both the National Women's Soccer League (NWSL) and continue to serve as stadium for Boston Public School track and field events at high school level. The West Grandstand and Grove will be renovated into 30,000SF of team areas, concessions, and fan lounges, and includes a new leaf-like canopy.

50 Herald Boston, MA
143,500 SF, new mixed-use building will include 117 affordable residential units, and approximately 20,000 SF of commercial space to activate the ground floor with a community based grocery store. Designed to meet Passive House certification



Robert V. Perry AIA

Project Manager/Principal

Robert has over 40 years of experience on both national and international projects. He has worked on a variety of building types including academic facilities, corporate headquarters and office buildings, laboratories, research and development facilities, health care facilities and embassies. He is actively involved in project planning, design, architecture and construction administration in his role of project manager. This flexibility offers clients a broader perspective on a particular project and a more cost-effective approach to problem solving.

Adminstrative Office of the United States Courts (AOUSC) Thurgood Marshall Federal Judiciary Building Space Utilization Study
Washington, DC

Administrative Office of the United States Courts (AOUSC) Bankruptcy & Courts Study
Wilmington, DE

Administrative Office of the United States Courts (AOUSC) U.S. Courts Technology Program (CTP)
Various Locations

Administrative Office of the United States Courts (AOUSC) Integrated Workplace Management System (JSpace/Tririga)
Various Locations

Loudoun County Courts Complex Programming & Space Utilization Study
Leesburg, VA

Eastern Loudoun County Community Arts & Performance Center Feasibility Study & Concept Design
Loudoun County, VA

Loudoun County Space Utilization Strategy Development & Implementation Plan (SUSDIP)
Loudoun County, VA

University of Dubai Law School
Dubai, UAE

General Services Administration, Anniston Federal Courthouse
Anniston, AL

John F. Kennedy Center for the Performing Arts Indefite Quantities Contract
Washington, DC

Department of Defense, Family Service Centers, Facility Program
Washington, DC

Department of Defense, Youth Centers
Washington, DC

Indian American Cultural Complex
East Windsor, New Jersey

Emergency Operations Center, Joint Dispatch Facility, State of Ohio,
Columbus, Ohio

Page/



Michael Collard AIA, NCARB

Principal

Mike is passionate about working on projects with specialized and complex programs and finding solutions to challenging design problems. He enjoys collaborating with clients to create innovative solutions to their project needs and the gratification of watching an idea move from paper to the built environment. Approaching every project with an open mind, Mike believes flexibility is key to creativity and problem-solving. He excels at bringing the client and design team together, capitalizing on the collective strengths for the project's benefit.

Spruce Peak Performing Arts Center
Stowe, Vermont*

Wellesley College Jewett Arts Center Study
Wellesley, Massachusetts

Boston University Bioengineering Technology & Entrepreneurship Center
Boston, Massachusetts

Boston University Shelton Hall Renovations
Boston, Massachusetts

Northeastern University 216 Massachusetts Avenue Workplace Renovation
Boston, Massachusetts

Boston College Thomas More Apartments
Chestnut Hill, Massachusetts

Harvard Business School Hawes Hall
Cambridge, Massachusetts

Woods Hole Oceanopgraphic Instituion Secure Underwater Research Facility Renovation
Woods Hole, Massachusetts

Bryant University Academic Innovation Center (AIC)
Smithfield, Rhode Island

Bryant University Barrington, Bristol & Warren Residence Hall Renovations
Smithfield, Rhode Island

Seattle University The Jim & Janet Sinegal Center for Science and Innovation (CSI)
Seattle, Washington

St. George's School New Academic Center for Math & Science
Middletown, Rhode Island

Trinity University Science & Engineering Building
San Antonio, Texas

University of Southern Maine Community Education Center & Parking Garage
Portland, Maine

City Place Tower
West Palm Beach, Florida*



Linda Rodts NCIDQ, LEED AP ID+C, WELL AP

Principal, Interior Designer

Linda has spent her career helping clients manage change. Change can be daunting, but it can also be exciting and hopeful. Change drives innovation; it gives people a sense of purpose and creates opportunities for your employees, customers, and clients to thrive. Linda believes our obligation as designers is to sustain our planet for future generations. For this reason, she loves modernizing old buildings – a chance to preserve architectural history while delivering modern, flexible workplaces that serve today's users' needs. To Linda, sustainability means designing for the long term, selecting interior finishes and systems that have a low impact on the environment and finding ways to repurpose existing systems and recycle existing materials.

General Services Administration Varick Street Federal Building 7th Floor Department of Labor Renovation
New York, New York

General Services Administration Ted Weiss Federal Building Executive Office for Immigration
New York, New York

U.S. Department of State New Office Building F
North Charleston, South Carolina

General Services Administration Regional Office Building
Washington, DC

US Department of State (DOS), Overseas Buildings Operations (OBO), New Consulate General
Erbil, Iraq

US Department of State (DOS), Overseas Buildings Operations (OBO), New US Embassy Campus
Hanoi, Vietnam

Boston University, McElroy Hall Master Plan Design Services
Boston, Massachusetts

Boston University, Shelton Hall
Boston, Massachusetts

Harvard University, Hilles Library Renovation
Cambridge, Massachusetts

Massachusetts College of Liberal Arts, Feigenbaum Center for Science & Innovation
North Adams, Massachusetts

Bryant University, Academic Innovation Center
Smithfield, Rhode Island

Northeastern University, Mixed Use Research Building
Boston, Massachusetts

Northeastern University, Publishing House Fit Out
Boston, Massachusetts

Seattle University, The Jim & Janet Sinegal Center for Science and Innovation
Seattle, Washington

College of William & Mary, Integrated Science Complex (ISC) Phase III
Williamsburg, Virginia

Trinity University, Center for Science Innovation Additions & Renovations
San Antonio, Texas



Valerie Towe LEED AP

Principal

Connecting the right team to the right task on time and within budget is Valerie's strong suit. Although cat herder is her unofficial title, Valerie's passion is executing complex, large-scale projects with our talented designers and consultants. For 19 years, she's worked with clients to accomplish exciting goals while collaborating with multiple stakeholders. These partnerships have resulted in extraordinary projects including, the Case Western Reserve University Village at 115, the Princeton Theological Seminary Library and numerous embassy campuses for the Department of State.

U.S. Department of State (DOS) Overseas Buildings Operations (OBO) New Consulate General
Erbil, Iraq

U.S. Department of State (DOS) Overseas Buildings Operations (OBO) New U.S. Embassy Campus
Hanoi, Vietnam

U.S. Department of State (DOS) Overseas Buildings Operations (OBO) New Embassy Compound Expansion
Kabul, Afghanistan

General Services Administration Highgate Springs Land Port of Entry
Highgate Springs, Vermont

The Guild Mixed-Use Community Development
Boston, Massachusetts

Harvard University Undergraduate Houses Strategic Capital Renewal Plan Phase I and II
Cambridge, Massachusetts

Saint Joseph's College of Maine Campus Master Plan
Standish, Maine

University of New Hampshire (UNH) James Hall
Durham, New Hampshire

Black Hills State University Master Plan
Spearfish, South Dakota

University of Michigan North Quad
Ann Arbor, Michigan

Princeton Theological Seminary Library
Princeton, New Jersey

The Pennsylvania State University Agricultural Engineering Building Renovation
University Park, Pennsylvania

Washington & Jefferson College John A. Swanson Science Center
Washington, Pennsylvania



Mark R. Wagner AIA

Principal

Mark Wagner has extensive experience in the design of cultural projects. As Project Architect for the 9/11 Memorial Museum, he was charged with overseeing the daily progress of the Museum's design and construction, navigating many building challenges due to the complexity of the numerous integrated construction projects at the World Trade Center site. His role on the project involved coordination and consultation with a consortium of museum representatives and government agencies including the NY State Museum, The Museum of the City of NY, the Smithsonian Institution, the National Park Service, The National Trust for Historic Preservation, the FBI and the NYPD.

National Park Service Boston National Historical Park Cranes 62 & 65 Stabilization & Preservation Assessment
Charlestown, Massachusetts

National Park Service Bunker Hill Museum Upgrade Inadequate Structural Roof Support
Boston, Massachusetts

National Park Service Cedar Creek & Belle Grove National Historical Park, Space Planning, Analysis & Programming Study
Middletown, Virginia

National Park Service Coltsville National Historical Park, Coltsville Armory Building 8 & 10 Space Planning, Analysis and Programming Study
Hartford, Connecticut

National Park Service Ellis Island National Museum of Immigration Risk Assessment & Resiliency Evaluation
New York, New York

National Park Service First State National Historical Park, Ramsey House Space Planning, Analysis & Programming Study
Wilmington, Delaware

National September 11 Museum
New York, New York

National Park Service Petrified Forest National Park, Painted Desert Inn Geotechnical Site Investigation and Analysis of Slope Stability and Stabilization
Petrified Forest, Arizona

National Park Service Valley Forge National Historical Park Visitors Center Rehabilitation
King of Prussia, Pennsylvania

American Museum of Natural History Hall of Gems and Minerals
New York, New York

American Museum of Natural History Richard Gilder Center for Science, Education & Innovation
New York, New York

National World War II Museum Expansion
New Orleans, Louisiana*

Martin Van Buren National Historic Site, Pre-planning & Design of New Visitor Center & Park Headquarters
Kinderhook, New York

Page/



Anniston Federal Courthouse

General Services Administration

Location
Anniston, AL

Services
Project Management, Architecture, Interior Design, Mechanical Engineering, Electrical Engineering, Plumbing Engineering, Fire Protection Engineering, Telecommunications Engineering, Sustainability

Project Size
64,000 SF New Construction

Awards
Excellence in Construction Award, Associated Builders and Contractors

Designed to look like a classic courthouse from the early 1900s, the new Anniston federal building supports the programmatic and technical needs of today's judiciary, while meeting the local community's request for traditional architecture. Inside, modern spaces house federal agencies and their diverse security needs—including the U.S. Bankruptcy Court, U.S. District Courts, U.S. Marshals Service, U.S. Attorney, U.S. Probation, and General Services Administration.

The new building's design draws inspiration from the nearby 1906 courthouse it replaces, honoring its neighbor and blending with old-town Anniston, while still creating a new and distinct structure. The most noticeable connection between old and new is the exterior. The new courthouse mirrors the historic building's window proportions and placement, decorative cornices, and rustic columns. The façade is pre-cast concrete manufactured to look like white Alabama marble, mimicking the original building's appearance while saving taxpayer dollars.

The new courthouse is comprised of two pavilions, each containing a courtroom and its support spaces. Natural light flows into courtrooms through large windows, creating a welcoming environment. The public enters through a large, dignified lobby. Its double volume emphasizes the court's scale and importance, while clear wayfinding directs visitors to the gallery corridor, elevators, and stairs. The straight-forward circulation strategy visually connects building elements for the public and provides the U.S. Marshals with a secure, easily monitored corridor.

Page/



Birch Bayh Federal Building & U.S. Courthouse

General Services Administration

Location
Indianapolis, IN

Services
Project Management, Architecture, Interior Design, Historic Preservation, Mechanical Engineering, Electrical Engineering, Plumbing Engineering, Structural Engineering, Construction Administration

Project Size
540,000 SF Renovation

Awards
Design Excellence Award, Preservation & Design Excellence Award, Conservation, General Services Administration

Best Project of the Year, Government/Public Building, Engineering News-Record Midwest

Built in 1905 and listed on the National Register of Historic Places, the Birch Bayh Federal Building and U.S. Courthouse required extensive renovation to extend its useful life, support current needs, and meet contemporary standards for safety and accessibility. Page's phased modernization of the occupied landmark helped secure it as a highly desirable, sustainable asset, improving occupant comfort and security while respecting and preserving the historic building.

As you pass under the barrel-vaulted limestone ceilings or ascend the monumental, curved marble staircases, Page's upgrades are intentionally invisible. Preservation analysis informed a strategic roadmap to guide decisions about equipment locations and the sensitive threading of new systems through the essential historic fabric, with carefully choreographed construction minimizing disruptions to the courts. The team balanced energy efficiency and building performance with architectural sensitivity, ease of operations, and long-term maintenance considerations.

The most striking change is right at the top. A new 30,000-SF vegetative roof—one of the largest on a historic structure—reduces the urban heat island effect, decreases the building's carbon footprint, and provides visual inspiration through 80,000 plants. A new rainwater harvesting system enhances the building's sustainability by significantly reducing rainwater runoff. Over the course of a typical year, the system's 10,000-gallon holding capacity retains and uses 270,000 gallons of rainwater for irrigation and toilet flushing in public restrooms.

Page/







Theodore Levin U.S. Courthouse

General Services Administration

Location
Detroit, MI

Services
Project Management, Architecture, Historic Preservation, Mechanical & Plumbing Engineering

Project Size
758,000 GSF Renovation; 13,500 GSF New Construction

Awards
Merit Award, Capital Projects, 2023, General Services Administration

Silver Award, Reconstruction, 2021, Building Design + Construction

Build Michigan Award, Federal & Heavy Construction, 2021, Associated General Contractors of Michigan

Outstanding Construction Project, 2020, Construction Association of Michigan

Completed in 1934 and occupying an entire city block, the Theodore Levin U.S. Courthouse served as Detroit's main post office and housed seven federal courtrooms. As the building evolved to meet the growing needs of the judiciary and the number of courtrooms expanded to 26, the courthouse faced challenges in circulation, security, and life safety. Additionally, its aging infrastructure, with systems well past their expected lifespan, underscored the need for thoughtful modernization.

Page protected the building's historic character while addressing these concerns and creating a modern workplace. Comprehensive mechanical, electrical, and plumbing upgrades and modernized interiors create Class A office space; a new circulation tower improves egress and security; and meticulously restored ceilings return the main floor historic corridor to its former glory.

By restoring this historic building and upgrading all building systems, Page created a 30.4% reduction in HVAC energy use as well as a reduction in the overall CO2 emissions related to construction.

Page/







William S. Moorhead Federal Office Building

General Services Administration

Location
Pittsburgh, PA

Services
Project Management, Architecture, Interior Design, Mechanical Engineering, Electrical Engineering, Plumbing Engineering

Project Size
770,000 SF Renovation

Awards
Building Excellence Award, Best Renovation Construction, Master Builders' Association of Western Pennsylvania

In partnership with the General Services Administration, Page modernized the 1964 Moorhead Federal Building to enhance efficiency, functionality, and occupant experience. The high-rise complex underwent a comprehensive transformation from the outside in, beginning with a new curtain wall that not only elevated its aesthetic appeal but, more importantly, improved by preventing infiltration and thermal loss.

Inside, Page collaborated with the 50 government agencies occupying Moorhead's 23 floors to tailor solutions to their diverse space, function, and security needs. Through thoughtful tenant programming, space planning, and comprehensive system upgrades, the team delivered a secure, Class A office building that reduced total energy costs by 28% compared to pre-renovation levels.

Phasing the renovation of an occupied, multi-tenant high-rise in an urban setting requires creativity, precision, and a lot of teamwork. Page did just that by prioritizing close collaboration and clear communication from day one. Working with the tenants, GSA, building management, contractor, and construction manager, we designed a flexible infrastructure that supports current and future programmatic, security, and technological needs without impacting existing missions or work functions. Phased construction and the judicious use of swing space allowed daily operations to carry on without interruption.

The result is a modernized facility that reinforces GSA's forward-looking vision while providing a healthy, durable work environment.

Page/







Thurgood Marshall U.S. Courthouse

General Services Administration

Location
New York, NY

Services
Architecture, Historic Preservation

Project Size
611,000 GSF Renovation

Awards
Honor Award, Architecture, General Services Administration

Chairman's Award, New York Landmarks Conservancy

Located in downtown Manhattan, the classically-inspired Thurgood Marshall U.S. Courthouse is on the National Register of Historic Places and a New York City Landmark. The 33-story granite tower was the tallest public building in America at its completion in 1936, and today it remains the preeminent symbol of the federal government's presence in the city.

To better support modern needs, Page restored the courthouse to its original grandeur, including the granite façades and striking gold roof. Infrastructure upgrades replaced all systems, security, and lighting, resulting in improved building function and occupant comfort without compromising the structure's historic and aesthetic integrity.

A new magistrate's courtroom and restoration of historic courtrooms offer upgraded facilities for the federal judicial system. Extensive façade repairs respect the Cass Gilbert-designed architecture, while a new green roof on the sixth floor improves sustainability. Modified entrances and stairways support safety and accessibility, welcoming visitors and the federal workforce alike.

The Marshall Courthouse features a six-story base, lower-level lobby floor, and 26-story tower. Due to the building's architectural and historical significance, all upgrades were designed in accordance with the Secretary of the Interior's Standards of Rehabilitation.







Tomochichi Federal Building & U.S. Courthouse Annex

General Services Administration

Location
Savannah, GA

Services
Architecture, Interior Design, Experiential Graphic Design, Sustainability

Project Size
37,500 SF New Construction

Awards
Design Award, Planning and Urban Design, General Services Administration

Located in Savannah's Historic District, one of the most celebrated and significant urban design schemes in the country, the new courthouse annex creates additional judicial space for the Bankruptcy Court of the Southern District of Georgia. It also houses offices and public interface areas for the Court Clerk, Office of Probation, and U.S. Marshal Service.

The three-story annex is carefully designed to complement the historic setting of Telfair Square—an iconic block in James Oglethorpe's original plan for Savannah. While reflecting the architectural character of its time, the monumental civic structure also connects meaningfully to the rich historical context and the existing Tomochichi Federal Courthouse.

The shape and centrality of the lobby, the repeated symmetries of compositions, and the durable materials root the building in the enduring legacy of American courts. The openness, generous natural light, and views all provide a connection to contemporary values about transparency, social equity, freedom, and individual responsibility.

The project achieves 28% energy savings, largely from reductions in heating, cooling, and lighting. With only a 17% window-to-wall ratio, the building envelope is extremely efficient and meets LEED daylighting criteria despite limited glazing. Onsite rainwater management handles the 95th percentile storm event through natural rain gardens and an integrated pervious paver system. Plantings are drought-tolerant, which reduces irrigation demand and can be managed entirely by an

Page/



New U.S. Courthouse Annex

General Services Administration

Location
San Juan, PR

Services
Project Management, Architecture

Project Size
188,000 GSF New Construction

The new U.S. Courthouse Annex at the San Juan Federal Campus in Hato Rey, Puerto Rico impressively doubles the capacity of the existing Clemente Ruiz Nazario U.S. Courthouse. Positioned between the original courthouse and the adjacent Federico Degetau Federal Building, the annex complements these surrounding structures while incorporating a present-day aesthetic that creates a brighter, more visually accessible, and open arrival sequence.

The existing courthouse and federal building are defined by their brutalist architectural style, characterized by exposed concrete, monochromatic color, and bold geometric form. The annex links these two structures, enhancing security and improving movement on the 27-acre campus. From the outside in, it intentionally exudes a warm and inviting atmosphere. A series of open, planted courtyards define the connections between all three structures, engaging the campus and echoing a familiar motif of tropical modernism, an architectural movement with a significant history in Puerto Rico.

Each courtroom is meticulously designed to address technical and security necessities while creating a comfortable and uplifting work environment. With high clerestory windows, natural light enhances the interior space, improving well-being without compromising security. Targeting LEED Gold and SITES Silver, the design also uses a climate-responsive, high-performance approach that mitigates the harsh sun and weather while maintaining open views of the verdant surroundings.

Page/



Faneuil Hall

National Park Service

Location
Boston, MA

Services
Project Management, Architecture, Interior Design, Historic Preservation, Mechanical Engineering, Electrical Engineering, Plumbing Engineering, Fire Protection Engineering, Telecommunications Engineering

Project Size
30,000 SF Renovation

Awards
Integration of Preservation and New Construction Preservation Achievement Award, Boston Preservation Alliance

One of Boston's best-known landmarks, the rehabilitated Faneuil Hall exemplifies the sensitive adaptive use of a historic icon to create an exciting, technology-rich destination. After nearly three centuries of use, the structure now functions as the entryway to the Boston National Historical Park and Boston African American National Historic Site, as well as the gateway to all Massachusetts National Parks for more than 1 million annual visitors.

Rehabilitation of the basement made way for new public education space, public restrooms, and National Park Service offices. The project replaced a warren of retail vendor stalls at the center of the market level with an open, light-filled exhibition and orientation area. To accommodate a rise in visitor traffic, the project also included improved accessibility and egress pathways.

Behind the iconic facade, Page sensitively integrated modern systems to meet new program requirements with minimal interventions. The design meets contemporary codes and supports rapidly evolving technological needs while exposing and highlighting the original historic fabric. We completed all work in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Massachusetts Historical Commission, and the Boston Landmarks Commission.

Page/



Revitalize Historic Core

Smithsonian Institution

Location
Washington, DC

Services
Project Management, Architecture, Interior Design, Historic Preservation, Telecommunications Engineering, Experiential Graphic Design, Sustainability

Project Size
259,000 SF Renovation, 185,000 SF New Construction

The Smithsonian Institution Building (the Castle) and the Arts and Industries Building (AIB) have welcomed multitudes of visitors for more than 150 years. These buildings have embraced artifacts, curiosities, science laboratories, lecture halls, libraries, art galleries, and so much more. Over their lifetimes, both buildings have experienced numerous changes—accommodating expanding collections, evolving to meet public needs, and surviving fires and earthquakes.

Page-Loring LLC, a joint venture between Page and Loring Consulting Engineers, is honored to work with the Smithsonian Institution to provide design and engineering support to modernize these historic structures for the 21st century. The Revitalize Historic Core (RHC) project includes the Castle, the AIB, and a new underground central utility plant.

The museum system's oldest building, the Castle is the public doorway to the Smithsonian Institution and home to administrative offices and a visitor information center. Modernization will preserve its picturesque exterior silhouette, restore principal interior spaces to their early 20th-century splendor, replace building systems, upgrade windows, and provide structural reinforcement.

Once complete, the RHC will honor and protect architectural treasures while providing a visitor experience that promotes the Smithsonian's vision to engage, inspire, and impact the nation and the world.

Page/







Austin Historic Courthouse

Location
Austin, TX

Services
Architecture, Engineering

Project Size
61,000 SF

Page was asked to review and assess the 45% design documentation from another firm and produce a report pointing out any deficiencies and verifying a projected Construction Project cost. This report contained an analysis including the Historic Preservation, Architectural, Structural, Mechanical, Electrical, and Plumbing Engineering needs of the facility to be renovated. This report allowed the owner to evaluate if moving forward with current renovation path was in their best interests and budget.

The courthouse was originally designed by Page in 1935.





121 Broadway

Location
Cambridge, MA

Services
Architecture, Interior Design, Branding

Project Size
487,400 GSF, 439 Units

121 Broadway establishes a landmark in the Kendall Square skyline, rising over 450 feet to become the tallest building in Cambridge. The LEED Gold tower is all electric, and has 439 units, with 20% Affordable, and 5% Middle Income. Fifteen IHP units are 3-beds set aside for families.

Targeting established professionals, the amenity design blends the relationship between indoor & outdoor by accenting a neutral palette of luxury finishes with intentional moments of biophilic graphics and live plantings, and pulls to the inside exterior finishes, textures, and colors.

The soaring pass-thru lobby connects to retail and a mezzanine hosting the leasing office and a family lounge with a fun treehouse play structure. Level 6 features a media lounge, clubroom, co-working, fitness, a pet spa & dog run, and amenity terrace. Up at the top, Level 37 boasts a garden lounge, library, entertaining kitchen, and sky lounge connected to a sky deck with unrivaled views to Downtown Boston, Back Bay, and beyond.



Miscela

Location
Somerville, MA

Services
Planning, Architecture, Interior Design, Branding

Project Size
500 Units, 26,500 SF restaurant & retail, 18,000 SF amenities

Miscela is the latest residential addition to FRIT's wildly successful Assembly Row development. A mixed-use building featuring 500 apartments, Indoor & Outdoor Amenity, and Restaurant & Retail spaces.

Influenced by travel and filled with texture, the brand campaign for Miscela aims to celebrate all of life's little journeys. And all the big ones too. Living here puts everything at your fingertips. The main lobby greets you with comfort and intrigue, from the leather concierge desk to the beautiful ceiling art feature, hinting at what is to come throughout the property.

The 4th Floor Main Amenity boasts views to the outdoor pool and patio through large window seats. Work from home or host an intimate dinner party in one of the many 'cabin lounges'. Gather with friends around the indoor hanging fireplace before making your way up to the 24th Floor rooftop 'lookout' deck to show off the impressive views of the Boston skyline to your friends. Retreat to the 3rd Floor Speakeasy Lounge for a beer tasting and tabletop games in a space cooler than your local haunt. This property is inside Assembly Row, but entirely outside the lines.





The Parker

Location
Boston, MA

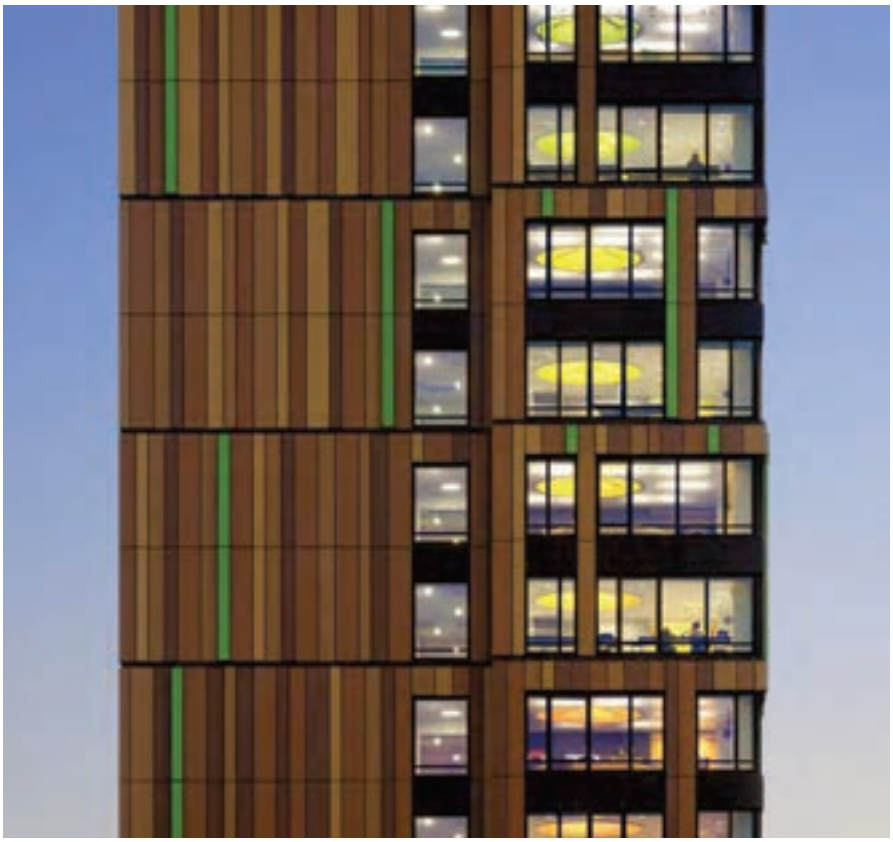
Services
Planning, Architecture, Interior Design of Record

Project Size
157,000 SF, 176 Units

This 21-story tower which will feature 176 luxury residential units including studios, one-bedrooms and two-bedrooms in the heart of Downtown Crossing. The ground floor public realm is designed as an experience. As pedestrians approach they will see a change in paving pattern and large light sculptures will be hung over both streets. At night, the light sculpture and sidewalk paving will light up to create a special urban atmosphere.

The residential lobby will be located at the corner of La Grange and Tamworth Street, and is connected visually to the streetscape through full height exterior storefront windows. Parking will be accessed at the existing Lowell Court. The finished project will completely transform the existing site, which is used as a surface parking lot longing for transformation.





MassArt Treehouse

Location
Boston, MA

Services
Architecture, Interior Design

Project Size
145,600 GSF, 493 Beds

Massachusetts College of Art and Design is an urban arts school located in downtown Boston, along the Avenue of the Arts. Through a programming effort that included student focus groups, benchmarking tours of comparable projects, and freshmen core curriculum demands, the building was designed to cater to the unique living/learning requirements of incoming art school freshmen.

Inspired by Gustav Klimt's 1909 "Tree of Life" painting, the building is clad in over 5000 composite aluminum panels of various widths, depths, and hues that result in an organic colorful expression. The 20-story housing tower for 493 freshmen includes a ground floor cafe and living room, a second floor health center, a "pajama floor" with common kitchen, game room, lounge, laundry, fitness center, and vending, and 17 floors of four and five-person suites. On every residence floor, project workrooms, casual seating lounges, and snack kitchens create an informal studio atmosphere conducive to artistic dialogue and interdisciplinary friendships.



Tufts University, Cummings Building

Location
Medford, MA

Services
Architecture, Interior Design

Project Size
150,000 SF

Tufts University, in collaboration with the Cummings Foundation, recently unveiled its new building adjacent to the MBTA Green Line expansion, College Avenue Station.

The new multi-disciplinary think tank, the Joyce Cummings Center serves as the home of Tufts University's new Data-Intensive Studies Center, the Fletcher School executive education programs, the Center for Applied Brain and Cognitive Sciences, the Tufts Gordon Institute, and programs in computer sciences, economics, and mathematics.

Committed to sustainability, the university established a goal of 42% reduction in energy use – a goal they are on target to surpass. Sustainable design strategies include high-performance exterior envelope design, exterior solar shades, ultra-low carbon MEP systems, and triple glazing with a low window-to-wall ratio.

The interior spaces provide a flexible design that advances Tufts' goal of delivering excellence in teaching and learning. Throughout the building, diverse academic departments are fused with forward-thinking spaces, seating nooks, and open lounges for individual study and group collaboration.

As a new east gateway to Tufts' campus, the building provides a dynamic space that supports the distinct needs of students, faculty, and the community at large. With an active ground-floor entry and plaza, it serves as a welcoming destination for the university community and visitors alike.



White Stadium Renovations

Location
Boston, MA

Services
Architecture, Interior Design, & Landscape Architecture

Project Size
68,000 SF West Grandstand; 8,000 SF South Crescent

Stantec's design team developed a holistic proposal with the City's design team to reactivate White Stadium through program development and physical interventions. Improvements to White Stadium include roof canopies over new grandstand seating areas that will hold 10,000 spectators and the addition of a mixed-use space with food and beverage offerings that opens out to the Playstead playing fields. Called "The Grove," the event lawn will host events such as tai chi, children's storytelling, small performances, seasonal markets, and cultural gatherings, programmed alongside a neighborhood advisory group. The team will take special care to preserve White Stadium's art deco façade as well as Franklin Park's heritage trees and pastoral paths.

This project is a visionary partnership between the City of Boston, the Boston Public Schools, and Boston Unity Soccer Partners to leverage the significant investment of a professional women's soccer team to benefit generations of Boston public schoolchildren.



Red Sox Clubhouse

Location
Boston, MA

Services
Interior Design, Lighting Design

Project Size
4,300 SF

Fenway Park is one of the most beloved ballparks in the nation. History lives here, and that is where the design concept begins. When the Red Sox wanted to upgrade their player experience, they spoke about the energy of the park, the history hidden inside the walls of Fenway, and the tradition that is the Boston Red Sox organization.

The heartbeat of the Sox is the team - the Clubhouse - a space that must create energy and strength. The design team focused on functionality and resiliency of materials to ensure the upgrades would stand the test of time. The lighting design focused on providing options to integrate simulated daylighting and the desired energy and mood within the spaces to enhance alertness, acuity, and even player performance.

New features include fully customized maple lockers with solid surface shelving, integrated lighting, name signage, responsive color changing lighting, improved sound systems, and sixteen TV displays that combine to form two 360-degree jumbotrons. Renovations also added locker rooms for female coaches and a digital batting cage.



Somerville YMCA

Location
Somerville, MA

Services
Planning, Architecture, Interior Design

Project Size
100,000 SF, 25 Meter Lap Pool, 60 Affordable Housing Units

The Somerville YMCA has served its community for over 120 years, offering vital services like fitness programs, childcare, and affordable housing. However, the aging facility could no longer meet growing demands or be renovated to meet modern standards. To address this, the Y partnered with Stantec to design a new, state-of-the-art facility that reflects the vision of a contemporary YMCA.

The new 100,000 SF, six-story center will feature a full gym with dedicated studios, basketball and sports courts, indoor and outdoor running tracks, and a new aquatics center with a 25-meter lap pool, children's play area, and adult warming pool. It will also include community gathering spaces that promote mental and physical well-being, along with childcare and teen after-school programs.

Recognizing the need for safe, stable housing, the Somerville Y is adding 60 new affordable units to support individuals and families, fostering greater stability and opportunity across the community.





The Lyra

Location
Boston, MA

Services
Planning, Architecture, Interior Design

Project Size
426 units, 32 story tower, 14,000 sf Theater expansion, 7,500 sf Retail/ Restaurant Space, Full Amenity Package

The 32-story, 405,500 SF tower will feature over 400 residential units with retail and restaurant space across the first and second floors.

The front of the proposed tower is designed to serve as an extension of the existing 890-seat Huntington Theater. The building's facade is inspired by Greek drama masks, manifesting themselves as large light and dark bands wrapping along the facade. The proposed tower would serve as an iconic pivotal point for the Avenue of the Arts, located steps from the key intersection of Massachusetts Avenue and Huntington Avenue. The site is located at the confluence of a diverse group of neighborhoods, including Fenway, Back Bay, Roxbury and the South End. A below grade parking garage would provide approximately 114 vehicle parking spaces for building residents.



65 Ellery

Location
South Boston, MA

Services
Architecture, Interior Design

Project Size
560,000 SF

As part of the broader On the Dot development in South Boston, 65 Ellery Street enhances the site with its distinctive form.

Located near the site of the former historic Washington Village Yacht Club, the design of 65 Ellery Street draws inspiration from the Boston schooner, a symbol of technological innovation in its time. Defined by two or more masts running the length of the deck, the building's massing mirrors these features with strong, vertical mast-like forms anchored to a solid base — the building's deck. This deck serves as a gathering space for tenants, offering a unique vantage point to experience the outdoor environment. It also establishes a visual connection with the adjacent 75 Ellery Street, creating a shared datum across the park.

Defined by triangular sails that sit close together, the schooner has the ability to move upwind easily and at a fast pace. Similarly, the building's large, sweeping massing evokes the image of sails gracefully gliding across the harbor.



75 Ellery

Location
South Boston, MA

Services
Architecture, Interior Design

Project Size
420,000 SF

Part of the larger On The Dot development in South Boston, 75 Ellery Street stands out as a unique lab and office building. Situated within the historic South Bay, just off Boston's former shoreline, the site draws inspiration from aquatic life, allowing the building to integrate seamlessly into its environment.

The design of 75 Ellery Street takes
cues from the water lily. Known for its regenerative qualities and its ability to enhance the surrounding environment, the water lily symbolizes the building's role in enriching its ecosystem. This organic form enhances the sweeping, fluid lines of the building's silhouette, making it a striking and iconic feature in the evolving South Boston skyline.

The façade is organized with layers of flowing materials portraying overlapping water lilies and bands of shimmering water rising up to the blooming flower at the building's crown. The glass, being the most visually distinguishing element, will have a printed frit pattern of the lily's ribbed structure, functionally tying together the composition.



Dorchester Bay City

Location
Boston, MA

Services
Master Planning

Project Size
6.5M SF; 1.45M SF, 1,7000+ units residential; 4M SF office, R&D, life sciences, academic; 155,000 SF ground-floor retail, restaurant, cultural/civic space

Located along the Harborwalk overlooking Boston Harbor, the former Bayside Expo Center, is located three miles from Downtown Boston, steps from the MBTA Red Line, and minutes to Interstate 93. Set on the site of the old Bayside Expo Center, the Dorchester Bay City/Bayside Master Plan aims to create a vibrant mixed-use neighborhood.

The heart of this new neighborhood is knit together by a central "boardwalk" – a space designed to rival the great public spaces of Boston and elsewhere – that will draw visitors from the nearby JFK/UMass stop all the way to the sea and an improved Harborwalk. The site will be transformed into a modern-day Harvard Square with a mixed-use neighborhood complementary to and integrated with the existing UMass Boston campus and includes academic, research, retail, residential, dining, entertainment, and cultural uses.

The varied architecture of the buildings lend themselves to lively interactions both at street level and in some cases, the rooftops. The twenty-one buildings on site are connected to a new network of streets and bike paths designed to emphasize multimodal and sustainable mobility from Morrissey Boulevard to Carson Beach, filling a gap in the urban fabric with the larger Columbia Point area and facilitating connections to destinations both local and regional without the need for a personal automobile.

The development is proposed to include 1.45M SF of residential development, around 1,740 new housing units plus, 4M SF office, R&D, life sciences and/or academic uses. 155,000 SF ground-floor retail/restaurant and or cultural/civic space.



Confidential Global Retail Client

Location
Framingham, MA

Services
Workplace Strategy, Interior Design, Architecture, Lighting Design Furniture Specification, Landscape, Civil

Project Size
450,000 SF

Creating an amenity-rich experience with the warmth of home was the driver of TJX's repositioning of 550 Cochituate Road. The ground floor of this project has a "commons" filled with spaces to cater to every need, whether that's grabbing a quick coffee at the reception bistro, or sitting by the fire near the library to get through some emails. Large flex meeting rooms are equipped to train the next generation of associates while the adjacent café will fuel them up with an array of fresh food options.

Upstairs in the main office neighborhoods, modular planning, raised flooring, furniture systems, and walls were utilized to allow departments to adapt their spaces as they return to the office and evolve their work-flows. Smaller commons filled with soft seating, café booths and farm tables are centralized and become magnets for teams to come together for an informal meeting or to celebrate a birthday.



Southline Boston

Location
Boston, MA

Services
Architecture, Interior Design, FF&E, Environmental Graphics

Project Size
700,000 SF

Revamping a 16-acre site and 700,000 square feet of old newspaper space into a vibrant work and community hub is no small feat. The project followed three core principles: preserve the building's heritage while updating it, design with community accessibility and wellness in mind, and cultivate a diverse ecosystem of local businesses.

Inspired by the former project name, "The BEAT," the design interprets beats, music, and sound into visual elements, creating a dynamic and immersive experience. Nods to the building's history as the Boston Globe printing facility are woven throughout, with custom furnishings, artwork, and graphics incorporating CMYK and halftone patterns as a tribute to its past. The biggest challenge was the site's size and location between major highways, requiring careful budgeting and planning. Ultimately, the goal was to transform a historic landmark into a modern beacon of sustainability and community vitality in Boston.

RELIABLE

BOND
Building



City of Fitchburg,
City Hall Renovation

FIRM OVERVIEW

At BOND Building, we customize each construction program to accommodate our client's culture. We invite you to explore more about BOND Building by visiting our online brochure: issuu.com/bond-building

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HISTORY OF BOND

Since opening our doors in 1907, BOND has been realizing our vision of ***building a better society through enduring relationships***. A fifth generation, construction management and civil & utility and mechanical general contracting firm, our focus is to build a bond of trust that fuels each construction project we undertake. BOND's business model is driven by client focus and instilled with the corporation's fundamental values: integrity, commitment, teamwork, innovation, and excellence.

Bond Building Construction, Inc. and Bond Civil & Utility Construction, Inc. commenced operations as wholly owned subsidiaries of Bond Brothers, Inc. on January 1, 2020. Prior to this time, all projects were delivered by Bond Brothers, Inc. *All of the employees of BOND Building are the same employees who delivered projects for Bond Brothers, Inc.'s Building Division.*

CLIENT-CENTERED

BOND Building customizes each construction program by working closely with clients to accommodate their company's culture and daily activities and to proactively minimize disruption and avoid surprises. We produce high-quality construction on time and on budget, creating customer satisfaction and building ongoing client relationships.

LOCALLY OWNED

BOND Building concentrates on quality work and uncompromising performance, rather than narrow bottom-line profitability. And, unlike large national or multinational organizations, our senior managers respond directly, quickly, and knowledgeably to every client.

COMPREHENSIVE SERVICES

BOND Building offers a wide range of services: preconstruction assistance, construction management, general contracting, civil and utilities services, corporate interiors construction, and asset management. We provide capabilities for every aspect of a building project and lifecycle from the ground up, including expertise in:

- Infrastructure preparation
- Planning, estimating, and scheduling
- Modeling and laser scanning
- Contract administration, cost management, and schedule maintenance
- Quality assurance and safety oversight
- Facilities asset management services to maintain building assets

Harvard University's Tata Hall curtain wall is hung from the building structure.



PHILOSOPHY

LOCAL – BOND Building concentrates on quality work and uncompromising performance, rather than narrow bottom-line profitability. Unlike large national or multinational organizations, our senior managers respond directly, quickly, and knowledgeably to every client.

COMPREHENSIVE – BOND Building and BOND Civil & Utility offer a wide range of services: preconstruction assistance, construction management, general contracting, civil and utility services, power and energy, corporate interiors construction, and asset management. We provide capabilities for every aspect of a building project and life cycle from the ground up.

SPECIALTY

BUILDER – BOND Building's services are centered on our key markets: district energy, healthcare, and higher education. BOND Civil & Utility focuses on: power generation, civil infrastructure, oil & gas, and electric transmission & distribution. No matter the job, the BOND team is driven to add value, achieve goals, and make life easier for our clients.

The success of our clients always comes first. BOND Building is successful through building long-term relationships with clients.

FOCUS

SELECT PROJECTS GROUP - The Select Projects Group (SPG) is your trusted advisor for managing small to mid-range construction projects. We offer a one-stop solution for managing the entire project life cycle including corporate interiors, historic restoration, building repositioning, new construction and renovations. We understand the unique needs that go hand-in-hand with projects of this scale and complexity such as speed-to-market, occupied building construction, phasing, tenant fit-out and complex design requirements.

RESPONSIVE

Relevant Project Experience

BOND

Building



Stonehill College Meehan School of Business in Easton, MA

SECTION 5

RELEVANT EXPERIENCE & REFERENCES

• • •

Established in 1907, BOND has had a long history of delivering iconic buildings throughout the Northeast. BOND's early work on iconic structures includes 500 Boylston Street, and the Hynes Convention Center, and our long tradition of successfully delivering significant public structures continues today as we have recently begun construction of the White Stadium project for the City of Boston and the Boston Legacy women's professional soccer team. BOND's completed work also includes significant buildings for well-known public and private institutions who strive to deliver long-lasting quality projects to their user groups and the public at large. The following projects represent a historical mix of both public and private iconic buildings and those with similar attributes to your project. We are also including a list of projects completed for DCAMM. BOND Building has a long history of delivering very successful projects for DCAMM. We know their expectations for program, process, and project delivery.



500 BOYLSTON STREET
CITY OF BOSTON

500 Boylston Street is a 1.3-million square foot post modern building located in the Back Bay section of Boston and was completed in 1989 for $100 Million dollars. The site contains approximately 137,000 square feet of land area, with approximately 500 feet of frontage on Boylston Street. The first six floors are retail and small office space. Above that there is a 19-story office tower with Class A office space. It has approximately 715,000 square feet of office space. It has an underground parking lot for 1,000 cars that it shares with 222 Berkeley Street.



JOHN B. HYNES VETERANS MEMORIAL CONVENTION CENTER
MASSACHUSETTS CONVENTION CENTER AUTHORITY

Designed by architects Kallmann, McKinnell & Wood in 1988, the design "attempted to relate in scale and materials to its Back Bay setting", adopting granite and setbacks. The severe gray interior is reminiscent of an early 20th-century German railroad station. The building has 176,480 square feet of exhibit space and can accommodate up to four concurrent events. It features 91,000 square feet of meeting space with 38 permanent rooms and a 24,544-square-foot grand ballroom



WHITE STADIUM
CITY OF BOSTON

Originally built in 1949, the stadium has been a cornerstone for Boston athletes and community events. Now, through a once-in-a-generation public-private partnership with Boston Legacy Football Club (BLFC) of the National Women's Soccer League, the stadium is being re-constructed by BOND Building. The revitalized White Stadium will also serve as an improved facility for Boston Public Schools students, and provide space for community events, and gatherings for the City.



MEDIA LAB
MASSACHUSETTS INSTITUTE OF TECHNOLOGY

The challenge in expanding MIT's world-renowned Wiesner Building, home of the MIT Media Lab, was to increase its size without altering its dynamics. A team headed by Pritzker Prize-winning architect Fumihiko Maki and executive architects Leers Weinzapfel Associates designed an ingenious connecting structure that supports ongoing research and maximizes interaction and collaboration. The new building – six floors with approximately 163,000 square feet of laboratory, office, and meeting space – links to Wiesner, which was designed by I.M. Pei and Partners in 1985.



PARAMOUNT THEATER
EMERSON COLLEGE

The Emerson Paramount Theater construction project involved restoring and redeveloping the historic 1932 Paramount Theatre and adjacent buildings into a mixed-use complex for Emerson College called the Paramount Center. The 180,000 square foot project added a 590-seat live performance theater, a 125-seat black box theater, a 180-seat film screening room, rehearsal studios, a sound stage, classrooms, and student housing, transforming the iconic but neglected venue into a vibrant campus and community arts hub.



FITCHBURG CITY HALL
CITY OF FITCHBURG

BOND Building completed a major renovation/addition of the historic City Hall at 718 Main Street and an adjacent building at 700 Main Street, transforming it into a one modern, accessible, and efficient campus workspace for municipal government operations. The project, which involved restoring the historic exterior and renovating the interior to house city departments, also included converting a donated bank building into City Council Chambers. The renovation aimed to create a "City Hall for All" and is considered a vital component of downtown economic development.



BOOTH THEATER
BOSTON UNIVERSITY

The Joan & Edgar Booth Theatre and College of Fine Arts Production Center is a modern, award-winning facility that unified BU's theatre program on campus after 33 years off-site. The 75,000 SF building features a 250-seat flexible studio theatre, advanced production shops (scenery, costume, props), faculty and student spaces, and a landscaped outdoor arts plaza. Designed by Elkus Manfredi Architects, the facility serves as a contemporary performance venue, an educational "maker-space," and a gathering spot. The new building features a two-level subsurface parking garage and adjoining 286 space parking lot.



TATA HALL
HARVARD BUSINESS SCHOOL

Tata Hall provided much-needed classroom, housing, and gathering space for the school's executive education program. The Tata Hall Executive Education Center serves as a model for high performance building design on the Harvard Business School campus. The 7-story, 153,700 square foot multi-use building houses 22 living groups with 180 bedrooms and associated living group lounges, two 99-person case method classrooms, seminar spaces, project rooms, reception lounges, and administrative offices.



2150 COMMONWEALTH AVE. RESIDENCE HALL
BOSTON COLLEGE

Boston College engaged BOND Building to provide preconstruction and construction management services for the facility that strengthened the College's residential community by providing student living space in a mix of apartment-style suites. The residence hall blends seamlessly with the surrounding campus buildings, fostering student collaboration and creating a welcoming entry point from the major Commonwealth Avenue thoroughfare. The project utilized Lean building practices to streamline the schedule.



SIMONS BUILDING (BUILDING 2)
MASSACHUSETTS INSTITUTE OF TECHNOLOGY

For the first time in the history of MIT renovations, a new floor has been added to a Main Group building. Building 2's new floor adds ~14,000 square feet of office, seminar, collaborative space, and building systems—were engineered carefully to alter the building's exterior profile as little as possible. In an additional effort to maintain the historic integrity, the renewal team carefully researched materials and methods to restore the original limestone façade and replicate and replace the 100-year-old windows. Exterior work has improved the energy performance of the building and the comfort of its occupants.



CENTER FOR STUDENT SERVICES
BOSTON UNIVERSITY

Located in the center of busy Kenmore Square, Boston University's 120,000 SF Center for Student Services consolidates several of the institution's academic and advising programs into one space, while providing a much-needed student dining and meeting space on the eastern side of its campus. The Center's first two floors are dedicated to student dining, its top four floors to educational and career development programs, and its basement to a bakery and coffee shop, function room, and community space.



10 AKRON STREET RESIDENCE HALL
HARVARD UNIVERSITY

Situated along the Charles River, this outstanding property is convenient to both Harvard and Central Squares. Harvard 10 Akron Street Residence Hall provides the campus with new graduate student housing. The seven story building includes 151 living units and three additional levels of below-grade parking. Total size of the building is 106,569 square feet. The first and second floors have a fitness center, lounge space, meeting space, and a laundry room. Floors three through seven are mostly apartment units, with some shared common spaces

Certified LEED Silver

Certified LEED Gold



WAKEFIELD PUBLIC SAFETY COMPLEX
TOWN OF WAKEFIELD

To meet the needs of a modern police force and better serve the public, the Town of Wakefield engaged BOND Building to provide preconstruction and construction management services for the phased and occupied renovation and addition. A three-story addition added needed square footage and the renovations to several areas within the police station provided upgraded space throughout the facility for all departments including the reconfiguration of the main lobby and expanded sally port. The improvements enhanced the department's operational collaboration, provided appropriate equipment storage, and increased safety for both police officers and the general public.



MEEHAN SCHOOL OF BUSINESS
STONEHILL COLLEGE

The Leo J. Meehan School of Business, is a 63,450-square-foot, three-story building on the main quad. The new facility was designed by The S/L/A/M Collaborative provides modern classrooms, collaboration spaces, a two-story great room, simulated trading rooms, and a business innovation studio. It houses the college's business and economics programs and features integrated maker spaces and Bloomberg rooms



MARIA WESTON CHAPMAN MIDDLE SCHOOL
CITY OF WEYMOUTH

As the largest middle school in the Commonwealth of Massachusetts, The new 252,170 GSF middle school also included 31,290 GSF of gut renovation to an existing gymnasium building. The new 2-story school building includes three distinct academic wings which surround centrally located exploratory labs. These labs spaces are located around the school's new Town Square, a central gathering area that functions as the dining facility. Wings to the west and south of the Town Square house a professional public theater, music spaces, a central kitchen, administrative offices, fitness spaces and the renovated gymnasium.



BRANDEIS UNIVERSITY
SKYLINE RESIDENCE HALL

BOND Building to provided preconstruction and construction management services for its new 50,000 SF, residence hall. The new building features the following: a new common space for students with large kitchen, study spaces, four lounges, a kitchen, and a courtyard. Elevators and a main stairway allow for easier movement between floors. The new residence hall will also be the most sustainable building on campus. Geothermal wells provide all heating, cooling, and domestic hot water, eliminating the need for fossil fuels.



WAKEFIELD MEMORIAL HIGH SCHOOL
CITY OF WAKEFIELD

The new Wakefield Memorial High School inverts the cramped, siloed feel of its predecessor by doubling down on flexible spaces, natural light, and outdoor connections. By prioritizing spaciousness and providing a variety of formal and informal gathering spaces, the new 260,000 square foot, net zero ready building fosters a sense of community underpinned by wellness and a sense of belonging for all 850 students.



DEPARTMENT OF UNEMPLOYMENT ASSISTANCE
CITY OF BROCKTON

BOND Building is provided preconstruction and construction management for the demolition of an existing condemned building and the construction of a new 35,000 SF three-story urban infill office building on a zero lot line site . The new building serves the public through its modern flexible workspaces, a call center with white noise and sound-absorbent baffles, and hearing rooms. In a unique partnership, the ground floor will also be home to education spaces for Massasoit Community College to provide workforce training. The new building's sustainable structure is a cross laminated timber and steel hybrid construction using CLT slabs and glulam beams and columns. The highly sustainable project was completed under a Chapter 149A delivery model.



ACADEMIC INNOVATION CENTER
BRYANT UNIVERSITY

The 48,000-square-foot AIC is an entirely new kind of facility for teaching and learning. Designed by architects of EYP Architecture and Engineering, the building serves as a learning lab to reimagine the optimal environment teaching. Gone are the rows of seats and lecture dais that have served higher education for centuries. Instead, flexible spaces and a light-filled Innovation Forum within the AIC are designed for a wide variety of innovative teaching and learning styles, developing leadership and design thinking skills through real-world simulations, rapid prototyping, social entrepreneurship and service learning projects, flipped class delivery, group work, and more.

BOND Building's Completed Projects for DCAMM

- **Fitchburg Staten University,** Antonucci Science Building
- **Bridgewater State University,** George A. Weygand Residence Hall
- **UMass Dartmouth,** School for Marine Sciences SMAST
- **Taunton State Hospital,** Women's Recovery from Addictions Program
- **Bristol Community College,** John J. Sbrega Science Building
- **Department of Unemployment Assistance,** Brockton New Facility
- **Quinsigamond Community College,** Surprenant Hall/Hebert Auditorium
- **Bunker Hill Community College,** Academic Success Center & Building E Renovation
- **Department of Fire Services,** Southeast Infrastructure & Burn Building
- **Springfield Technical Community College,** Utility Infrastructure Replacement
- **Berkshire Community College,** Utility Infrastructure Replacement
- **Massachusetts College of Liberal Arts,** Utility Infrastructure Replacement
- **Holyoke Community College,** Utility Infrastructure Replacement


Quinsigamond Community College


Fitchburg State Science Center

BOND Building's Ongoing Projects for DCAMM

- **Mass Maritime Academy,** Science, Tech & Engineering Building
- **UMass Dartmouth,** Liberal Arts Building Restoration
- **Massachusetts Maritime Academy,** Decarbonization / Geothermal


Mass Maritime Academy STEM Building


UMass Dartmouth Liberal Arts Building

SKILED

Proposed Team

David Capaldo, AIA LEED AP

VICE PRESIDENT, PUBLIC SECTOR

Known for his collaborative approach, Dave's understanding of design and construction allows him to ensure that design intent is upheld during construction. Dave's leadership has been crutial in guiding the team through our most challenging projects



RELEVANT PROJECTS

City of Boston,
White Stadium at Franklin Park | Boston, MA
BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

City of Fitchburg,
City Hall Campus Renovation | Fitchburg, MA
BOND Building provided preconstruction and construction services for updates and renovations at Fitchburg City Hall. The adjacent building, donated by Bank of America, was converted into a legislative building to house City Council Chambers. Fitchburg City Hall is a local historic landmark and is being recommended for listing on the National Register of Historic Places with the Massachusetts Historical Commission.

Boston University,
Joan & Edgar Booth Theatre & Production Center | Brookline, MA
BOND Building provided preconstruction and construction management for a new state-of-the-art 250-seat theatre, its production support spaces, and a 286-vehicle parking garage. BOND Building's extensive use of BIM was essential to creating phasing and logistics plans that solved the challenges of working on an occupied campus at a busy intersection, on an aggressive schedule, with a complex building envelope.

EDUCATION
Boston Architectural College

CERTIFICATES & LICENSES
Certified Public Purchasing Official Program

LEED AP

Architectural License, State of Arizona #36899

Licensed Construction Supervisor CS-077120

Massachusetts Certified Public Purchasing Official Program Certified

AFFILIATIONS
American Institute of Architects

Boston Society of Architects

Construction Specifiers Institute

National Fire Protection Association

YEARS EXPERIENCE 32









1. City of Boston,
   White Stadium at Franklin Park
2. City of Fitchburg,
   City Hall Campus Renovation
3. Boston University,
   Joan & Edgar Booth Theatre & Production Center
4. Town of Wakefield,
   Public Safety Building Renovation & Upgrades

Town of Wakefield,
Public Safety Building Renovation & Upgrades | Wakefield, MA
BOND Building provided preconstruction and construction services for the renovation and addition of the town's police and fire facility. The lobby and 3rd floor spaces were renovated, and three stories were added in front of the building, and an extension of the Sallyport in the rear was added. The building remained fully occupied and operational throughout the multi-phased construction.

DCAMM,Department of Unemployment Assistance,
Brockton New Facility | Brockton, MA
BOND Building provided preconstruction and construction management for the demolition of a condemned building and construction of a new three-story building. This includes a call center, offices, and meeting rooms for DUA and teaching space for Massasoit Community College.

Town of Weymouth,
Maria Weston Chapman Middle School | Weymouth, MA
BOND Building provided preconstruction and construction management services for the new middle school, encompassing a gut renovation of the existing gymnasium. The new building will serve students in grades 6-8 in 2 stories, composed of 3 academic wings located around a centrally shared circulation space, which doubles as a student dining and assembly space.

Town of Wakefield,
Memorial High School | Wakefield, MA
BOND Building is providing construction management for the new Wakefield Memorial High School. In addition to the new construction, the project includes HAZMAT abatement and site improvements, including the relocation of the football field and running track. The students will remain in the existing school, which will be demolished once they move into the new facility.

Bryant University,
Academic Innovation Center | Smithfield, RI
BOND Building provided preconstruction and construction management for this new two-story, experiential learning center. In close collaboration with Bryant and the design team, BOND developed a phased construction schedule that minimized disruption to the active campus. BOND proactively managed long lead item deliveries of high-end finishes and cutting-edge technologies to ready this facility for its fall 2016 debut.

Robert Mischler, CM-Lean

VICE PRESIDENT, OPERATIONS

Bob has has successfully completed many projects for infrastructure and higher education clients. He is a detailed oriented planner and manager. Bob brings "big picture" leadership to logistics and communication with clients, building users, designers, and subcontractors.



RELEVANT PROJECTS

City of Boston,
White Stadium at Franklin Park | Boston, MA
BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

Town of Wakefield,
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Town of Weymouth,
Maria Weston Chapman Middle School | Weymouth, MA
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EDUCATION

BS, Construction Service, Roger Williams University

AD, Applied Science and Architectural Technology, Blue Hills Technical Institute

CERTIFICATES & LICENSES

Lean Construction Training

MA, Construction Superintendent

Cambridge Builders License

Boston Builders License - ABC

Associated General Contractors

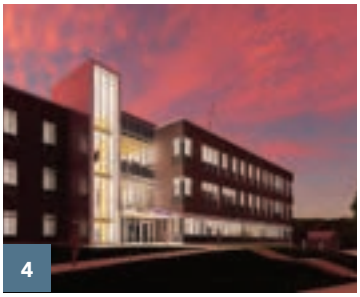
Certificate of Management, Lean Construction

YEARS EXPERIENCE 38









1. **Town of Wakefield, Memorial High School**
2. **Town of Weymouth, Maria Weston Chapman Middle School**
3. **DCAMM/Fitchburg State University, Antonucci Science Complex**
4. **DCAMM/Massachusetts Maritime Academy, Science, Tech & Engineering Building**

DCAMM/Fitchburg State University,
Antonucci Science Complex | Fitchburg, MA

BOND Building provided preconstruction and construction management for the phased renovation and addition, resulting in an integrated, state-of-the-art classroom, research, and laboratory facility. BOND worked closely with the design team to provide preconstruction budgeting, scheduling, value analysis, and constructability insights. BOND extensively used Building Information Modeling to facilitate a smooth integration of the building's complex laboratory systems.

DCAMM/Massachusetts Maritime Academy,
Science, Tech & Engineering Building | Buzzards Bay, MA

BOND Building provided preconstruction and construction management services for this transformative project. The project involved the construction of a state-of-the-art building, which houses updated laboratories, support spaces, and offices. The project included renovating and repurposing existing labs, further enhancing MMA's capabilities in scientific research and technological advancement.

DCAMM/Bristol Community College,
John J. Sbrega Health & Science Building | Fall River, MA

BOND Building provided preconstruction services, including budgeting, scheduling, value analysis, and constructability insights. The new two-story building is one of the largest Zero Net Energy science buildings in a cold climate and holds teaching labs, offices, and community space. BOND utilized prefabrication and other methods to minimize disruption to the active campus.

Providence Public Library,
Transformation Preconstruction | Providence, RI

BOND Building provided preconstruction and construction management services for the renovation of approximately 83,000 SF of the existing library. The scope included demolition, reconstruction, upgrades to the existing mechanical, electrical and plumbing systems, as well as the installation of a new fire sprinkler system. The library remained open during this phased project.

Roger Williams University,
North Campus Residence Hall | Bristol, RI

BOND Building completed civil and site improvements package to support a new residence hall. Work included installation of new water lines, drainage system and site excavation & fine grading. Construction of all site lighting, parking lots, concrete walks and curb and landscape with irrigation. Custom build 6-new NCAA standard tennis courts with grounding grid and fencing and wind screen.

Justin Aubuchon, LEED AP, CM-Lean

VICE PRESIDENT, PRECONSTRUCTION AND ESTIMATING

In an effort to deliver budget and value engineering services to exceed client expectations, Justin develops an understanding of the clients scope and budget. Justin has served as a sole estimator for major clients, establishing long-term relationships by developing solutions and conceptual budgets.



RELEVANT PROJECTS

Boston University,
Center for Student Services | Boston, MA
BOND Building provided construction management for a new 120,000 SF academic and advising building with student dining and meeting spaces. Due to an aggressive 13-month schedule, BOND worked closely with the architect to conduct a constructability review extensively using Building Information Modeling. This project is 20% more energy efficient than comparably constructed buildings.

City of Boston,
White Stadium at Franklin Park | Boston, MA
BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

Emerson College,
Paramount Center | Boston, MA
BOND Building provided construction managment services for the renovation and new construction of the Paramount Theater. This provided a new Performance Development Center and a residence hall for 260 students. The theater includes 125-seat black box theater, a 200-seat film screening room, multiple practice rooms, a soundstage for film classes, a scene shop, several classrooms and a commercial restaurant.

EDUCATION
BS-CTE, Civil Engineering,
University of Massachusetts, Lowell

CERTIFICATES & LICENSES
Certificate of Management Lean Construction

CM-Lean Certified

LEED AP

OSHA-30

AFFILIATIONS
ASPE (American Society of Professional Estimators)

YEARS EXPERIENCE 29









1. **Boston University, Center for Student Services**
2. **City of Boston, White Stadium at Franklin Park**
3. **Emerson College, Paramount Center**
4. **Harvard Business School, Tata Hall**

Harvard Business School,
Tata Hall | Boston, MA

BOND Building provided preconstruction and construction management services for a new multipurpose building at Harvard Business School. BOND developed a Building Information Model that facilitated tunnel and underground utilities coordination. Utility cutovers were completed off-hours to minimize disruption to the active campus. Mitigation measures were put in place to coordinate dining service deliveries and minimize truck traffic to the site.

Town of Wakefield,
Memorial High School | Wakefield, MA

BOND Building is providing construction management for the new Wakefield Memorial High School. In addition to the new construction, the project includes HAZMAT abatement and site improvements, including the relocation of the football field and running track. The students will remain in the existing school, which will be demolished once they move into the new facility.

Town of Wakefield,
Public Safety Building Renovation & Upgrades | Wakefield, MA

BOND Building provided preconstruction and construction services for the renovation and addition of the town's police and fire facility. The lobby and 3rd floor spaces were renovated, and three stories were added in front of the building, and an extension of the Sallyport in the rear was added. The building remained fully occupied and operational throughout the multi-phased construction.

Town of Weymouth,
Maria Weston Chapman Middle School | Weymouth, MA

BOND Building provided preconstruction and construction management services for the new middle school, encompassing a gut renovation of the existing gymnasium. The new building will serve students in grades 6-8 in 2 stories, composed of 3 academic wings located around a centrally shared circulation space, which doubles as a student dining and assembly space.

DCAMM/Fitchburg State University,
Antonucci Science Complex | Fitchburg, MA

BOND Building provided preconstruction and construction management for the phased renovation and addition, resulting in an integrated, state-of-the-art classroom, research, and laboratory facility. BOND worked closely with the design team to provide preconstruction budgeting, scheduling, value analysis, and constructability insights. BOND extensively used Building Information Modeling to facilitate a smooth integration of the building's complex laboratory systems.

Peter Roche, LEED AP

SENIOR PROJECT MANAGER

Peter is a well-organized and collaborative leader, focusing on life science projects. He has a proven track record of leading construction teams and delivering projects in diverse markets. Peter is recognized for driving excellence through strategic planning, resource allocation, and communication.



RELEVANT PROJECTS

City of Boston,
White Stadium at Franklin Park | Boston, MA
BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

Boston Children's Hospital,
200 Libbey Industrial Parkway MOB | Weymouth, MA
BOND Building provided preconstruction and construction services for a ground-up, three-story medical office building. BOND oversaw the construction of the core and shell building as well as the entire fit-out; which included support spaces, exam rooms, labs, a radiology department, and an MRI suite. The project required the demolition of an existing structure and addition of 270 surface parking spaces.

Harvard Business School,
Baker Library | Boston, MA*
$77,000,000, 160,000 SF: Interior and exterior renovation and expansion of the existing Baker Library facility. The project included the construction of a two-level underground book vault, the complete renovation of the existing structure, restoration of the main Reading Room and exterior facade, hazardous material abatement, utility infrastructure relocation and restoration of the site and landscape with a new southern courtyard scheme.

EDUCATION

BS, Construction Management,
Wentworth Institute of Technology

AS, Architectural Engineering,
Wentworth Institute of Technology

CERTIFICATES & LICENSES

LEED AP

MA, Licensed Construction Supervisor

City of Boston, Licensed Construction Supervisor

YEARS EXPERIENCE 25

*Projects completed prior to joining BOND Building.









1-2. City of Boston, White Stadium at Franklin Park

3-4. Boston Children's Hospital, 200 Libbey Industrial Parkway MOB

Lovejoy Wharf | Boston, MA*

$70,000,000, 225,000 SF: Redevelopment of historic Lovejoy Wharf complex including reconstruction of a 1-acre waterfront pier. The project involved demolition of two levels of the existing structure, installation of a complete new shotcrete structure and addition of 3 new levels to the existing structure.

Cambridge Housing,
LBJ Apartments | Cambridge, MA*

$42,000,000, 140,000 SF: Comprehensive and phased renovation of 180-unit high rise senior housing development completed while maintaining 80% occupancy. The project included the addition of a new floor for a new MEP penthouse and solar array, 100% replacement of MEP's and a complete new EIFS façade and curtainwall.

City of Brookline,
Brookline High School | Brookline, MA*

$65,000,000, 70,000 SF: The STEM Wing Addition is a new addition and consists of biology and chemistry classroom/laboratories, collaboration spaces, maker space, culinary arts kitchen, student restaurant/café seating. The project also included an extensive enabling and utility relocation project and demolition of an existing 3 story classroom building.

South Boston Transportation Center | Boston, MA*

New construction of a nine-level, 650,000 SF precast concrete parking garage. Situated partially over the existing Interstate 90 tunnel structure, which was built by the Central Artery and Tunnel Project (CA/T), the project took place on Massport's Core Block parcel in South Boston. This complex project required planning, innovative engineering solutions, and stringent adherence to safety protocols. By effectively managing the construction process, coordinating with multiple stakeholders, and overcoming unique logistical challenges, the parking garage was delivered on time and to the highest standards of quality.

Brookline High School,
22 Tappan Street | Brookline, MA*

Construction of a new 120,000 SF high school that partially spans over the MBTA Green Line tracks. The state-of-the-art facility was thoughtfully designed to meet the diverse needs of students and staff, featuring general use classrooms, physics classrooms, special education classrooms, a white box event space, dining and food service areas, a library, collaboration spaces, a medical clinic, and general administration offices. Additionally, the project involved carefully planned additions and renovations to the existing school buildings, extensive landscaping, and a streetscape improvement project.

*Projects completed prior to joining BOND Building.

Mike Donohue

GENERAL SUPERINTENDENT

Mike provides strong leadership in the supervision and coordination of projects. He efficiently manages a full range of project life cycle aspects, including cost control, scheduling, and construction layout. Mike has been instrumental to teams delivering major academic construction projects.



LET

City of Boston,
White Stadium at Franklin Park | Boston, MA

BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

Massachusetts Institute of Technology,
Media Lab Expansion | Cambridge, MA

BOND Building was hired under a competitive Guaranteed Maximum Price delivery model by MIT. Under this agreement, BOND provided construction management services for the expansion of MIT's Media Lab. The complex serves as a showplace for new concepts in design, communications systems, and collaborative research. The integration of a detailed QA/QC program ensured that the very highest quality desired was effectively executed in the field to maintain the integrity of the design in which Maki is so well known.

Town of Wakefield,
Public Safety Building Renovation & Upgrades | Wakefield, MA

BOND Building provided preconstruction and construction services for the renovation and addition of the town's police and fire facility. The lobby and 3rd floor spaces were renovated, and three stories were added in front of the building, and an extension of the Sallyport in the rear was added. The building remained fully occupied and operational throughout the multi-phased construction.

EDUCATION
BS, Architectural Engineering Technology, Wentworth Institute of Technology

CERTIFICATES & LICENSES
MA, Construction Supervisors License

51B Certification

OSHA-10

OSHA-30

YEARS EXPERIENCE 18









1. **Massachusetts Institute of Technology, Media Lab Expansion**
2. **Town of Wakefield, Public Safety Building Renovation & Upgrades**
3. **Town of Wakefield, Memorial High School**
4. **Brandeis University, Skyline Residence Hall**

Town of Wakefield,
Memorial High School | Wakefield, MA

BOND Building is providing construction management for the new Wakefield Memorial High School. In addition to the new construction, the project includes HAZMAT abatement and site improvements, including the relocation of the football field and running track. The students will remain in the existing school, which will be demolished once they move into the new facility.

Brandeis University,
Skyline Residence Hall | Waltham, MA

BOND Building provided preconstruction and construction services for a new residence hall, utilizing preserved portions of Usen Castle, circa 1900s. Deteriorated portions were demolished, making way for an energy-efficient and accessible residence hall. BOND worked with designers to reduce earth supports and bracing for deep foundations, allowing the project to get out of the ground faster and meet academic schedules.

City of Fitchburg,
City Hall Campus Renovation | Fitchburg, MA

BOND Building provided preconstruction and construction services for updates and renovations at Fitchburg City Hall. The adjacent building, donated by Bank of America, was converted into a legislative building to house City Council Chambers. Fitchburg City Hall is a local historic landmark and is being recommended for listing on the National Register of Historic Places with the Massachusetts Historical Commission.

DCAMM/Quinsigamond Community College,
Surprenant Hall/Hebert Auditorium
Accessibility Improvement & Critical Repairs | Worcester, MA

BOND Building provided preconstruction and construction management services to develop a phased implementation of a renovation and addition to a 1960's 1960s-era building, which will address programmatic needs, critical infrastructure upgrades, and provide full accessibility compliance. Renovations are planned for the auditorium and academic buildings. Systems improvements include air handling units, controls, LED lighting, and additional fire suppression systems.

DCAMM/Massachusetts Maritime Academy,
Science, Tech & Engineering Building | Buzzards Bay, MA

BOND Building provided preconstruction and construction management services for this transformative project. The project involved the construction of a state-of-the-art building, which houses updated laboratories, support spaces, and offices. The project included renovating and repurposing existing labs, further enhancing MMA's capabilities in scientific research and technological advancement.

Jonathan Rossini

SENIOR PROJECT MANAGER

Jonathan's experience includes delivering projects on congested urban sites, requiring detailed phasing and logistics and careful mitigation strategies. Jon is a steward of budget from pre-construction through construction, providing clear and accurate reporting of the project financials.



RELEVANT PROJECTS

City of Boston,
White Stadium at Franklin Park | Boston, MA
BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

Town of Wakefield,
Public Safety Building Renovation & Upgrades | Wakefield, MA
BOND Building provided preconstruction and construction services for the renovation and addition of the town's police and fire facility. The lobby and 3rd floor spaces were renovated, and three stories were added in front of the building, and an extension of the Sallyport in the rear was added. The building remained fully occupied and operational throughout the multi-phased construction.

Town of Wakefield,
Memorial High School | Wakefield, MA
BOND Building is providing construction management for the new Wakefield Memorial High School. In addition to the new construction, the project includes HAZMAT abatement and site improvements, including the relocation of the football field and running track. The students will remain in the existing school, which will be demolished once they move into the new facility.

DCAMM,
Department of Unemployment Assistance,
Brockton New Facility | Brockton, MA
BOND Building provided preconstruction and construction management for the demolition of a condemned building and construction of a new three-story building. This includes a call center, offices, and meeting rooms for DUA and teaching space for Massasoit Community College.

EDUCATION
BS, Civil & Environmental Engineering, UMass Amherst

CERTIFICATES & LICENSES
CPR/First Aid Certified

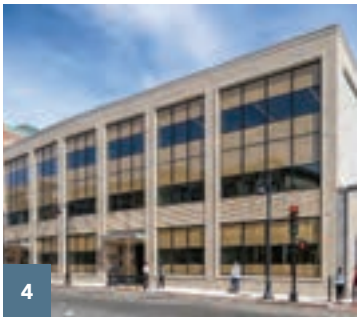
OSHA-10

YEARS EXPERIENCE 13









1. City of Boston,
   White Stadium at Franklin Park
2. Town of Wakefield,
   Public Safety Building Renovation & Upgrades
3. Town of Wakefield,
   Memorial High School
4. DCAMM,
   Department of Unemployment Assistance
   Brockton New Facility

DCAMM/Quinsigamond Community College,
Surprenant Hall/Hebert Auditorium
Accessibility Improvement & Critical Repairs | Worcester, MA

BOND Building provided preconstruction and construction management services to develop a phased implementation of a renovation and addition to a 1960's 1960s-era building, which will address programmatic needs, critical infrastructure upgrades, and provide full accessibility compliance. Renovations are planned for the auditorium and academic buildings. Systems improvements include air handling units, controls, LED lighting, and additional fire suppression systems.

Harvard University,
Sackler Building Renovation | Cambridge, MA

BOND Building provided preconstruction and construction management services to reconfigure and renovate a vacated studio and gallery space. The 56,000 SF renovation upgraded life safety and accessibility, abated contaminated materials, and reinforced the structure. BOND Building laser scanned the building to create an accurate model of the existing building façade, structure, and building systems.

City of Boston,
William E. Carter School | Boston, MA

BOND Building is provided preconstruction and construction management services for the construction of an 86,130 GSF school that will serve students ranging in age 12 to 22 with severe, intensive disabilities and complex health needs. In addition to the new building construction, the project includes demolition of the existing 14,000 GSF school building, and construction of swing space at a nearby public school. The new William E. Carter school building will include specialized classrooms and vocational/occupational spaces, physical therapy spaces including therapeutic pools, and a large green roof that includes therapy gardens, and adaptive physical education areas.

College of the Holy Cross,
Hart Center at the Luth Athletic Complex | Worcester, MA

BOND Building provided preconstruction and construction management for a 138,000 SF renovation and 143,000 SF expansion. BOND worked closely with the college, to keep the facility operational for team practices during renovation. The revitalized, state-of-the-art athletic facility features a new indoor practice area covered by a long-span roof structure, locker rooms, meeting rooms, and offices.

Andrew Abderrazzaq, CM-Lean

SENIOR PROJECT MANAGER

Andrew is a collaborative project manager who has worked in the construction industry for his entire career. He is known for his skill and ability to handle the most complex and logistically challenging projects in an academic environment while complying to tough schedules with Lean budgets.



RELEVANT PROJECTS

Stonehill College,
Leo J. Meehan School of Business | North Easton, MA
BOND Building provided preconstruction and construction services for the new School of Business. The facility features adaptive classrooms that support hands-on learning and collaboration. Our Integrated Services team walked the site while the construction was only foundation and beams. This technology made it easier for the client to visualize the completed building and for BOND to make adjustments.

Stonehill College,
Thomas & Donna May School of Arts & Sciences | Easton, MA
BOND Building provided preconstruction and construction management services for the new Thomas and Donna May School of Arts and Sciences, built on the site of the Old Student Union. The building features an admissions room with tiered seating for more than 50 people, administrative and faculty offices, a 350-seat auditorium, classrooms, meeting spaces, a bookstore, and Au Bon Pain Café.

Bryant University,
Academic Innovation Center | Smithfield, RI
BOND Building provided preconstruction and construction management for this new two-story, experiential learning center. In close collaboration with Bryant and the design team, BOND developed a phased construction schedule that minimized disruption to the active campus. BOND proactively managed long lead item deliveries of high-end finishes and cutting-edge technologies to ready this facility for its fall 2016 debut.

EDUCATION
BS, Civil Engineering, Worcester Polytechnic Institute

CERTIFICATES & LICENSES
CM-Lean

YEARS EXPERIENCE 14









1. **Stonehill College, Leo J. Meehan School of Business**
2. **Stonehill College, Thomas & Donna May School of Arts & Sciences**
3. **Bryant University, Academic Innovation Center**
4. **Bryant University, Puishys Residence Complex**

Bryant University,
Puishys Residence Complex | Smithfield, RI

BOND Building provided construction services for a new residence hall to accommodate upper-classmen, staff members, and their families. The lower floor includes a lounge with natural furnishings, a gas fireplace, a wellness studio, and a gaming lounge. Outdoor spaces include terraces, fire pits, and a slate wall. Sustainable features include mass timber, two-tone masonry, metal panels, and a curtain wall.

DCAMM/MA College of Liberal Arts,
Critical Infrastructure Upgrades | North Adams, MA

BOND Building and Salas O'Brien are engaged in a Critical Infrastructure Upgrade project that spans four campuses in Western Massachusetts. At Massachusetts College of Liberal Arts, the steam and condensate replacement and power plant upgrades. Both Holyoke and Springfield Technical Community College are undergoing full campus water line replacements. Berkshire Community College requires new switchgear upgrades and replacements.

University of Connecticut, Northwest Science Quad
Supplemental Utility Plant | New Haven, CT

BOND Building is provided construction management at risk services for a Supplemental Utility Plant (SUP). The two-phase project contained chiller, boiler, potential tri-gen, emergency generation, electrical and fuels systems plus ancillary equipment. Augmented utilities and infrastructure were required for proposed new and renovated facilities' slated occupancy between 2021-23. Due to the aggressive schedule, expedient yet informed decisions were critical to success. The SUP is LEED Gold certified.

Wentworth Institute of Technology,
Pike Residence Hall | Boston, MA

BOND Building is currently providing preconstruction and construction services for a new 15,000 square foot resident hall at Wentworth Institute of Technology. This project will increase their residential offering by 950 beds, in a sustainable, resilient, accessible, and economically friendly way for the students and institution. This project is scheduled to be completed in the fall of 2028.

Bryant University,
Chace Wellness & Athletic Center | Smithfield, RI

BOND Building provided preconstruction and construction services to build a two-story addition and renovate the existing athletic space. Offices were added, and HVAC and fire protection systems were upgraded in the existing space. Phased construction was utilized to accommodate athletic and academic calendars and minimize disruption to the occupied building. This project was completed ahead of schedule and under budget.

Boris Rabinovich

SENIOR PROJECT MANAGER



With a over 30 years in construction management, Boris highly versed in communication between clients and firms. During his time in project management, he is skilled in project close out procedures. His background in estimating makes him familiar with the beginning stages of projects and can guide clients through the processes.

RELEVANT PROJECTS

City of Boston,
White Stadium at Franklin Park | Boston, MA
BOND Building is providing preconstruction and construction management services for the renovation of White Stadium. This phased construction includes the demolition of the existing east grandstand, track, field, and utilities, followed by the construction of a grandstand, state-of-the-art BPS athletics facility, redevelopment of the existing track and field into a natural grass playing surface, encircled by an eight-lane track.

DCAMM/Massachusetts College of Art & Design,
Design & Media Center | Boston, MA*
The Design and Media Center project created a memorable new entrance to the campus on the "Avenue of the Arts". This new building created "pathways" where physical barriers existed that allow students, staff and visitors to move freely between buildings on campus. The project provided much needed program space for MassArt, and transformed the under-used gym and tower space on the campus into flexible and collaborative space where the Design and Media program can continue to grow.

51 Sleeper Street | Boston, MA*
Preconstruction and construction services for the $30 million, 82,500 square-foot lab conversion and infrastructure upgrade. Located in Boston's Seaport District, the project will include lab and office use on the second and third floors, and office space on the seventh and eighth floors. Infrastructure will be provided for future lab and office expansion on the first and fourth floors. Design assist procurement for the MEP/FP trades was utilized to maximize the value and schedule. Work will be completed around occupants on floors 1, 4, 5 and 6.

EDUCATION
Northeastern University,
MS, Civil Engineering

Poltava National Technical University Ukraine
BS, Civil Engineering, Construction Management

CERTIFICATES & LICENSES
Boston Builder's License ABC

Massachusetts Construction Supervisor's License Unrestricted

Cambridge Builder's License

YEARS' EXPERIENCE 31

YEARS WITH BOND .5









1-4. City of Boston, White Stadium at Franklin Park

South Bay Center Cinema | Boston, MA*
Preconstruction and construction services for a $35 million, 114,000 square-foot cinema. The luxury AMC Theatre includes 12 auditoriums, including state-of-the-art Dolby and IMAX. The movie theatre is part of a larger, multi-building, mixed-use development project.

Emmanuel College,
Maureen Murphy Wilkins Science Center | Boston, MA*
Construction services for the $63 million, 60,000 square-foot new Science Center and a 120-car underground garage at Emmanuel College. The building is situated in the midst of an urban campus and is attached to the existing Administration Building. The WilkensScience Center contains laboratories for biology, organic chemistry, physics and anatomy. The scope of work also included 127,000 square-feet of renovations, enabling this new construction to occur.

Emmanuel College,
Administration Building Interior Renovation | Boston, MA*
This 35,000 square foot, 4-floor, gut interior renovation of the historic 1918 campus Administration Building provides new faculty offices, mixed-use classrooms, informal learning spaces, computer stations, and President's offices and reception conference area which boasts high end finishes and LEED friendly design elements. Walsh Brothers confronted and successfully solved many existing conditions such as water and mold within the building's walls, uneven floors, and complex utility upgrades, which were critical to bring the building up to current code.

Boston University,
The Agganis Arena & Recreation Center | Boston, MA*
The Harry Agganis Arena, home to BU's nationally ranked Terrier hockey team and basketball team, is a 6,000-seat arena featuring private boxes, chairback seating, and extensive function spaces. The adjoining student recreation center includes seven gymnasiums, elevated jogging track, rock-climbing wall, squash and racquetball courts, and an aquatics center featuring an Olympic-sized competition pool with spectator seating and a recreation swimming pool.

Boston University Medical Center,
Evans Biomedical Research Center | Boston, MA*
The Evans Biomedical Research Center houses 200,000 square feet of highly specialized life science laboratories including open perimeter laboratories with custom designed solid wood and epoxy lab benches, environmental-cold rooms, tissue culture labs, dark rooms, two BioSafety Level 3 suites, and all of the various academic and administrative support spaces required by such a facility.

*Projects completed prior to joining BOND Building.

Jim Keay

SENIOR SUPERINTENDENT



Jim is a professional and an organized superintendent who carefully plans projects to anticipate and avoid field delays. With extensive experience and knowledge in healthcare and life sciences projects, Jim brings a deep portfolio of working in active hospital and sensitive laboratory environments.

RELEVANT PROJECTS

Smith College, Geothermal Energy Project | Northampton, MA

BOND Building is providing construction services for the conversion to low temperature hot water from steam. The central plant will be upgraded as well as the building conversions and installation of 310 geothermal wells and associated piping.

Baystate Medical, MRI Addition | Springfield, MA

BOND Building utilized Targeted Value Design to plan the hospital's MRI Department location. Simple visualizations of locations helped conceptually estimate, schedule, and create a Pros/Cons matrix to guide the decision-making process for the hospital. With a higher cost, but a quicker schedule, and enhanced square footage opportunity, an additional location was selected for design and construction.

UMass Chan Medical School, Lab Demolition & Abatement 6th Floor Clinical Wing | Worcester, MA

BOND Building is providing preconstruction and construction management services for the renovation of approximately 24,132 SF of interior space. Renovations include the construction of approximately 79 new offices, open office areas, support spaces, meeting rooms, and restrooms. Work includes framing, drywall, floor leveling, painting, and installation of flooring and ceiling tiles. New HVAC work includes air distribution, chilled beams, and radiant heat. A new electrical room with new power and programmable LED lights will be installed. The fire sprinkler system and plumbing will be upgraded to support the new restrooms and break room.

UMBA/University of Massachusetts - Amherst, Integrated Design Building | Amherst, MA*

The $52M design building has four floors over 87,500 GSF and was constructed in 18 months finishing in January 2017. This project was supported by the Massachusetts State Legislature as a demonstration project for wood structures. The contemporary building is a heavy-timber ("mass timber") wood structure consisting of an exposed glulam frame (columns, beams, braces), cross-laminated timber

EDUCATION

BS, Construction Management,
Wentworth Institute of Technology

CERTIFICATES & LICENSES

AED/CPR

Massachusetts Construction Supervisors License

OSHA-30

YEARS EXPERIENCE 21









1-2. Smith College, Geothermal Energy Project

3-4. Baystate Medical, MRI Addition

(CLT), concrete composite floors, and CLT shaft walls (for stairs, elevator, and mechanical shafts). It also features a three-story grand CLT stair in the atrium. The building has a roof garden which is supported by a long-span wood-steel truss system exposed in the atrium below. The first-in-the-US wood-concrete composite floor system uses technology that was researched at UMass Amherst. Jim assumed the role of superintendent a year into the project and saw the project through completion. He oversaw a significant amount of structural detailing and was on board when the certificate of occupancy was attained.

G.E. Healthcare, Research & Development (R&D) Laboratory, Marlborough Campus | Marlborough, MA*

Construction of a research and development space within the existing facility and above occupied tenant space. Project scope highlights included a closed loop processed chilled water system for equipment cooling, dedicated lab vac, air, and RODI systems, custom plug-and-play lab gas, and chilled water panels for equipment connections.

Quest Diagnostics | Marlborough, MA*

Fast-track 200K SF fit-out of an $80M state-of-the-art automated diagnostics processing lab. A successful client relationship was crucial to the transparent flow of information needed to coordinate the utility requirements of the vast array of precision equipment.

Elliot Hospital, LINAC Replacement | Manchester, NH*

Replacement of existing LINAC suite with a Varian True Beam LINAC. The project included significant electrical upgrades including in-floor and overhead electrical routing to the new equipment. Daily coordination with the Elliot Oncology staff provided suite design input and construction progress update. Precise conformance with the manufacturer's documents was critical to meet acceptance specifications.

Charles R. Lozeau

SENIOR SUPERINTENDENT

Chuck brings extensive experience in managing complex projects on active campuses. His detailed and collaborative approach is valued by project teams. With a background design, construction, and commissioning of MEP systems, Chuck brings a wealth of expertise to every project he undertakes.



RELEVANT PROJECTS

DCAMM/Quinsigamond Community College,
Surprenant Hall/Hebert Auditorium Accessibility
Improvement & Critical Repairs | Worcester, MA

BOND Building provided preconstruction and construction management services to develop a phased implementation of a renovation and addition to a 1960's 1960s-era building, which will address programmatic needs, critical infrastructure upgrades, and provide full accessibility compliance. Renovations are planned for the auditorium and academic buildings. Systems improvements include air handling units, controls, LED lighting, and additional fire suppression systems.

University of Massachusetts Dartmouth,
Liberal Arts Building Restoration | Dartmouth, MA

BOND Building is providing preconstruction & construction management services for the critical repairs and upgrades to the building's envelope and infrastructure. Exterior restoration include concrete and masonry repairs, a new roof, and updating windows and doors to enhance building integrity. Interior upgrades include improving accessibility and ensuring compliance with current codes and safety standards.

Massachusetts Institute of Technology,
Medium Temperature Hot Water
Central Utility Plant | Cambridge, MA

BOND Building provided construction management at risk services for the penthouse addition on the existing Central Utility Plant Chiller Plan Building. The CUP Chiller building converts steam to medium-temperature hot water with a total capacity of 320 MMBTU/HR. The addition includes a provision made for future heat exchangers and pumps when an additional load is added.

EDUCATION

BS, Mechanical Engineering,
UMass Dartmouth

CERTIFICATES & LICENSES

Design Build Institute of Architecture (DBIA) - Accredited Professional

LEED Accredited Professional

OSHA-30

AFFILIATIONS

Society of American Military Engineers (SAME)

United States Green Building Council (USGBC)

American Institute of Constructors (AIC)

YEARS EXPERIENCE 20









1. DCAMM/Quinsigamond Community College, Surprenant Hall/Hebert Auditorium Accessibility Improvement & Critical Repairs
2. University of Massachusetts Dartmouth, Liberal Arts Building Restoration
3. Massachusetts Institute of Technology, Medium Temperature Hot Water Central Utility Plant
4. University of Massachusetts Amherst, Central Campus Core Utilities, Landscaping & Accessibility

Massachusetts Institute of Technology,
2nd Central Utility Plant WP #3 Cogen | Cambridge, MA

BOND Building delivered a major CHP upgrade which included the installation of 2 new nominal 20 MW dual fuel combustion turbine generators with supplementary fired heat recovery steam generators and post combustion emission control. Ancillary equipment included natural gas compressors, utility substations, and distribution substations. An electrical infrastructure rework complemented the new substations to provide the campus with an increased reliability in power distribution. 2 utility feeders were incorporated into planning for future capacity, but not installed as part of this project. The control system was modified and integrated with the existing DCS system including electric load shredding activities and islanding capabilities.

University of Massachusetts Amherst, Central Campus
Core Utilities, Landscaping & Accessibility | Amherst, MA

BOND Building provided preconstruction and construction services for a landscape and accessibility project. To minimize interruptions and provide future redundancy to building services and utility distribution network, the infrastructure scope included rehabilitation and replacement of steam (direct buried and in proposed tunnels/ chase way), electric and tel/data duct banks, domestic and fire protection water, storm drainage, sanitary sewer, and other utilities.

College of the Holy Cross,
Hart Center at the Luth Athletic Complex | Worcester, MA

BOND Building provided preconstruction and construction management for a renovation and expansion of Holy Cross's athletic center. BOND worked closely with the college to keep the facility operational for team practices during renovation. The revitalized, state-of-the-art athletic facility features a new indoor practice area covered by a long-span roof structure, locker rooms, meeting rooms, and offices.

University of Connecticut, Northwest Science
Quad Supplemental Utility Plant | New Haven, CT

BOND Building is provided construction management at risk services for a Supplemental Utility Plant (SUP). The two-phase project contained chiller, boiler, potential tri-gen, emergency generation, electrical and fuels systems plus ancillary equipment. Augmented utilities and infrastructure were required for proposed new and renovated facilities' slated occupancy between 2021-23. Due to the aggressive schedule, expedient yet informed decisions were critical to success. The SUP is LEED Gold certified.

Access and Opportunity Plan

Overall Approach

We acknowledge that there is much work to be done to increase diversify all areas of the built environment. We are committed to fostering diverse design, construction and operations teams that are reflective of the diverse residents of the Springfield community. Our team will aim to treat all diversity goals as a floor and not the ceiling when executing our approach towards diversity and inclusion.

Throughout the entire development process, our team believes we have a responsibility to leave our industry better off than it was before this project. We will develop and execute targeted initiatives that provide gateways for the next generation of industry talent. We would like to create pathways for young people in our communities to gain hands on experience in the field of finance, development, architecture, and construction. Our team is committed to exploring opportunities to form active collaboration with local groups and organizations that are currently preparing their students for careers in these fields.

We will work diligently with community partners to increase the pipeline of opportunities in the trades and construction professional services administration for local, people of color, and female workers.

We intend to host a job fair well prior to construction start in which we will require all subcontractors to participate in an effort to explore opportunities for mentorship, internship or sponsorship into the Trades. This is a great opportunity for local residents with or without construction experience to connect with general contractors and subcontractors seeking local residents on projects.

Our project team will explore possible areas of engagement not only in design and construction, but also regarding ongoing operations and facilities maintenance.

DEI Strategy:

It is important to our team that MBEs and WBEs are not only meaningfully engaged on this project, but who are also poised for success well beyond this project.

We will take two approaches that we believe will have a positive impact on MBE/WBE involvement:

1. Notify all MBE/WBE designers and contracting trades certified by DCAMM and part of the CM's database early on of the project bid schedule and encourage them to propose and bid.
2. Include language in the CM subcontracts that there is an expectation that all subcontractors, including non-filed trades, are expected to exercise *Best Faith Efforts* to ensure MBE/WBE participation.

We intend to use proven best-practice processes developed to provide meaningful participation by MBEs and WBEs:

- We will create a strategic roadmap that envisions a strategy to maximize

diversity and meet or exceed the MBE/WBE goals set for the project

- We will require each prime tier subcontractor to submit a MBE/WBE Commitment Strategy to the CM & Developer with their bid
- We will extend early outreach and publish bid opportunities well in advance of deadlines so that MBEs/WBEs can be prepared to bid or contact prime bidders to express interest
- We will include diversity expectations and requirements in all subcontract documents
- We will encourage teaming relationships between larger prime tier subcontractors and small to mid-sized MBEs and/or WBEs.

In closing, we are aware of the visibility and importance of this high profile project to the community. We are committed to diversity, equity, and inclusion to the entire lifecycle of the project and understand the importance of inclusion in all areas of this development. We are committed to ensuring successful outcomes that will be demonstrative of the diversity efforts made that can be used as a model for similar projects in the future.

TRUSTED

Budget Estimate

CONCEPTUAL ESTIMATE SUMMARY

DCAMM - Springfield Trial

Project name: **Court**

Location: Springfield , MA

9/25/2025
Date Revised

		720	spaces
	5 Stories	325	sf/space
	301,900 gsf	234,000	gsf

CSI	TRIAL COURT	$/sf	PARKING STRUCTURE	$/sf	TOTAL
024000 - Demolition	$ 2,400,000	$ 7.95	$ -	$ -	$ 2,400,000
028000 - Abatement	$ 690,000	$ 2.29	$ -	$ -	$ 690,000
030000 - Concrete	$ 5,579,473	$ 18.48	$ 2,000,500	$ 8.55	$ 7,579,973
030000 - Precast Concrete	$ -	$ -	$ 10,552,000	$ 45.09	$ 10,552,000
040000 - Masonry	$ 4,068,001	$ 13.47	$ 375,000	$ 1.60	$ 4,443,001
051000 - Structural Steel	$ 15,754,354	$ 52.18	$ -	$ -	$ 15,754,354
055000 - Misc. Metals	$ 1,177,850	$ 3.90	$ 537,750	$ 2.30	$ 1,715,600
061000 - Rough Carpentry	$ 769,150	$ 2.55	$ 129,820	$ 0.55	$ 898,970
064000 - Millwork	$ 5,910,700	$ 19.58	$ -	$ -	$ 5,910,700
071000 - Waterproofing	$ 151,150	$ 0.50	$ 10,100	$ 0.04	$ 161,250
074000 - Metal Panel	$ 6,866,325	$ 22.74	$ -	$ -	$ 6,866,325
075000 - Roofing	$ 2,603,600	$ 8.62	$ 37,000	$ 0.16	$ 2,640,600
078000 - SAFP	$ 1,072,900	$ 3.55	$ -	$ -	$ 1,072,900
081000 - Doors, Frames & Hardware	$ 1,968,500	$ 6.52	$ 16,500	$ 0.07	$ 1,985,000
083000 - Overhead Doors	$ 130,000	$ 0.43	$ -	$ -	$ 130,000
084000 - Exterior Glass	$ 4,147,400	$ 13.74	$ 352,500	$ 1.51	$ 4,499,900
088000 - Interior Glass	$ 1,070,400	$ 3.55	$ -	$ -	$ 1,070,400
092000 - Gypsum Wallboard	$ 18,071,536	$ 59.86	$ 112,000	$ 0.48	$ 18,183,536
093000 - Ceramic Tile	$ 798,827	$ 2.65	$ -	$ -	$ 798,827
094000 - Acoustical Ceiling	$ 1,521,576	$ 5.04	$ -	$ -	$ 1,521,576
096000 - Flooring	$ 2,228,022	$ 7.38	$ 19,650	$ 0.08	$ 2,247,672
099000 - Painting & Wall Covering	$ 890,605	$ 2.95	$ 10,088	$ 0.04	$ 900,693
100000 - Specialties	$ 407,390	$ 1.35	$ 76,135	$ 0.33	$ 483,525
110000 - Equipment	$ 741,300	$ 2.46	$ 143,000	$ 0.61	$ 884,300
120000 - Window Treatments / WOMs (FFE By Owner)	$ 255,060	$ 0.84	$ 17,500	$ 0.07	$ 272,560
130000 - Special Construction / Bridges	$ -	$ -	$ 2,400,000	$ 10.26	$ 2,400,000
140000 - Conveying Systems	$ 1,080,000	$ 3.58	$ 600,000	$ 2.56	$ 1,680,000
210000 - Fire Protection	$ 4,076,000	$ 13.50	$ 956,000	$ 4.09	$ 5,032,000
220000 - Plumbing	$ 18,114,000	$ 60.00	$ 411,000	$ 1.76	$ 18,525,000
230000 - HVAC	$ 35,020,400	$ 116.00	$ 125,000	$ 0.53	$ 35,145,400
260000 - Electrical & Fire Alarm	$ 31,699,500	$ 105.00	$ 1,069,600	$ 4.57	$ 32,769,100
270000 - Tel Com Wiring	$ 2,415,200	$ 8.00	$ 25,000	$ 0.11	$ 2,440,200
280000 - Security Wiring & Devices	$ 3,622,800	$ 12.00	$ 125,000	$ 0.53	$ 3,747,800
310000 - Sitework + Bituminous Paving	$ 5,548,150	$ 18.38	$ 3,138,500	$ 13.41	$ 8,686,650
320000 - Landscape & Hardscape	$ 743,375	$ 2.46	$ 194,750	$ 0.83	$ 938,125
330000 - Site Utilities	$ 900,000	$ 2.98	$ 275,000	$ 1.18	$ 1,175,000
Sub Total:	**$ 182,493,544**	**$ 604**	**$ 23,709,393**	**$ 101**	**$ 206,202,936**
General Conditions	$ 8,212,209	$ 27.20	$ 1,066,923	$ 4.56	$ 9,279,132
General Requirements	$ 8,212,209	$ 27.20	$ 1,066,923	$ 4.56	$ 9,279,132
Subcontractor Default Insurance	$ 2,372,416	$ 7.86	$ 308,222	$ 1.32	$ 2,680,638
Building Permit	$ 2,737,403	$ 9.07	$ 355,641	$ 1.52	$ 3,093,044
Design/Estimating/Escalation Contingency	$ 20,402,778	$ 67.58	$ 2,650,710	$ 11.33	$ 23,053,488
Construction Contingency	$ 4,562,339	$ 15.11	$ 592,735	$ 2.53	$ 5,155,073
Escalation	$ 9,159,716	$ 30.34	$ 1,190,022	$ 5.09	$ 10,349,738
Insurance Requirements	$ 3,095,984	$ 10.25	$ 402,227	$ 1.72	$ 3,498,211
CM Bond	$ 2,171,237	$ 7.19	$ 282,085	$ 1.21	$ 2,453,323
Fee / Profit	$ 6,694,045	$ 22.17	$ 869,684	$ 3.72	$ 7,563,730
Preconstruction Fee	$ 360,000	$ 1.19	$ 90,000	$ 0.38	$ 450,000
Total:	**$ 250,473,882**	**$ 830**	**$ 32,584,564**	**$ 139**	**$ 283,058,446**
			$ 45,256	**$/Space**	

BOND
10 Cabot Rd., Medford, MA 02155
617.387.3400 P 617.387.7552 F

TRIAL COURT - CONCEPTUAL ESTIMATE DE

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: 25-Sep-25
Estimator: Thomas N.
S/F: 301,900
Total: $250,473,882
$/SF: $829.66

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
Demolition & Abatement						
024000	***Demolition***	$ 7.95	/sf			
	Building Demolition of Existing Bldg 120 Maple St	40,000	gsf	$20.00	$800,000	
	Building Demolition of Existing Bldg 130 Maple St	75,000	gsf	$20.00	$1,500,000	
	Demolition Existing Deck Structure	12,500	gsf	$8.00	$100,000	
					Subtotal	$2,400,000
028000	***Abatement***	$ -	/sf			
	Abatement Existing 120 Maple St - Allowance	40,000	gsf	$6.00	$240,000	
	Abatement Existing Bldg 148 Maple St - Allowance	75,000	gsf	$6.00	$450,000	
					Subtotal	$690,000
					DEMOLITION TOTAL	**$3,090,000**
Concrete						
031000	***Concrete Foundations***	$ 18.40	/sf			
	Continuous Footings - B0	140	cy	$750.00	$105,000	
	Continuous Footings - L1	130	cy	$750.00	$97,500	
	Column Footings - B0	110	cy	$850.00	$93,500	
	Column Footings - L1	180	cy	$850.00	$153,000	
	Foundation Walls - B0	680	cy	$650.00	$442,000	
	Foundation Walls - L1	120	cy	$650.00	$78,000	
	SOG- Basement	30,700	sf	$12.00	$368,400	
	SOG, Structural - Basement	1,550	sf	$24.00	$37,200	
	SOG- Level 1	37,100	sf	$12.00	$445,200	
	SOG, Structural - L1	440	sf	$24.00	$10,560	
	SOD (Partial 1st Flr, Full 2,3,4 Flrs)	234,100	sf	$14.00	$3,277,400	
	Vapor Barrier	38,650	sf	$3.50	$135,275	
	Insulation, Found Walls	21,025	sf	$7.00	$147,175	
	Moisture Mitigation - Koaster @ SOG Only	38,650	sf	$4.25	$164,263	
					Subtotal	$5,554,473
033000	***Miscellaneous Concrete:***	$ 0.08	/sf			
	Interior Concrete:					
	Equip Pads	1	ls	$25,000	$25,000	
					Subtotal	$25,000
					CONCRETE TOTAL	**$5,579,473**
Masonry						
041000	***Masonry - Façade***	$ 7.20	/sf			
	Brick Veneer (Front Façade)	7,500	sf	$55	$412,500	
	Misc Articulations	375	sf	$55	$20,625	
	Stone Veneer	6,050	sf	$80	$484,000	
	Cast Stone Banding @ Lvl2	540	sf	$80	$43,200	
	GFRC Frieze / Architrave/Frieze @ Columns	110	lf	$450	$49,500	
	GFRC Frieze / Cornice Banding @ Lvl4	400	sf	$80.00	$32,000	
	GFRC Frieze / Cornice Banding @ Roof Edge	1,200	lf	$80.00	$96,000	
	GFRC Frieze / Cornice @ Gable	720	lf	$150	$108,000	
	Cast Stone Columns, Doric @ Main Entry	6	ea	$9,500	$57,000	
	Cast Stone Pilasters, Doric @ Bldg Wings	8	ea	$3,500	$28,000	
	Cast Stone Base / Plinth	1,036	lf	$200	$207,200	
	Brick Veneer (10% of Remaining Envelope)	8,500	sf	$55	$467,500	
	Scaffolding	33,500	sf	$5.00	$167,500	
					Subtotal	$2,173,025
042000	***Masonry - Interior***	$ 6.28	/sf			
	CMU Partitions - Stair 01	4,732	sf	$42.00	$198,744	
	CMU Partitions - Stair 02	4,732	sf	$42.00	$198,744	
	CMU Partitions - Stair 03	4,732	sf	$42.00	$198,744	
	CMU Partitions - Stair 04	4,732	sf	$42.00	$198,744	
	CMU Partitions Detention	10,000	sf	$42.00	$420,000	
	CMU Partitions - Elev Core	15,000	sf	$42.00	$630,000	
	Staging	1	allow	$50,000	$50,000	
					Subtotal	$1,894,976
					MASONRY TOTAL	**$4,068,001**
Metals						
051000	***Structural Steel/Metal Deck***	$ 52.18	/sf			
	Structural Steel (Assume 14lbs/sf)	2,113	tons	$5,800	$12,257,140	
	Premium for Structure for High Density Storage	1	allow	$200,000	$200,000	

Project: **DCAMM - Springfield Trial Court** **Date:** **25-Sep-25**
Location: Springfield , MA **Estimator:** **Thomas N.**
Description: New Massachusetts Trial Court in Springfield, MA. **S/F:** **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Misc Connections/Bracing	211	tons	$5,800	$1,225,714	
	Metal Deck	234,100	sf	$5.00	$1,170,500	
	Roof Deck	67,800	sf	$5.00	$339,000	
	Mech. Equipment Dunnage	15	tons	$5,800	$87,000	
	Crane, Tower -Rental	10	months	$40,000	$400,000	
	Crane - Mobilization/Demob	1	ls	$75,000	$75,000	
					Subtotal	$15,754,354
055000	***Miscellaneous Metals***	$ 3.90	/sf			
	Communicating / Ornamental Stair - Allowance	1	allow	$250,000	$250,000	
	Stair 01 - Steel Pan & Railings Complete (B0 - Roof)	6	flights	$25,000	$150,000	
	Stair 02 - Steel Pan & Railings Complete (B0-Lvl4)	5	flights	$25,000	$125,000	
	Stair 03 - Steel Pan & Railings Complete (Lvl1- Lvl4)	4	flights	$25,000	$100,000	
	Stair 04 - Steel Pan & Railings Complete (Lvl1- Lvl4)	4	flights	$25,000	$100,000	
	Miscellaneous Metals	301,900	gsf	$1.50	$452,850	
					Subtotal	$1,177,850
					METALS TOTAL	**$16,932,204**
Carpentry						
061000	***Carpentry - Rough***	$ 2.55	/sf			
	(1) Laborer - Full Time	98	wk	$4,450	$436,100	
	(1) Laborer - Half Duration	49	wk	$4,450	$218,050	
	Temp Stairs/Ladders	1	ls	$40,000	$40,000	
	Temp Railings	1	ls	$75,000	$75,000	
					Subtotal	$769,150
064000	***Architectural Woodwork***	$ 19.58	/sf			
	BUILDING LOBBY					
	Reception/Info Desk - Allowance	1	ls	$30,000	$30,000	
	Kitchenette @ Attorney Lounge - Allowance	1	ls	$13,000	$13,000	
	Work Stations - Public Counsel Workroom	1	ls	$0.00	$0	
	SSM Counters, Backsplash, Aprons @ Restrooms	320	lf	$400.00	$128,000	
	SUPERIOR COURTROOM SETS					
	#01 - Superior Courtroom (Large Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	104	sf	$95.00	$9,880	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#02 - Superior Courtroom (Large Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	104	sf	$95.00	$9,880	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#03 - Superior Courtroom (Large Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: 25-Sep-25
Estimator: Thomas N.
S/F: 301,900
Total: $250,473,882
$/SF: $829.66

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#04 - Superior Courtroom (01 - Standard Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Wall Panelling Allowance - (Behind Judge)	500	ea	$90.00	$45,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#05 - Superior Courtroom (02 - Standard Jury)					
	Judge's Bench	1	ea	$30,000.00	$30,000	
	Clerk Desk	1	ea	$12,000.00	$12,000	
	Court Reporter Desk	1	ea	$5,000.00	$5,000	
	Witness Desk	1	ea	$10,000.00	$10,000	
	Counsel Desks	4	ea	$7,500.00	$30,000	
	Court Officer's Desk	1	ls	$10,000.00	$10,000	
	Jury Officer's Desk	1	ls	$10,000.00	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000.00	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000.00	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#06 - Superior Courtroom (03 - Standard Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#07 - Superior Courtroom (04 - Standard Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: 25-Sep-25
Estimator: Thomas N.
S/F: 301,900
Total: $250,473,882
$/SF: $829.66

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#08 - Superior Courtroom (05 - Standard Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	DISTRICT COURTROOM SETS					
	#09 - District Courtroom (Large Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	104	sf	$95.00	$9,880	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#10 - District Courtroom (01- Standard -Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#11 - District Courtroom (02 - Standard -Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: **25-Sep-25**
Estimator: **Thomas N.**
S/F: **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#12 - District Courtroom (03 - Standard -Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#13 - District Courtroom (04 - Standard -Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#14 - District Courtroom (01 - Standard Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Boxl	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#15 - District Courtroom (02 - Standard Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Wall Panelling Allowance - (Behind Judge)	500	ea	$90.00	$45,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: **25-Sep-25**
Estimator: **Thomas N.**
S/F: **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#16 - District Courtroom (03 - Standard Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Jury Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	PROBATE & FAMILY COURTROOM SETS					
	#17 - P&F Courtroom - (01 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#18 - P&F Courtroom - (02 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#19 - P&F Courtroom - (03 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#20 - P&F Courtroom - (04 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: **25-Sep-25**
Estimator: **Thomas N.**
S/F: **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#21 - P&F Courtroom - (05 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#22 - P&F Courtroom - (06 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	JUVENILE COURTROOM SETS					
	#23 - Juvenile Courtroom - (01 - Large Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#24 - Juvenile Courtroom - (01 - Large Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: 25-Sep-25
Estimator: Thomas N.
S/F: 301,900
Total: $250,473,882
$/SF: $829.66

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	#23 - Juvenile Courtroom - (01 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	HOUSING COURTROOM SETS					
	#24 - Housing Courtroom - (01 - Large Non-Jury)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#25 - Housing Courtroom - (01 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	#26 - Hosuing Courtroom - (01 - Standard)					
	Judge's Bench	1	ea	$30,000	$30,000	
	Clerk Desk	1	ea	$12,000	$12,000	
	Court Reporter Desk	1	ea	$5,000	$5,000	
	Witness Desk	1	ea	$10,000	$10,000	
	Counsel Desks	4	ea	$7,500	$30,000	
	Court Officer's Desk	1	ls	$10,000	$10,000	
	Wd Panel Half-Wall @ Jury Box	104	sf	$95.00	$9,880	
	Wd Panel Half-Wall @ Public Gallery	120	sf	$95.00	$11,400	
	Swinging Gate @ Half-Wall	2	ea	$2,000	$4,000	
	Podium - Document Camera/ AV Equipment	1	ea	$5,000	$5,000	
	Seating - Behind Counsel / Court Staff - By FFE	0	lf	$0.00	$0	
	Seating - Public Gallery - By FFE	0	lf	$0.00	$0	
	Wall Panelling Allowance - Feature Wall	500	ea	$85.00	$42,500	
	Wall Panelling Allowance - Entry Vestibule	300	ea	$85.00	$25,500	
	SHARED JUDICIAL SUITE					
	Kitchennette - Allowance	1	ls	$13,000	$13,000	
	SUPERIOR COURT - CLERK of COURTS					
	Public Counter - Allowance	20	lf	$750.00	$15,000	
	Kitchennette - Allowance	1	ls	$13,000	$13,000	
	DISTRICT COURT - CLERK of COURTS					

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: 25-Sep-25
Estimator: Thomas N.
S/F: 301,900
Total: $250,473,882
$/SF: $829.66

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Public Counter - Allowance	20	lf	$750.00	$15,000	
	LAW LIBRARY					
	Reception & Circulation Desk - Allowance	1	ls	$10,000	$10,000	
	JURY / GRAND JURY					
	Jury Pool Check-In Desk - Allowance	1	ls	$7,500	$7,500	
	Grand Jury Check-In Desk - Allowance	1	ls	$7,500	$7,500	
	Counsel Desks	3	ea	$7,500	$22,500	
	Wd Panel Half-Wall @ Grand Jury Box	288	sf	$95.00	$27,360	
	Pantry Vending - Allowance	1	ls	$3,500	$3,500	
	Kitchennette - Allowance	1	ls	$13,000	$13,000	
	Copy Room - Allowance	1	ls	$5,000	$5,000	
	DISTRICT ATTORNEY SUITE					
	Check-In Desk, Victim / Witness - Allowance	1	ls	$7,500	$7,500	
	Break Room - Allowance	1	ls	$10,000	$10,000	
	SUPERIOR COURT LEGAL RESEARCH					
	Copy Room - Allowance	1	ls	$5,000	$5,000	
	ADULT COURT CLINIC					
	Copy Room - Allowance	1	ls	$5,000	$5,000	
	JUVENILE COURT CLINIC					
	Copy Room - Allowance	1	ls	$5,000	$5,000	
	SECURITY / SUPPORT					
	Copy Room - Allowance	1	ls	$5,000	$5,000	
	BUILDING MAINTENANCE					
	Copy Room - Allowance	1	ls	$5,000	$5,000	
					Subtotal	$5,910,700
					CARPENTRY TOTAL	**$6,679,850**
Thermal & Moisture Protection						
071000	***Caulking / Firestopping / Water Proofing***	$ 0.50	/sf			
	Foundation Waterproofing	21,025	sf	$6.00	$126,150	
	Caulking - Interior	5	flrs	$2,000	$10,000	
	Caulking - Blkdg Exterior	1	ls	$15,000	$15,000	
					Subtotal	$151,150
074000	***Exterior Panel Systems***	$ 22.74	/sf			
	Exterior Cladding System (80% of Remaining Envelope)	45,900	sf	$135.00	$6,196,500	
	Façade Articulations 5%	2,295	sf	$135.00	$309,825	
	Mech Roof Screen Wall	4,000	sf	$90.00	$360,000	
					Subtotal	$6,866,325
075000	***Roofing***	$ 8.62	/sf			
	Roofing, Membrane at Addition	67,800	gsf	$38.00	$2,576,400	
	New Roof Edge Coping	1,360	lf	$20.00	$27,200	
					Subtotal	$2,603,600
078000	***Spray On Fire Proofing***	$ 3.55	/sf			
	Spray Fire Proofing	301,900	gsf	$3.50	$1,056,650	
	Touch-Up Spray Fireproofing	5	days	$3,250	$16,250	
					Subtotal	$1,072,900
					THERMAL/MOISTURE TOTAL	**$10,693,975**
Doors & Hardware						
081000	***Doors / Hardware***	$ 6.52	/sf			
	HM HM Single w/Vision Lite DFH - Complete	80	ea	$3,800	$304,000	
	HM WD Single DFH - Complete	60	ea	$3,000	$180,000	
	HM WD Pair w/Lite DFH - Complete	75	ea	$6,500	$487,500	
	HM HM Double DFH - Complete	30	ea	$4,500	$135,000	
	HM HM Single Exterior Egress - Complete	6	ea	$3,000	$18,000	
	HM HM Double Exterior - Complete	10	ea	$6,000	$60,000	
	HM HM Double DFH - Complete (Roof Access)	2	ea	$4,500	$9,000	
	Detention Doors / Hardware	$ -	/sf			
	Steel Frame and Door w/Security Hdw - Sliding	25	ea	$12,000	$300,000	
	Steel Frame and Door w/Security Hdw - Swing	50	ea	$9,500	$475,000	
					Subtotal	$1,968,500
083000	***Overhead Doors & Coiling Grills***	$ 0.43	/sf			
	Overhead Garage Doors @ SallyPort	2	ea	$35,000	$70,000	
	OH Coiling Door at Evidence Storage Counter	1	ea	$15,000	$15,000	
	OH Coiling Door	3	ea	$15,000	$45,000	
					Subtotal	$130,000

TRIAL COURT - CONCEPTUAL ESTIMATE DE

Project: **DCAMM - Springfield Trial Court** | **Date:** **25-Sep-25**
Location: Springfield , MA | **Estimator:** **Thomas N.**
Description: New Massachusetts Trial Court in Springfield, MA. | **S/F:** **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
084000	***Glass & Glazing Systems - Exterior***	$ 13.74 /sf				
	Curtainwall @ Main Entry	3,900	sf	$225.00	$877,500	
	Entry Doors, Pair	3	ea	$18,000	$54,000	
	ADA Auto Operator	1	ea	$6,500	$6,500	
	Exemption (n) - security or safety	1	ls	$200,000	$200,000	
	Curtainwall @ Bridge Entry	600	sf	$225.00	$135,000	
	Entry Doors, Pair @ Bridge	2	ea	$18,000	$36,000	
	ADA Auto Operator	1	ea	$6,500	$6,500	
	Exemption (n) - security or safety of	1	ls	$150,000	$150,000	
	Aluminum Windows - Main Façade	4,230	sf	$130.00	$549,900	
	Exterior Windows (20% of Remining Envelope)	16,400	sf	$130.00	$2,132,000	
					Subtotal	$4,147,400
088000	***Glass & Glazing Systems - Interior***	$ 3.55 /sf				
	Inter.Storefront, Entry Vestibule	840	sf	$110.00	$92,400	
	Storefront Doors, Pair @ Entry Vestibule	3	ea	$18,000	$54,000	
	ADA Auto Operator	1	ea	$6,500	$6,500	
	Inter.Storefront, Bridge Vestibule	400	sf	$110.00	$44,000	
	Storefront Doors, Pair @ Bridge Vestibule	2	ea	$18,000	$36,000	
	ADA Auto Operator	1	ea	$6,500	$6,500	
	Transaction Windows - Clerk Superior Court	4	ea	$3,500	$14,000	
	Transaction Windows - Clerk District Court	5	ea	$3,500	$17,500	
	Transaction Windows - Cashier District Court	1	ea	$3,500	$3,500	
	Transaction Windows - Juvenile Counter	3	ea	$3,500	$10,500	
	Transaction Windows - Housing Court Counter	3	ea	$3,500	$10,500	
	Transaction Windows - Superior Court Probation	3	ea	$3,500	$10,500	
	Transaction Windows - District Court Probation	4	ea	$3,500	$14,000	
	Transaction Windows - Probate & Family Probation	3	ea	$3,500	$10,500	
	Transaction Windows - Juvenile Probation	3	ea	$3,500	$10,500	
	Observation Windows, Detention /Holding	25	ea	$3,500	$87,500	
	Interior Storefront - Allowance	4,000	sf	$110.00	$440,000	
	Interior Storefront, Library - Allowance	400	ea	$130.00	$52,000	
	Exemption (n)	1	allow	$150,000	$150,000	
					Subtotal	$1,070,400
					DOOR/HARDWARE TOTAL	**$7,316,300**
Interior Finishes						
092000	***Metal Framing Systems / Drywall***	$ 59.86 /sf				
	Exterior Backup Wall System	75,000	sf	$28.00	$2,100,000	
	NR Interior Partition	260,000	sf	$18.00	$4,680,000	
	Rated Interior Partition	142,000	sf	$24.00	$3,408,000	
	Furred Interior Partition	13,000	sf	$12.00	$156,000	
	Premium for Extended Deck Hts	490,000	sf	$10.00	$4,900,000	
	GWB Ceilings (20% of Ceilings)	54,342	sf	$28.00	$1,521,576	
	Misc. Soffits - Allowance	5	flr	$100,000	$500,000	
	Halfwalls In Court Rooms	5,040	sf	$24.00	$120,960	
	In Wall Blocking	5	fls	$25,000	$125,000	
	Parapet Framing & Sheathings	4,000	sf	$40.00	$160,000	
	Exemption (n) -	1	allow	$250,000	$250,000	
	Labor Support / Loading /Stocking	1	ls	$150,000	$150,000	
					Subtotal	$18,071,536
093000	***Ceramic & Porcelain Tile***	$ 2.65 /sf				
	Tile, Flooring (10%)	27,171	gsf	$25.00	$679,275	
	Tile, Walls	5,434	sf	$22.00	$119,552	
					Subtotal	$798,827
095000	***Acoustical Ceilings***	$ 5.04 /sf				
	ACT -1 Standard 2x2 (70% of Ceilings)	190,197	sf	$8.00	$1,521,576	
					Subtotal	$1,521,576
096500	***Flooring/ Resilient, Sheet & Base***	$ 4.86 /sf				
	Rubber Tile Flooring & Base (40%)	108,684	gsf	$13.00	$1,412,892	
	Misc Floor Prep	108,684	ls	$0.50	$54,342	
					Subtotal	$1,467,234
096800	***Flooring / Carpet***	$ 2.52 /sf				
	Carpet Tile & Base (40%)	108,684	gsf	$6.50	$706,446	
	Floor prep at Carpet	108,684	sf	$0.50	$54,342	
					Subtotal	$760,788
099000	***Painting***	$ 2.95 /sf				

Project: **DCAMM - Springfield Trial Court** **Date:** **25-Sep-25**
Location: Springfield , MA **Estimator:** **Thomas N.**
Description: New Massachusetts Trial Court in Springfield, MA. **S/F:** **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Painting Scope	301,900	gsf	$2.50	$754,750	
	Sealed Concrete (10%)	27,171	gsf	$5.00	$135,855	
	Graphics / Wallcoverings - By Owner	0	ls	$0	NIC	
					Subtotal	$890,605
					FINISHES TOTAL	**$23,510,566**
Specialties						
100000	***Misc. Specialties / Toilet Accessories***	$ 1.35 /sf				
	Dispensor - Paper Towel	96	ea	$50.00	$4,800	
	Dispensor -TP	112	ea	$50.00	$5,600	
	Dispensor -Soap	96	ea	$40.00	$3,840	
	Framed Mirror	96	ea	$75.00	$7,200	
	Toilet Partitions	64	ea	$1,400	$89,600	
	ADA Toilet Partitions	16	ea	$1,400	$22,400	
	ADA Grab Bars	32	ea	$125.00	$4,000	
	Install Specialties - Allowance	4	flrs	$10,800	$43,200	
	Cubicle Curtains and Track	0	lf	$35.00	$0	
	Lockers					
	Staff Lockers, Double Ht - Allowance	50	ea	$750.00	$37,500	
	Police / Sherrif Lockers - Allowance	30	ea	$1,300	$39,000	
	Fire Safety					
	FEC - Fire Extinguishers & Cabinets	45	ea	$450.00	$20,250	
	Signage					
	Building Signage - Monumental	1	allow	$100,000	$100,000	
	Wayfinding - Allowance	4	flrs	$7,500	$30,000	
	Room Signage - By Owner	0	ls	$0.00	**NIC**	
					Subtotal	$407,390
					SPECIALTIES TOTAL	**$407,390**
Equipment						
110000	***Equipment***	$ 2.46 /sf				
	Entry Screening					
	Exemption (n) - security	1	ea	$10,000	$10,000	
	Metal Dectors, Walk Thru	4	ea	$5,500	$22,000	
	Baggage Inspection Screening w/Xray	2	ea	$12,000	$24,000	
	Residential Appliances					
	SHARED JUDICIAL SUITE					
	Refrigerator/Freezer - Staff Lounge	1	ea	$1,800	$1,800	
	Microwave - Staff Lounge	1	ea	$500.00	$500	
	D.A. SUITE					
	Refrigerator/Freezer - Kitchenette	1	ea	$1,800	$1,800	
	Microwave -Kitchenette	1	ea	$500.00	$500	
	GRAND JURY					
	Refrigerator/Freezer - Kitchenette	1	ea	$1,800	$1,800	
	Microwave -Kitchenette	1	ea	$500.00	$500	
	Storage Systems					
	SUPERIOR COURT - CLERK of COURTS					
	Fixed Shelving - Active File Storage - Allowance	1	ls	$15,000	$15,000	
	Fixed Shelving - Evidence Storage - Allowance	1	ls	$15,000	$15,000	
	Fixed Shelving - High Security Evidence Storage - Allowance	1	ls	$20,000	$20,000	
	DISTRICT COURT - CLERK of COURTS					
	High Density Shelving - Active Case File Storage - Allowance	1	ls	$25,000	$25,000	
	Fixed Shelving - Evidence Storage - Allowance	1	ls	$15,000	$15,000	
	REGISTRY of PROBATE					
	High Density Shelving - Active Case File Storage - Allowance	1	ls	$25,000	$25,000	
	High Density Shelving - Evidence Storage - Allowance	1	ls	$25,000	$25,000	
	JUVENILE COURT - CLERK					
	High Density Shelving - Active Case File Storage - Allowance	1	ls	$25,000	$25,000	
	HOUSING COURT - CLERK of COURTS					
	Fixed Shelving - Active File Storage - Allowance	1	ls	$15,000	$15,000	
	SUPERIOR COURT - Probation					
	Fixed Shelving - Record Storage - Allowance	1	ls	$15,000	$15,000	
	DISTRICT COURT - Probation					
	High Density Shelving - Record Storage - Allowance	1	ls	$15,000	$15,000	
	PROBATE & FAMILY COURT - Probation					
	Fixed Shelving - Record Storage - Allowance	1	ls	$15,000	$15,000	

TRIAL COURT - CONCEPTUAL ESTIMATE DE

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: 25-Sep-25
Estimator: Thomas N.
S/F: 301,900
Total: $250,473,882
$/SF: $829.66

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	JUVENILE COURT - Probation					
	Fixed Shelving - Record Storage - Allowance	1	ls	$15,000	$15,000	
	D.A. SUITE					
	Fixed Shelving - Record Storage - Allowance	1	ls	$15,000	$15,000	
	INACTIVE RECORD STORAGE					
	High Density Shelving - Record Storage - Allowance	1	ls	$25,000	$25,000	
	Detention Equipment					
	SS Toilet /Sink Combo	40	ea	$2,750.00	$110,000	
	SS Detention Bench W/ Handcuff Bar	32	ea	$1,200.00	$38,400	
	Misc Detention Equipment - Allowance	1	allow	$200,000	$200,000	
	Loading Dock Equipment					
	Loading Dock Leveler	1	ea	$20,000	$20,000	
	Trash Compactor	1	ea	$30,000	$30,000	
					Subtotal	$741,300
					EQUIPMENT TOTAL	**$741,300**
Furnishings						
120000	***Furnishings***	$ 0.84	/sf			
	Furnishings					
	Desks, Office - BY OWNER	0	ea	$0.00	NIC	
	Chairs, Office - BY OWNER	0	ea	$0.00	NIC	
	Table, Conference Room - BY OWNER	0	ea	$0.00	NIC	
	Seating, Courtrooms - Allowance	0	ea	$0.00	NIC	
	Seating, Public/Waiting Areas - Allowance	0	ea	$0.00	NIC	
	Window Treatments					
	Manual Roller Shades	20,630	sf	$12.00	$247,560	
	Entry Mats, Main Entry	3	ea	$2,500	$7,500	
					Subtotal	$255,060
					FURNISHINGS TOTAL	**$255,060**
Conveying Systems						
140000	***Conveying Systems***	$ 3.58	/sf			
	Elevator 001 - Public	4	stops	$60,000	$240,000	
	Elevator 002 - Public	4	stops	$60,000	$240,000	
	Elevator 003 - Staff	5	stops	$60,000	$300,000	
	Elevator 004 - Detainee	5	stops	$60,000	$300,000	
					Subtotal	$1,080,000
					CONVEYING SYSTEMS TOTAL	**$1,080,000**
Fire Protection Systems						
210000	***Fire Protection Systems***	$ 13.50	/sf			
	Sprinkler System	3,020	hds	$1,300	$3,926,000	
	Pump, Electric	1	ls	$150,000	$150,000	
					Subtotal	$4,076,000
					FIRE PROTECTION TOTAL	**$4,076,000**
Plumbing						
220000	***Plumbing***	$ 60.00	/sf			
	Plumbing Package	301,900	gsf	$60.00	$18,114,000	
					Subtotal	$18,114,000
					PLUMBING TOTAL	**$18,114,000**
HVAC						
230000	***HVAC***	$ 116.00	/sf			
	HVAC Package	301,900	gsf	$115.00	$34,718,500	
	Premium for Height Floor to Floor	301,900	gsf	$1.00	$301,900	
					Subtotal	$35,020,400
					HVAC TOTAL	**$35,020,400**
Electrical						
260000	***Electrical***	$ 105.00	/sf			
	Electical Package	301,900	gsf	$105.00	$31,699,500	

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: **25-Sep-25**
Estimator: **Thomas N.**
S/F: **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
					Subtotal	$31,699,500
					ELECTRICAL TOTAL	**$31,699,500**
Telephone & Data						
270000	***Telephone & Data Wiring***	$ 8.00	/sf			
	Tel & Data Wiring & Devices	301,900	gsf	$8.00	$2,415,200	
					Subtotal	$2,415,200
					TELEPHONE & DATA	**$2,415,200**
Security						
280000	***Security Systems***	$ 12.00	/sf			
	Security Systems / Fire Alarm	301,900	gsf	$12.00	$3,622,800	
				$3.00	***Subtotal***	$3,622,800
					SECURITY SYSTEMS	**$3,622,800**
Sitework						
310000	***Sitework***	$ 14.31	/sf			
	Layout, Grading & Prep	135,000	sf	$2.00	$270,000	
	Mobilization	1	ls	$35,000	$35,000	
	Temp Construction Fencing	2,000	lf	$25.00	$50,000	
	Jersey Barriers (Along Maple Street)	600	lf	$35.00	$21,000	
	Construction Entrances / Gates	4	ea.	$5,000	$20,000	
	Entrance Drive-off Stone	4	ea.	$3,000	$12,000	
	SWPPP Allowance	1	ls	$150,000	$150,000	
	Demo Existing Site Parking Area	175,000	sf	$4.00	$700,000	
	Rough Grade	175,000	sf	$3.00	$525,000	
	Misc Shoring - Allowance	1	ls	$150,000	$150,000	
	Misc Dewatering - Allowance	1	ls	$100,000	$100,000	
	Bldg Excavation @ El. 100'	2,500	cy	$45.00	$112,500	
	Bldg Excavation @ El. 96'	8,500	cy	$45.00	$382,500	
	Excavation & Backfill Column Ftgs	600	cy	$45.00	$27,000	
	Excavation & Backfill Cont. Ftgs & Fnd Walls	4,500	cy	$85.00	$382,500	
	Excavation & Backfill Elevator Pits	4	ea.	$3,500	$14,000	
	Trucking & Disposal (Clean)	16,100	cy	$40.00	$644,000	
	Classified Soil Removal - Allowance	1	allow	$250,000	$250,000	
	Excavation Under Slab Utilities	1	ls	$130,000	$130,000	
	Obstruction Allowance (Foundations Etc.)	1	ls	$100,000	$100,000	
	Crushed Stone / Gravel Sub Base	3,000	cy	$45.00	$135,000	
	E&B Site Light Poles	20	ea.	$250.00	$5,000	
	Precast Light Pole Bases	20	ea.	$500.00	$10,000	
	E&B Flag Poles	3	ea.	$250.00	$750	
	Precast Flag Pole Bases	3	ea.	$500.00	$1,500	
	Street Sweeping - Allowance	98	wks	$950.00	$93,100	
					Subtotal	$4,320,850
315000	***Piles & Caissons***	$ -	/sf			
	Mobilization & Demob	0	ls	$35,000	NIC	
	Piles, Drilles - Allowance	0	ea.	$3,250	NIC	
					Subtotal	$0
320000	***Landscaping***	$ 2.46	/sf			
	Landscaping - Allowance	1	ls	$350,000	$350,000	
	Irrigation Systems - Allowance	1	ea.	$75,000	$75,000	
	Fencing (Dumpster)	1	ls	$25,000	$25,000	
	Fencing (Generator Screen)	1	ls	$15,000	$15,000	
	Fencing, Site	525	lf	$35	$18,375	
	Misc. Security / Detention Fencing	200	lf	$350	$70,000	
	Site Furnishings - Allowance	1	ls	$100,000	$100,000	
	Flag Poles	3	ea	$5,000	$15,000	
	Maintenance 1 year	1	ls	$75,000	$75,000	
					Subtotal	$743,375
321000	***Pavement & Curbing***	$ 4.07	/sf			
	Bituminous Concrete - Paving	65,000	sf	$10.00	$650,000	
	New Concrete Sidewalks	15,000	sf	$17.00	$255,000	
	Gravel Base Layer - Paving & Sidewalks	1,865	cy	$70.00	$130,550	
	Granite Curbing	2,250	lf	$75.00	$168,750	
	Curb Cuts	2	ea	$6,500	$13,000	

TRIAL COURT - CONCEPTUAL ESTIMATE DE

Project: **DCAMM - Springfield Trial Court**
Location: Springfield , MA
Description: New Massachusetts Trial Court in Springfield, MA.

Date: **25-Sep-25**
Estimator: **Thomas N.**
S/F: **301,900**
Total: **$250,473,882**
$/SF: **$829.66**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
	Pavement Markings - Allowance	1	ls	$10,000	$10,000	
					Subtotal	$1,227,300
330000	***Utilities***	$ 2.98 /sf				
	Utilities - Allowance	1	ls	$500,000	$500,000	
	Storm Detention System - Allowance	1	ls	$400,000	$400,000	
					Subtotal	$900,000
					SITE WORK & LANDSCAPE	**$7,191,525**
	Subcontracting Subtotal	$ 604.48 /sf				**$182,493,544**
	General Conditions	4.5%				**$8,212,209**
	General Requirements	4.5%				**$8,212,209**
	Subcontractor Default Insurance	1.3%				**$2,372,416**
	Building Permit	1.50%				**$2,737,403**
	Design / Estimating Contingency	10.0%				**$20,402,778**
	Construction Contingency	2.5%				**$4,562,339**
	Escalation	4.0%				**$9,159,716**
	Insurance Requirements (GL)	1.3%				**$3,095,984**
	CM Bond	0.90%				**$2,171,237**
	Fee / Profit	2.75%				**$6,694,045**
	Project Subtotal					**$250,113,882**
	Preconstruction - SD, DD, CD Estimates					**$360,000**
PROJECT TOTAL		$ 830 /sf				**$250,473,882**

l/f = Linear Foot, S/F = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = Each, Allow = Allowance, ls = Lump Sum, gal = Gallons

GARAGE - CONCEPTUAL ESTIMATE DETAIL

Project: **DCAMM - Springfield Trial Court** | **Date:** **25-Sep-25**
Location: Springfield , MA | **Estimator:** **Thomas N.**
Description: New Massachusetts Trial Court in Springfield, MA. | **S/F:** **234,000**
Total: **$32,584,564**
$/Space: **$45,256**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
Concrete						
031000	***Concrete Foundations***	$ 8.50 /sf				
	Concrete Package	234,000	gsf	$8.50	$1,989,000	
					Subtotal	$1,989,000
	Misc. Exterior Concrete					
	Fill, Bollards	46	ea	$250.00	$11,500	
					Subtotal	$11,500
034000	***Precast Concrete***	$ 45.09 /sf				
	Precast Concrete Package	234,000	gsf	$38.00	$8,892,000	
	Spandrel Panel - Formliners/Allow for Patterns ETC	1	allow	$1,500,000	$1,500,000	
	Mobile Crane / Erection	3.0	months	$45,000	$135,000	
	Mobilization	1	ls	$25,000	$25,000	
					Subtotal	$10,552,000
					CONCRETE TOTAL	**$12,552,500**
Masonry						
042000	***Masonry - Interior***	$ 1.60 /sf				
	CMU Elevator Shaft Walls	5,500	sf	$50.00	$275,000	
	CMU Machine Room	1,000	sf	$50.00	$50,000	
	CMU Elect Rm	1,000	sf	$50.00	$50,000	
					Subtotal	$375,000
					MASONRY TOTAL	**$375,000**
Metals						
055000	***Miscellaneous Metals***	$ 2.30 /sf				
	Miscellaneous Metals - Allow	234,000	gsf	$1.00	$234,000	
	Stair 01 - Steel Pan & Railings Complete	5	flights	$25,000	$125,000	
	Stair 02 - Steel Pan & Railings Complete	5	flights	$25,000	$125,000	
	OH Height Warning Tubes	1	allow	$10,000	$10,000	
	Trench Drain - Frame and Cover	60	lf	$175.00	$10,500	
	Elev Hoist Beam	1	ea	$2,500	$2,500	
	Elev Pit Ladder	1	ea	$3,500	$3,500	
	Elev Sump Pit	1	ea	$750.00	$750	
	Elev Sill Angles	10	ea	$350.00	$3,500	
	Steel Bollards	46	ea	$500.00	$23,000	
					Subtotal	$537,750
					METALS TOTAL	**$537,750**
Carpentry						
061000	***Carpentry - Rough***	$ 0.55 /sf				
	Carpenter - GC Support	16	wk	$5,520	$88,320	
	Temp Stairs/Ladders	1	ls	$15,000	$15,000	
	Temp Railings	1	ls	$25,000	$25,000	
	New Roof / Canopy Blocking	1	ls	$1,500	$1,500	
					Subtotal	$129,820
					CARPENTRY TOTAL	**$129,820**
Thermal & Moisture Protection						
071000	***Caulking / Firestopping / Water Proofing***	$ 0.04 /sf				
	Vapor Barrier / Waterproofing	800	gsf	$2.00	$1,600	
	Elev Pits	1	ea	$3,500	$3,500	
	Misc Caulking	1	ls	$5,000	$5,000	
					Subtotal	$10,100
075000	***Roofing***	$ 0.16 /sf				
	Roofing, Membrane at Stair/Elev Towers	800	gsf	$40.00	$32,000	
	Misc Roofing	1	ls	$5,000	$5,000	
					Subtotal	$37,000
					THERMAL/MOISTURE TOTAL	**$47,100**
Doors & Hardware						
081000	***Doors / Hardware***	$ 0.07 /sf				
	HM HM Single DFH - Complete	4	ea	$3,000	$12,000	
	HM HM Double DFH - Complete	1	ea	$4,500	$4,500	
					Subtotal	$16,500

GARAGE - CONCEPTUAL ESTIMATE DETAIL

Project: **DCAMM - Springfield Trial Court** | **Date:** **25-Sep-25**
Location: Springfield , MA | **Estimator:** **Thomas N.**
Description: New Massachusetts Trial Court in Springfield, MA. | **S/F:** **234,000**
Total: **$32,584,564**
$/Space: **$45,256**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
084000	***Glass & Glazing Systems - Perimeter***	$ 1.51 /sf				
	Elev Lobby Storefront Systems	2,250	sf	$130.00	$292,500	
	Storefront Entrance Doors	5	ea	$12,000	$60,000	
					Subtotal	$352,500
					DOOR/HARDWARE TOTAL	**$369,000**
Interior Finishes						
092000	***Metal Framing Systems / Drywall***	$ 0.48 /sf				
	NR Interior Partition @ Elev Lobbies	4,000	sf	$16.00	$64,000	
	GWB Ceilings	2,250	sf	$18.00	$40,500	
	Parapet Framing & Sheathings	300	sf	$25.00	$7,500	
					Subtotal	$112,000
096500	***Flooring/ Resilient, Sheet & Base***	$ 0.08 /sf				
	Rubber Tile Flooring	1,350	sf	$14.00	$18,900	
	Vinyl Base	1	ls	$750.00	$750	
					Subtotal	$19,650
099000	***Painting***	$ 0.04 /sf				
	Walls	7,500	sf	$1.00	$7,500	
	Ceilings	2,250	sf	$1.15	$2,588	
					Subtotal	$10,088
					FINISHES TOTAL	**$141,738**
Specialties						
100000	***Misc. Specialties***	$ 0.33 /sf				
	Fire Safety					
	FEC - Fire Extinguishers & Cabinets	20	ea	$650.00	$13,000	
	Wheeled Extinguishers	2	ea	$4,500	$9,000	
	Signage					
	Code Signage	234,000	gsf	$0.10	$23,400	
	Building Signage	1	allow	$30,000	$30,000	
	Wayfinding - By Owner	0	ls	$0.00	**NIC**	
	Room Signage - By Owner	0	ls	$0.00	**NIC**	
					Subtotal	$76,135
					SPECIALTIES TOTAL	**$76,135**
Equipment						
110000	***Parking Control Equipment***	$ 0.61 /sf				
	Credit Only - Pay On Foot	2	ea	$16,000	$32,000	
	Gate w/Access Control Arms	4	ea	$12,000	$48,000	
	Ticket Issue Machine	4	ea	$12,000	$48,000	
	Head-End EQ	1	ea	$15,000	$15,000	
					Subtotal	$143,000
					EQUIPMENT TOTAL	**$143,000**
Furnishings						
120000	***Furnishings***	$ 0.07 /sf				
	Entry Mats Elev Lobbies	5	loc	$3,500	$17,500	
					Subtotal	$17,500
					FURNISHINGS TOTAL	**$17,500**
Special Construction						
130000	***Special Construction***	$ 10.26 /sf				
	Bridge, Pedestrian @ Lvl 1	1,500	sf	$1,600	$2,400,000	
					Subtotal	$2,400,000
					SPECIAL CONSTRUCTION TOTAL	**$2,400,000**
Conveying Systems						
140000	***Conveying Systems***	$ 2.56 /sf				
	Elevator 001 - Public	5	stops	$60,000	$300,000	
	Elevator 002 - Public	5	stops	$60,000	$300,000	
					Subtotal	$600,000
					CONVEYING SYSTEMS TOTAL	**$600,000**
Fire Protection Systems						

GARAGE - CONCEPTUAL ESTIMATE DETAIL

Project: **DCAMM - Springfield Trial Court** | **Date:** **25-Sep-25**
Location: Springfield , MA | **Estimator:** **Thomas N.**
Description: New Massachusetts Trial Court in Springfield, MA. | **S/F:** **234,000**
Total: **$32,584,564**
$/Space: **$45,256**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
210000	***Fire Protection Systems***	$ 4.09	/sf			
	Sprinkler System - Garage	234,000	gsf	$4.00	$936,000	
	Sprinkler System - Stair Tower	1	flr	$20,000	$20,000	
					Subtotal	$956,000
					FIRE PROTECTION TOTAL	**$956,000**
Plumbing						
220000	***Plumbing***	$ 1.76	/sf			
	Plumbing Package	234,000	gsf	$1.50	$351,000	
	Water Service	1	ls	$40,000	$40,000	
	Oil Water Separator	1	ls	$20,000	$20,000	
					Subtotal	$411,000
					PLUMBING TOTAL	**$411,000**
HVAC						
230000	***HVAC***	$ 0.53	/sf			
	HVAC Package for (3) lobbies	5	lvs	$25,000	$125,000	
					Subtotal	$125,000
					HVAC TOTAL	**$125,000**
Electrical						
260000	***Electrical***	$ 4.57	/sf			
	Elec Primary	234,000	gsf	$0.35	$81,900	
	Misc Elect.	234,000	gsf	$0.20	$46,800	
	Light Fixtures	234,000	gsf	$2.00	$468,000	
	Lighting Devices and Branch Wiring	234,000	sf	$1.00	$234,000	
	Normal Power	234,000	gsf	$0.20	$46,800	
	Emergency Power	234,000	gsf	$0.25	$58,500	
	Mech Power	234,000	gsf	$0.20	$46,800	
	Power Devices and Branch Wiring	234,000	gsf	$0.20	$46,800	
	Fire Alarm	1	allow	$40,000.00	$40,000	
					Subtotal	$1,069,600
					ELECTRICAL TOTAL	**$1,069,600**
Telephone & Data						
270000	***Telephone & Data Wiring***	$ 0.11	/sf			
	Tel & Data Wiring & Devices	1	allow	$25,000	$25,000	
					Subtotal	$25,000
					TELEPHONE & DATA	**$25,000**
Security						
280000	***Security Systems***	$ 0.53	/sf			
	Security Systems	1	ls	$125,000	$125,000	
					Subtotal	$125,000
					SECURITY SYSTEMS	**$125,000**
Sitework						
310000	***Sitework***	$ 8.40	/sf			
	Layout, Grading & Prep	88,000	sf	$2.00	$176,000	
	Earthwork Package	88,000	gsf	$20.00	$1,760,000	
	Mobbilization	1	ls	$30,000	$30,000	
	Temp Construction Fencing	0	lf	$20.00	In Base Bldg	
	Jersey Barriers	0	lf	$35.00	In Base Bldg	
	Gates	0	ea.	$5,000.00	In Base Bldg	
	Entrance Drive-off Stone	0	ea.	$3,000.00	In Base Bldg	
	SWPPP Allowance	0	ls	$100,000	In Base Bldg	
	Demo Existing Site Parking/Curbs	0	sf	$8.00	In Base Bldg	
	Site Prep	0	sf	$5.00	In Base Bldg	
	Street Sweeping - Allowance	0	wks	$750.00	In Base Bldg	
					Subtotal	$1,966,000
315000	***Piles & Caissons***	$ 4.25	/sf			
	Mobilization & Demob	1	ls	$20,000	$20,000	
	Piles, Drilles - Allowance	300	ea.	$3,250	$975,000	
					Subtotal	$995,000

GARAGE - CONCEPTUAL ESTIMATE DETAIL

Project:	**DCAMM - Springfield Trial Court**	**Date:**	**25-Sep-25**
Location:	Springfield , MA	**Estimator:**	**Thomas N.**
Description:	New Massachusetts Trial Court in Springfield, MA.	**S/F:**	**234,000**
		Total:	**$32,584,564**
		$/Space:	**$45,256**

CSI	Description	Qty	Unit	Cost	Total	Division Subtotals
320000	***Landscaping***	$ 0.83	/sf			
	Landscaping - Allowance	1	ls	$150,000	$150,000	
	Fencing (Generator Screen)	1	ls	$15,000	$15,000	
	Perimeter Fence	850	lf	$35.00	$29,750	
					Subtotal	$194,750
321000	***Pavement & Curbing***	$ 0.76	/sf			
	Bituminous Concrete - Paving	5,000	sf	$10.00	$50,000	
	Granite Curbing	600	lf	$75.00	$45,000	
	New Concrete Sidewalks	4,000	sf	$17.00	$68,000	
	Gravel Base Layer - Paving & Sidewalks	100	cy	$70.00	$7,000	
	Pavement Markings - Allowance	1	ls	$7,500	$7,500	
					Subtotal	$177,500
330000	***Utilities***	$ 1.18	/sf			
	Utilities - Allowance	1	ls	$150,000	$150,000	
	Storm Detention System - Allowance	1	ls	$125,000	$125,000	
					Subtotal	$275,000
					SITE WORK & LANDSCAPE	**$3,608,250**
	Subcontracting Subtotal	$ 101.32	/sf			**$23,709,393**
	General Conditions	4.5%				**$1,066,923**
	General Requirements	4.5%				**$1,066,923**
	Subcontractor Default Insurance	1.3%				**$308,222**
	Building Permit	1.50%				**$355,641**
	Design / Estimating Contingency	10.0%				**$2,650,710**
	Construction Contingency	2.5%				**$592,735**
	Escalation	4.0%				**$1,190,022**
	Insurance Requirements (GL)	1.3%				**$402,227**
	CM Bond	0.90%				**$282,085**
	Fee / Profit	2.75%				**$869,684**
	Project Subtotal					**$32,494,564**
	Preconstruction - SD, DD, CD Estimates					**$90,000**
PROJECT TOTAL		$ 139	/sf			**$32,584,564**

l/f = Linear Foot, S/F = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = Each, Allow = Allowance, ls = Lump Sum, gal = Gallons

MAINTENANCE

Project: **DCAMM - Springfield Trial Court**
Springfield , MA
Description: **New Massachusetts Trial Court in Springfield, MA.**

Date: **30-Sep-25**
Estimator: **Thomas N.**
S/F: **330,000**
Start Year 2030
Escalation allowed per Year 3.0%

TASKS	Description	Area / Cost	Value	Year	Total Cost	
	Projected Maintenance Costs - as defined in the RFP				**$ 90,210,000**	
Task 1	Repaint Circulation - 9 times over 40 yrs	50,000 SF			**$5,061,451**	
	Painting - inc. Protection, Access, PM time	$ 5.00 /sf	$250,000			
				1 2030	$289,819	15.9%
				2 2035	$335,979	34.4%
				3 2040	$389,492	55.8%
				4 2045	$451,528	80.6%
				5 2050	$523,444	109.4%
				6 2055	$606,816	142.7%
				7 2060	$703,466	181.4%
				8 2065	$815,509	226.2%
				9 2070	$945,399	278.2%
Task 2	Repaint all other surfaces - 7 times over 40 yrs	280,000 SF			**$26,200,466**	
	Painting - inc. Protection, Access, PM time	$ 6.00 /sf	$1,680,000			
				1 2032	$2,066,188	23.0%
				2 2038	$2,467,137	46.9%
				3 2044	$2,945,890	75.4%
				4 2050	$3,517,547	109.4%
				5 2056	$4,200,135	150.0%
				6 2062	$5,015,181	198.5%
				7 2068	$5,988,388	256.5%
Task 3	Replace Carpet in Courtrooms, entries, meeting rooms and circulation area - 6 times over 40 yrs	108,684 SF			**$30,316,803**	
	Flooring - inc. Protection, Access, PM time	$ 20.00 /sf	$2,173,680			
				1 2037	$3,099,148	42.6%
				2 2043	$3,700,545	70.2%
				3 2049	$4,418,644	103.3%
				4 2055	$5,276,092	142.7%
				5 2061	$6,299,930	189.8%
				6 2067	$7,522,445	246.1%
Task 4	Replace resilient flooring in detention areas - 6 times over 40 yrs	43,474 SF			**$17,811,122**	
	Resilient Flooring	$ 20.00 /sf	$869,472			
	Replace sealed concrete flooring in detention	27,171 SF				
	Sealed Concrete	$ 15.00 /sf	$407,565			
				1 2037	$1,820,749	42.6%
				2 2043	$2,174,070	70.2%
				3 2049	$2,595,953	103.3%
				4 2055	$3,099,704	142.7%
				5 2061	$3,701,209	189.8%
				6 2067	$4,419,437	246.1%
Task 5	Replace Ceramic Tile (Flooring and Wall Tile) - 3 times over the 40 yrs	32,605 SF			**$10,812,439**	
		$ 45.00 /sf	$1,467,225			
				1 2042	$2,425,099	65.3%
				2 2054	$3,457,612	135.7%
				3 2066	$4,929,728	236.0%

NOTE: Capital Reserve Account Will be Funded Annually By TRC and held in an interest bearing account

BOND
10 Cabot Rd., Medford, MA 02155
617.387.3400 P 617.387.7552 F

CONSIGLI AT A GLANCE

CONSIGLI
Est. 1905

OUR COMPANY

1905
Established

#43
ENR Top Contractors

5TH
Generation
Family-Led

#15
ENR Top Green
Contractors



Anthony Consigli
Chief Executive Officer



Matthew Consigli
President



Albany, **NY**
Boston, **MA**
Hartford, **CT**
Manchester, **NH**
Melville, **NY**
Milford, **MA**
New York City, **NY**
New Brunswick, **NJ**
Pleasant Valley, **NY**
Portland, **ME**
Providence, **RI**
Raleigh-Durham, **NC**
Washington, **DC**
Westchester, **NY**
St.Thomas & St.Croix,
US Virgin Islands

FINANCIAL STRENGTH

$4.6B
2025
Projected Revenue

$6.5B
Aggregate
Bonding Limit

$1B
Single Project
Bonding Limit

OUR PEOPLE

2,400+
Employees

700+
Self-perform Craftspeople

100%
Employee-Owned (ESOP)

Best Places to Work
Consistent National & Local Recognition





OUR PROJECTS

73%
Our Work With
Repeat Clients

Key Markets

Academic
Advanced Technology
Corporate
Energy
Federal
Healthcare
Hotels & Hospitality
Landmark Restoration
Libraries
Life Sciences
Multi-family Residential
Museums & Cultural
Non-profit Organizations
Special Projects

RELEVANT EXPERIENCE
COURTHOUSES

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Dormitory Authority of the State of New York, Bronx Criminal Court Complex, Bronx, NY

The 230,000 sq. ft. restoration of the Tweed Courthouse revitalized a New York City Landmark built between 1861 and 1881. The team replaced all windows, doors, and the roof using historically accurate materials, and erected full façade scaffolding to streamline stone masonry work, saving over six months of weather delays. Marble sourced from original 1860s quarries was carved into intricate architectural elements, including Corinthian capitals and the Grand Stair.



U.S. General Services Administration, Emanuel Celler U.S. Courthouse, Brooklyn, NY

This seven-story facility underwent a comprehensive renovation to modernize its courtrooms, judge chambers, U.S. Marshals spaces, and various court agency offices. Located in a dense urban setting surrounded by active streets, a public park, and a new federal courthouse, the building now serves as the entrance to the Emanuel Celler U.S. Courthouse. There was an extensive pre-construction process to maintain cost and schedule. The interior was fully renovated and the exterior received significant upgrades, including a new roof.



General Services Administration, Federal Courthouse at Foley Square, New York, NY

921,000 sq. ft. Foley Square Federal Courthouse, the largest in the U.S., located between Chinatown, Little Italy, and the civic precinct. The T-shaped site allowed for a 27-story tower facing Foley Square and a nine-story wing for support agencies near residential areas. The building houses 43 courtrooms, including a Grand Ceremonial Courtroom, along with chambers, jury spaces, and administrative offices. Notable features include a glass-enclosed arcade offering views of Manhattan and courthouse activity, and a panoramic 360-degree view from the upper floors.



General Services Administration, Federal Courthouse, White Plains, NY

Design-build construction management for the seven-story, 161,300 sq. ft. Federal Courthouse in White Plains, NY. The facility includes multiple courtrooms, judge chambers, jury spaces, and secure areas for prisoner transport and staff parking. It also houses several federal agencies, including the U.S. Marshals, U.S. Attorneys, and Public Defender offices. Designed in a Renaissance style with seismic-resistant precast elements, the building features a colonnaded entrance, bronze medallions, and a rooftop mechanical penthouse. Pre-construction services included design input, scheduling, and value engineering.



General Services Administration, Federal Office Building and United States Courthouse, Islip, NY

Program management services for the new U.S. courthouse and Federal Building in Islip, Long Island, NY. The 733,000 sq. ft. building contains bankruptcy, district and magistrate courts, as well as space for court-related agencies. Located on a once vacant 29-acre site, the complex is comprised of two 11-story wings connected by an atrium and rotunda entrance. In addition to the 23 courtrooms, there are 25 judges' chambers, a law library, office space for several Federal agencies, and a cafeteria.



U.S. General Services Administration, Moynihan U.S. Courthouse, Foley Square, New York, NY

The 921,000 sq. ft. courthouse, which is located next to the New York County Courthouse, completes Foley Square's ensemble of court buildings and is constructed of materials sympathetic to those used in the surrounding landmark buildings. The facility houses 43-courtrooms and one Grand Ceremonial Courtroom. It also has space for judges' chambers, juries, lawyers, libraries and staff functions.

RELEVANT EXPERIENCE
COURTHOUSES

CONSIGLI
Est. 1905



NYC Department of Citywide Administrative Services, NY Supreme Courthouse Appellate Division Renovation, New York, NY

Construction management services for the $2 million renovation of the landmark State Supreme Courthouse in New York. The project included full utility replacement, HVAC upgrades, ADA improvements, and architectural restoration across the courthouse and its adjoining six-story office building. Interior renovations featured new ceilings, lighting, and custom millwork, along with restored marble finishes and handcrafted oak furniture. The firm was selected based on its successful restoration of the historic Tweed Courthouse and prior work with the NYC Dept. of Education.



Dormitory Authority of the State of New York, Queens Family Court and Open Parking Structure, Jamaica, NY

The new 300,000 sq. ft. court complex more than doubled the size of its predecessor and was designed with separate circulation paths for the public, court staff, and people in custody. Divided into two wings connected by a central lobby, the five-story court wing includes 18 courtrooms, seven hearing rooms, and judges' chambers, while the four-story agency wing houses offices for NYC Family Court-related agencies such as the Administration for Children's Services and the Department of Probation.



U.S. General Services Administration, Thurgood Marshall U.S. Courthouse, New York, NY

The Thurgood Marshall U.S. Courthouse, a designated New York City Landmark and listed on the National Register of Historic Places, underwent a full infrastructure upgrade while preserving its historic character. Originally designed by Cass Gilbert, the building includes a six-story base and a 26-story tower housing 22 courtrooms, 50 judge chambers, and court-related offices. All tenant agencies vacated the building during construction to allow for uninterrupted renovation work.



NYC Economic Development Corporation, Tweed Courthouse Restoration, New York, NY

The Thurgood Marshall U.S. Courthouse, a designated New York City Landmark and listed on the National Register of Historic Places, underwent a full infrastructure upgrade with careful preservation of its historic character. Originally designed by Cass Gilbert, the building includes a six-story base and a 26-story tower housing 22 courtrooms, 50 judge chambers, and court-related offices. All tenant agencies vacated the building during construction to allow uninterrupted renovation.



U.S. General Services Administration, U.S. District Courthouse - Cadman Plaza, Brooklyn, NY

The 632,000 sq. ft. courthouse in Brooklyn includes 12 district and five magistrate courtrooms, with capacity for future expansion. It features judge chambers, jury areas, agency offices, a Court of Appeals library, and secure detention circulation. The facility consists of a 15-story tower and a six-story link structure that connects the new and existing courthouses, allowing them to function as a unified complex with a consolidated main entrance.



U.S. General Services Administration, U.S. Post Office & Courthouse - Cadam, Brooklyn, NY

The former Brooklyn General Post Office, a New York City Landmark listed on the National Register of Historic Places, was renovated and adapted for court use. The Romanesque Revival building includes a four-story original structure from 1892 and an eight-story extension added in 1933, totaling 575,000 sq. ft. Renovations included a new monumental staircase, a mezzanine addition, and infill of the light court to create new courtrooms and 40,000 sq. ft. of office space for the U.S. Attorney.

Commitment to Inclusion & Diversity

Inclusion & Diversity (I&D) are part of Consigli's core values and we will embrace the mission of providing meaningful I&D commitments at all levels of this program.

As part of our commitment, Consigli has developed proactive company practices and internal systems to promote, track and monitor minority business enterprise (MBE) and women business enterprise (WBE) participation and workforce utilization goals on our construction projects. Our outreach initiatives are producing measurable results, meeting or exceeding project goals and providing maximum opportunities for MBE and WBE businesses and diverse workforce hiring. We have extensive experience working with diverse subcontractors and achieving workforce utilization goals on a variety of projects for both private and public clients.

Manager of Inclusion & Diversity Kacey-Ann Satchell leads the I&D efforts. She brings over twelve years of experience in diversity compliance at Consigli. Before joining Consigli, Kacey-Ann spent three years with the Massachusetts Supplier Diversity Office (SDO), gaining valuable MBE/WBE regulator insight and experience.

How We Meet Diversity & Inclusion Goals

To meet compliance goals, we take a team approach and work with multiple stakeholders—owners, subcontractors, state agency staff and the community—to promote and facilitate diversity and inclusion on our projects. Our outreach, education and awareness, begins in pre-construction. Our process includes:

Pre-project Outreach:

Before any specific project is won, we are continuously following up on MBE/WBE subcontractor and workforce initiatives. We created a proprietary database, SubHub, listing all SDO and DCAMM certified MBE/WBE firms. We stay informed and up-to-date on subcontractor capabilities, capacity and certification status. We are a catalyst in fostering new MBE/WBE relationships, providing opportunities on all our projects, both publicly and privately funded.

Trade Analysis:

Once a project is awarded, we closely analyze what individual construction trades are required, and take a macro view to assess all opportunities and options for MBE/WBE participation. We look at the potential to break up larger trade packages into smaller scopes of work, to provide MBE/WBE subcontractors a greater opportunity to participate. In addition, partnering sessions, are held between larger prime subcontractors and smaller MBE/WBE second tier subcontractors to promote maximum MBE/WBE participation at each sub tier level.

Outreach & Advertising:

We reach out to all DCAMM certified MBE and WBE trade contractors, sending each the RFQ, inviting participation and following up to gauge interest in submitting their SOQ. For all non-trade work, we work closely with Beverley Johnson, President of the Massachusetts Minority Contractors Association (MMCA). Attending monthly MMCA meetings making their members aware of bidding opportunities. We work with

public agencies such as the Massachusetts Supplier Diversity Office (SDO) and Community Based Organizations (CBOs) to assist in the distribution of project information and bid documents. We also use our own SubHub database to distribute bid invitations and connect with a diverse pool of participants. Our bid invitations make all potential bidders aware of a project's established MBE/WBE subcontractor participation and workforce goals.

Evaluation & Bid Comparison:

Once subcontractor bids are received, we review the scope and pricing using a "leveling" process to identify discrepancies between bids, and produce an apples-to-apples comparison. The leveling sheets we use in this process contain a line item to reinforce the project's diversity goals, and help ensure participation when comparing subcontractor estimates. We work closely with the owner during the project's buyout phase to ensure all parties are aware of MBE and WBE participation and workforce utilization goals. Prior to any awards, we review subcontractors past BRJP workforce performance. If their historical results are poor, we require a project specific diversity workforce plan, to ensure compliance is a focal point for that particular subcontractor.

Tracking:

From estimating, to buyout, to the actual construction, Consigli tracks and monitors MBE/WBE subcontractor participation to ensure project goals are achieved. At the conclusion of the project, we produce a binder for the owner, detailing specific outreach actions, MBE/WBE participation metrics by trade (dollars and percentages) and copies of cashed checks, to illustrate compliance success in clear, tangible terms.

Ongoing Management, Communication & Oversight

Achieving diversity is a full team endeavor. Throughout pre-construction, subcontractor selection and construction we work with the owner, public agencies and project staff to ensure all parties are collaborating to achieve MBE/WBE participation and workforce utilization goals.

As part of this team effort, we facilitate a constant flow of communication between project stakeholders, to keep all parties informed and aligned with goals and program compliance.

Our management and tracking process includes:

Prior to subcontractors mobilizing

Send correspondence to each sub that will be working on-site, outlining the employment standards and reporting expectations. In addition, we include language in their subcontractor agreement tying them to the workforce goals.

Require each subcontractor to provide a list of all second-tier subcontractors to ensure compliance at every subcontractor level.

Require each subcontractor to provide projections of their workforce crew. This allows us to review the makeup of their crew in terms of residents, people of color and women.

Provide subcontractors with supplemental supporting pre-apprenticeship programs (Building Pathways, Operation Exit, Helmets2Hardhats), that they can utilize as a resource to help further diversify their crews on-site.

Coordinate and attend pre-construction workforce compliance meetings for each subcontractor including all tiered firms.

Request Union Business Agents to attend pre-construction compliance meetings to ensure subs are specifically asking for residents, people of color and women when making workforce request.

During construction

Weekly jobsite visits to:

› Ensure subs on-site are submitting and up to date on their weekly workforce reports.

› Ensure the makeup of each subcontractors' crew matches their workforce projections.

› Speak with subcontractors whose percentages are trending downward; request plan of action.

› See if there are any questions or concerns with the environment on-site, specifically female tradeswomen.

› Coordinate and attend any corrective action meetings with underperforming subcontractors.

Diversity Outreach Efforts/ Community Engagement Initiatives

Building Pathways (Boston, Worcester, Springfield): Consigli is an active member on the advisory board of Building Pathways, a pre-apprenticeship program to the building trades. We are involved with the student selection process, providing jobsite tours, in-class training and job placement for graduates.

Wentworth Institute o Technology, Women at Wentworth Scholarship Program: Consigli is a founding sponsor of the annual Women at Wentworth scholarship program. The program is celebrated each spring at an event where alumni, students, faculty, staff and friends in the A/E/C, technology and management industries are able to make contacts, exchange ideas and strengthen bonds.

AGC Diversity & Inclusion Committee: Consigli co-founded and holds co-chair and board member positions. Their mission is to inspire construction companies to create a culture of sustainable business practices that promote a workforce of diverse backgrounds, perspectives and inclusivity.

ASAP Scholarship Program: The ASAP Scholarship Program was initiated by WIT President Mark Thompson to open up more opportunities for underprivileged Boston Public School students to attend Wentworth. Consigli has committed to the ASAP program with our "Consigli Gamechangers Scholarships," targeted for Boston Public School student-athletes who have been accepted by Wentworth.

Subcontractor Diversity In ormation Series: To increase our MBE/WBE/VBE subcontractor partnerships, Consigli will host a Subcontractor Diversity Information Series event where subcontractors can learn about Consigli, gain insight about our estimating and purchasing processes and network with our staff and other attendees.

Massachusetts Minority Contractors Association (MMCA): Consigli attends monthly meetings to inform their members of bidding opportunities and assist with our pre-qualification process.

ACE Mentor Program o Greater Boston: Consigli holds a board member position. Their mission is to engage, excite and enlighten high school students to pursue careers in architecture, engineering and construction through mentoring and to support their continued advancement in the industry. Consigli has provided mentors and scholarship to ACE mentees for over a decade.

Girl's Inc. o Worcester: Consigli provides mentors and scholarships to Girls Inc. of Worcester's elite program, EUREKA! A five-year STEM intensive program that engages and empowers 8th-12th grade girls as they develop confidence and discover leadership and academic opportunities in STEM fields. Consigli works collaboratively with Girls Inc. to bring students to active jobsites to explain different elements of construction and familiarize young women with unconventional job opportunities. Consigli also holds two positions within the Girls Inc. Board of Directors. Pam Daly, Director of Financial Systems, current President of the Board of Directors and Jody Staruk, Project Executive, an active member of the board.

Access and Opportunity (AOC) Meetings: Attend monthly community meeting to share our workforce results on our projects in the Greater Boston area. We promote transparency with the community and receive positive feedback and collaborate on best practices; what is working and what can we improve on.

Assist Local Colleges & Institutions to Set Diversity & Inclusion Programs

Springfield College, New Health Sciences Center: After performing a comprehensive trade analysis and meeting with Springfield College stakeholders, Consigli presented Springfield College with DE&I program recommendations for the New Health Science Center project. The New Health Science Center is striving to serve as a regional economic engine for local, minority and women business enterprises. The project has a 12% combined M/WBE subcontract goal, totaling $4.9 million. In addition, Springfield College will have the City of Springfield's Responsible Employer Ordinance, reperesent aspirational goals on the project - this adheres to workforce employment standards of 35% Springfield Residents, 20% People of Color, 6.9% Female and 5% Veteran.

Wellesley College: Consigli is part of a committee that evaluates "best practices" and works to set MBE/WBE and workforce goals on all their capital projects.

Worcester Polytechnic Institute (WPI): Consigli is working collaboratively with WPI to establish their first set of workforce utilization goals on a campus construction project. Their goal will include the tracking of Worcester residents, people of color and women trade workers.

City o Worcester, Community Benefits Agreement: As the premiere women's organization in Central Massachusetts, YWCA remains focused on their mission of eliminating racism and empowering women throughout the construction process. In an unprecedented move, YWCA, in partnership with Consigli signed the City of Worcester's first community benefits agreement; in so promising an all-women led construction management team, living wage jobs with benefits and an emphasis on diversity by employing union contractors and local women and people of color.

Springfield Courthouse
Ionic - 130 Maple Street
RFP Cost Model
September 5, 2025

225,000	SF - SITE	224,400	GSF	292,800	GSF	245,300	SF -TI
141,000	SF - BLDGS	3	LVLS TOTAL	4	LVLS ABOVE GR	174,388	SF - PROGRAM
84,000	SITE DEV.	149,600	SF Elevated	1	LVL BELOW GR	70,912	SF - GROSS UP
0.37	SITE RATIO	340	SF / SPACE	70	FT ABOVE GRADE	1.41	GROSS UP
60	SPACES	660	SPACES	0.34	FACADE RATIO	84%	EFFICIENCY

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WBS	DESCRIPTION	SITE (incl. Demo) 84,000 SF		PARKING STRUCTURE 224,400 SF		COURTHOUSE C/S 292,800 SF		COURTHOUSE - INT 245,300 SF		TOTAL 292,800 SF		
01-50	Temporary Hoist	-	-	-	-	-	-	-	-	-	**-**	0.0%
01-55	Winter Conditions	-	-	-	-	2.00	585,600	-	-	2.00	**585,600**	0.2%
01-60	Final Cleaning	-	-	0.40	89,800	0.60	174,400	1.00	245,400	1.74	**509,600**	0.2%
01-70	Project Requirements					1.04	303,500	0.33	80,700	1.31	**384,200**	
02-10	Demolition / Abatement	26.50	2,226,400	-	-	-	-	-	-	7.60	**2,226,400**	0.8%
03-30	Concrete	5.36	450,000	9.03	2,025,900	29.25	8,563,300	1.16	283,600	38.67	**11,322,800**	4.0%
03-45	Precast		-	43.47	9,754,400		-	-	-	33.31	**9,754,400**	3.5%
04-20	Masonry	-	-	0.29	65,300	7.13	2,088,000	0.56	137,900	7.83	**2,291,200**	0.8%
05-12	Structural Steel	-	-	-	-	50.45	14,772,700	-	-	50.45	**14,772,700**	5.3%
05-50	Miscellaneous Metals	1.00	84,000	1.46	328,700	7.01	2,053,900	4.63	1,136,400	12.31	**3,603,000**	1.3%
06-25	Architectural Millwork/Casework	-	-	-	-	0.33	95,500	25.70	6,305,400	21.86	**6,400,900**	2.3%
07-10	Waterproofing/Caulking	-	-	0.30	66,900	5.17	1,512,500	0.15	36,000	5.52	**1,615,400**	0.6%
07-21	Insulation	-	-	-	-	1.00	292,800	-	-	1.00	**292,800**	0.1%
07-50	Roofing & Sheet Metal	-	-	0.25	55,000	13.54	3,964,800	-	-	13.73	**4,019,800**	1.4%
07-81	Fireproofing	-	-	-	-	2.88	841,800	-	-	2.88	**841,800**	0.3%
08-10	Doors, Frames, Hardware	-	-	0.27	61,200	0.65	190,000	7.95	1,951,000	7.52	**2,202,200**	0.8%
08-36	Overhead Doors	-	-	0.09	20,000	0.05	15,000	-	-	0.12	**35,000**	0.0%
08-41	Façade	-	-	0.46	104,000	66.27	19,402,800	-	-	66.62	**19,506,800**	6.9%
08-80	Interior Aluminum, Glass & Glazing	-	-	0.37	83,000	0.85	247,500	2.98	731,900	3.63	**1,062,400**	0.4%
09-21	Drywall	-	-	-	-	12.54	3,671,600	50.60	12,412,800	54.93	**16,084,400**	5.7%
09-30	Tile	-	-	-	-	0.47	138,200	0.25	61,400	0.68	**199,600**	0.1%
09-51	Acoustical Ceilings	-	-	0.02	3,500	-	-	9.73	2,386,600	8.16	**2,390,100**	0.9%
09-54	Specialty Ceilings	-	-	-	-	-	-	0.40	97,000	0.33	**97,000**	0.0%
09-60	Floors	-	-	-	-	1.30	380,000	8.80	2,158,800	8.67	**2,538,800**	0.9%
09-80	Acoustical Wall Panels							2.53	619,900	2.12	**619,900**	
09-90	Painting	-	-	0.47	105,000	0.97	285,000	1.83	449,500	2.87	**839,500**	0.3%
10-01	Typical Specialties	-	-	0.01	3,000	1.06	311,000	2.00	490,500	2.75	**804,500**	0.3%
10-14	Signage	-	-	0.40	89,800	0.08	23,800	0.40	98,100	0.72	**211,700**	0.1%
10-95	Misc. Specialties	-	-	-	-	0.16	47,500	-	-	0.16	**47,500**	0.0%
11-12	Parking Equipment	1.49	125,000	0.56	125,000	-	-	-	-	0.85	**250,000**	0.1%
11-24	Window Washing Equipment	-	-	-	-	-	-	-	-	-	**-**	0.0%
11-40	Food Service Equipment	-	-	-	-	-	-	-	-	-	**-**	0.0%
11-95	Other Equipment	-	-	-	-	-	-	3.00	736,500	2.52	**736,500**	0.3%
12-48	Entrance Mats	-	-	-	-	0.08	24,000	-	-	0.08	**24,000**	0.0%

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WBS	DESCRIPTION		SITE (incl. Demo) 84,000 SF		PARKING STRUCTURE 224,400 SF		COURTHOUSE C/S 292,800 SF		COURTHOUSE - INT 245,300 SF		TOTAL 292,800 SF	
12-93	Furnishings		-	-	-	-	-	-	13.99	3,432,100	11.72	**3,432,100**	1.2%
14-20	Elevators		-	-	2.94	660,000	5.12	1,500,000	-	-	7.38	**2,160,000**	0.8%
21-01	Fire Protection		-	-	0.22	49,700	8.96	2,622,900	1.00	245,400	9.97	**2,918,000**	1.0%
22-01	Plumbing		-	-	4.00	897,600	14.06	4,116,800	14.00	3,434,200	28.85	**8,448,600**	3.0%
23-01	HVAC & Controls		-	-	0.22	50,000	67.30	19,705,100	53.45	13,110,700	112.25	**32,865,800**	11.7%
26-01	Electrical		6.29	528,000	35.76	8,024,400	42.21	12,359,500	30.00	7,359,000	96.55	**28,270,900**	10.1%
27-01	Low Voltage			-	3.00	673,200		-	27.17	6,665,900	25.07	**7,339,100**	2.6%
31-23	Site Work		45.76	3,843,500	5.12	1,149,900	5.11	1,496,100	-	-	22.16	**6,489,500**	2.3%
31-24	Piles/Ground Improvements		-	-	-	-	4.52	1,324,000	-	-	4.52	**1,324,000**	0.5%
31-41	Support of Excavation (SOE)		-	-	-	-	8.26	2,418,000	-	-	8.26	**2,418,000**	0.9%
32-10	Landscaping & Site Improvements		11.78	989,400	-	-	-	-	-	-	3.38	**989,400**	0.4%
32-31	Fencing		2.98	250,000	0.21	47,800	-	-	-	-	1.02	**297,800**	0.1%
33-10	Utilities		8.68	729,500	-	-	-	-	-	-	2.49	**729,500**	0.3%
SUBTOTAL			***110***	**9,225,800**	***109***	**24,533,100**	***360***	**105,527,600**	***264***	**64,666,700**	***697***	**203,953,200**	***73%***
	Design/Estimate Contingency	10.00%	10.98	922,600	10.93	2,453,300	36.04	10,552,800	26.36	6,466,700	69.66	**20,395,400**	7.3%
	Escalation	3.00%	3.63	304,500	3.61	809,600	11.89	3,482,400	8.70	2,134,000	22.99	**6,730,500**	2.4%
SUBTOTAL (TRADE COSTS)			124	**10,452,900**	124	**27,796,000**	408	**119,562,800**	299	**73,267,400**	789	**231,079,100**	82%
	Construction Contingency	3.00%	3.73	313,600	3.72	833,900	12.25	3,586,900	8.96	2,198,000	23.68	6,932,400	2.5%
	SDI / Subcontractor Bonds	1.50%	1.92	161,500	1.91	429,400	6.31	1,847,200	4.61	1,132,000	12.19	3,570,100	1.3%
SUBTOTAL			***130***	**10,928,000**	***129***	**29,059,300**	***427***	**124,996,900**	***312***	**76,597,400**	***825***	**241,581,600**	***86%***
	General Conditions	5.00%	7.56	634,900	7.52	1,688,300	24.80	7,262,100	18.14	4,450,200	47.94	14,035,500	5.0%
	General Requirements	3.00%	4.53	380,900	4.51	1,013,000	14.88	4,357,300	10.89	2,670,100	28.76	8,421,300	3.0%
SUBTOTAL			***142***	**11,943,800**	***142***	**31,760,600**	***467***	**136,616,300**	***341***	**83,717,700**	***902***	**264,038,400**	***94%***
	Insurance	3.50%	5.29	444,400	5.27	1,181,800	17.36	5,083,500	12.70	3,115,100	33.55	9,824,800	3.5%
	Builder's Risk - Excl.		-	-	-	-	-	-	-	-	-	-	0.0%
	Building Permit - Excl.		-	-	-	-	-	-	-	-	-	-	0.0%
	P&P Bond - Excl		-	-	-	-	-	-	-	-	-	-	0.0%
SUBTOTAL			***147***	**12,388,200**	***147***	**32,942,400**	***484***	**141,699,800**	***354***	**86,832,800**	***935***	**273,863,200**	***98%***
	CM Fee	2.50%	3.69	309,700	3.67	823,600	12.10	3,542,500	8.85	2,170,800	23.38	6,846,600	2.4%
TOTAL COST			151	**12,697,900**	150	**33,766,000**	496	**145,242,300**	363	**89,003,600**	959	**280,709,800**	100%

SPRINGFIELD COURTHOUSE
10/13/2025

Stantec

DESIGN SERVICES FEE MATRIX

SERVICE	TOTAL	COST OF SERVICES BY PHASE					
		PROGRAMMING / CONCEPT / ENTITLEMENTS	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	BIDDING / NEGOTIATIONS	CONSTRUCTION ADMIN
ARCHITECT	$ 10,050,000.00	$ 650,000.00	$ 1,250,000.00	$ 2,125,000.00	$ 2,625,000.00	$ 150,000.00	$ 3,250,000.00
INTERIOR DESIGN	$ 2,700,000.00	$ 200,000.00	$ 275,000.00	$ 650,000.00	$ 775,000.00	$ 50,000.00	$ 750,000.00
ENTITLEMENTS	$ 100,000.00	$ 100,000.00					
STRUCTURAL ENGINEERING	$ 1,900,000.00	$ 175,000.00	$ 200,000.00	$ 400,000.00	$ 500,000.00	$ 25,000.00	$ 600,000.00
MEP+FP	$ 4,025,000.00	$ 200,000.00	$ 500,000.00	$ 1,075,000.00	$ 1,325,000.00	$ 50,000.00	$ 875,000.00
TELCOMM + SECURITY	$ 305,000.00	$ 15,000.00	$ 50,000.00	$ 75,000.00	$ 100,000.00	$ 15,000.00	$ 50,000.00
LIGHTING	$ 500,000.00		$ 75,000.00	$ 125,000.00	$ 150,000.00	$ 50,000.00	$ 100,000.00
LANDSCAPE ARCHITECT	$ 1,400,000.00	$ 150,000.00	$ 175,000.00	$ 175,000.00	$ 500,000.00	$ 50,000.00	$ 350,000.00
CIVIL ENGINEERING	$ 510,000.00	$ 50,000.00	$ 95,000.00	$ 120,000.00	$ 170,000.00		$ 75,000.00
PARKING	$ 140,000.00	$ 15,000.00	$ 20,000.00	$ 30,000.00	$ 50,000.00	$ 5,000.00	$ 20,000.00
ENERGY MODELING	$ 120,000.00	$ 15,000.00	$ 25,000.00	$ 25,000.00	$ 55,000.00		
SUSTAINABILITY	$ 120,000.00	$ 15,000.00	$ 20,000.00	$ 25,000.00	$ 35,000.00		$ 25,000.00
ENVELOPE CONSULTANT	$ 850,000.00	$ 50,000.00	$ 150,000.00	$ 200,000.00	$ 250,000.00	$ 25,000.00	$ 175,000.00
ACOUSTICS + VIBRATION	$ 220,000.00		$ 30,000.00	$ 50,000.00	$ 90,000.00		$ 50,000.00
AUDIO-VISUAL	$ 215,000.00	$ 15,000.00	$ 25,000.00	$ 50,000.00	$ 75,000.00		$ 50,000.00
COST ESTIMATION	$ 335,000.00	$ 20,000.00	$ 85,000.00	$ 95,000.00	$ 100,000.00	$ 35,000.00	
FOOD SERVICE	$ 140,000.00	$ 15,000.00	$ 15,000.00	$ 25,000.00	$ 50,000.00	$ 15,000.00	$ 20,000.00
VERTICAL TRANSPORTATION	$ 100,000.00	$ 5,000.00	$ 15,000.00	$ 20,000.00	$ 35,000.00	$ 5,000.00	$ 20,000.00
FAÇADE ACCESS	$ 100,000.00	$ 5,000.00	$ 15,000.00	$ 20,000.00	$ 35,000.00	$ 5,000.00	$ 20,000.00
CODE AND LIFE SAFETY	$ 90,000.00	$ -	$ 15,000.00	$ 20,000.00	$ 35,000.00		$ 20,000.00
UNIVERSAL DESIGN	$ 70,000.00	$ -	$ 15,000.00	$ 15,000.00	$ 20,000.00		$ 20,000.00
SPECIFICATIONS	$ 45,000.00		$ 10,000.00	$ 15,000.00	$ 15,000.00		$ 5,000.00
DOOR HARDWARE	$ 60,000.00			$ 15,000.00	$ 40,000.00		$ 5,000.00
GRAPHICS AND WAYFINDING	$ 345,000.00		$ 50,000.00	$ 125,000.00	$ 150,000.00		$ 20,000.00
GRAND TOTAL	$ 24,440,000						
TOTAL BY PHASE		$ 1,695,000	$ 3,110,000	$ 5,475,000	$ 7,180,000	$ 480,000	$ 6,500,000
ESTIMATED CONSTRUCTION COST	$ 283,000,000						
% CONSTRUCTION COST	8.64%	0.60%	1.10%	1.93%	2.54%	0.17%	2.30%

TOTAL PROJECT FEE **$ 24,440,000.00**

SERVICES ASSUMED BY OWNER
ENVIRONMENTAL SERVICES
GEOTECHNICAL ENGINEERING
SITE / UTILITY SURVEYING
COMMISSIONING SERVICES (SYSTEMS AND ENVELOPE)

LEGAL SERVICES

OPTIONAL SERVICES

1.)PROFESSIONAL RENDERINGS
2.)VARIANCE SUBMISSIONS AND SUPPORT
3.) LEED DAYLIGHT MODELING
4.) FF&E DESIGN AND PROCUREMENT (SEE FF&E NOTES BELOW)
5.) PASSIVE HOUSE DESIGN AND DOCUMENTATION
6.) MARKETING OR BRANDING MATERIALS
7.) WELL OR FITWEL DOCUMENTATION OR SUBMISSION
8.) POST OCCUPANCY OR FACILITY MANAGEMENT RELATED SERVICES

PROFESSIONAL SERVICES FEE NOTES

1)This proposal is an estimate of services and fees. A formal proposal will be provided with final scope, duration and site location.
2)This proposal is based on assumption of negotiation of mutually acceptable contract terms. The Design Team reserves the right to revisit scope, schedule, fee, and approach based on final terms.
3)The parties acknowledge the emerging issues related to trade (including taxes and tariffs) between the United States, Canada, Mexico, and other countries. The parties acknowledge and agree that the contract price and schedule does not reflect schedule or cost impacts resulting from changes in trade relations amongst nations. To the extent that there are cost or schedule impacts which result from such changes, the Consultant shall be entitled to an equitable change order on schedule, price, and scope to address such changes.
4)Design is limited to the boundaries of the work area
5)Professional Service Fee: Our Professional Service Fee and Consultant Fees are based on the scope of work as defined in this proposal. Should the program and/or scope of work change due to changes in market conditions, owner change directives, contractor errors or changes at no fault of the architect and engineering team, additional time associated with making modifications and changes to the design will be considered an Additional Service.
6)Project Schedule: The duration indicated in the project schedule defines the maximum time period for services exclusive of any suspension of work. Should the duration for each phase exceed the proposed durations for each phase, additional time will be considered an Additional Service.
7)The Construction Phase duration is estimated at the duration as noted in the project schedule and will commence with the first construction activity requiring the Architect's involvement as outlined in the Owner Architect Agreement.
8)Project Close-Out: Professional Fees include Project Close-Out services during the Construction Administration phase. Should the duration of the Construction Administration phase, including Project Close Out, exceed the maximum time period indicated in the schedule previously outlined, additional time will be considered an Additional Service.
9)Expenses: Our Professional Fee does not include reimbursable expenses. (See Estimated General Reimbursable Expenses and Estimated Travel Reimbursable Expenses.
10)All variance applications will be considered additional services.
11)FF&E fees are currently excluded from this scope. A proposal can be provided at a point in the project where the scope and campus standards criteria is fully understood.
12)Envelope and system commissioning is excluded and assumed a third party contracted direct to the College
13)Construction documents prepared as part of this project will be of sufficient detail to describe the design intent and facilitate contractor bidding of the work. Development of shop drawings and fabrication drawings are the responsibility of the contractors.
14)Digital Modeling: Digital modeling and rendering for design and study throughout the course of the work is included in our Professional Fee. Renderings for presentation or publication are not included and will be billed as an Additional Service.
15)At the issuance of Construction Documents, the Revit models will be detailed up to a Level of Development (LOD) 300 as defined by the AIA Project BIM Protocol. Revit/BIM is software used to produce the Instruments of Service and is not a deliverable. The Owner and Contractor acknowledge that the design Revit/BIM is for information purposes only and shall not be used for construction.
16)Stantec will turnover the design intent Revit record model at the completion of the project. The design model will not be developed to an as-built level of detail as this is assumed to be provided by the Construction Manager.
17)Bid and Negotiations: Our Professional Services Fee is based on a Design-Bid-Build, CMAR project delivery method with the possibility of submitting (1) early foundation bid/permit package and (1) early procurement package prior to the full bid/Permit Package. . Should an alternate project delivery method be employed or additional deliverables required, we reserve the right to revisit our professional services fee to reflect the Owner's preferred delivery method.
18)Cost Optimization/Value Engineering: The design process is intended to be collaborative, consensual, and progressive. As that process proceeds, Stantec will share the current design with Stakeholders at appropriate stages and secure approval and authorization to proceed. Recognizing that even after such approvals, there may be further desired changes for a variety of reasons, including, but not limited to, budget or cost. Stantec will participate in Cost Optimization/Value Engineering efforts at the end of each design phase, through the completion of Design Development, with a goal of identifying potential savings to the then current construction budget. If needed these changes will be incorporated into the design and

ESTIMATED GENERAL REIMBURSABLE EXPENSES

1) In addition to our Professional Fees, The Design Team is to be reimbursed for all project-related expenses. Our General Reimbursable Expenses for the project are estimated to be 2-3% of our Professional Fee. Typical project expenses include, but are not limited to:
Physical model materials, mock-up materials or other similar materials, Reproduction of documents, in-house plots, out of house plots, copies, printing and mounting, shipping, postage, messenger service, FedEx, UPS, DHL or similar, Design of mock-ups, project samples, materials samples, other project specific visuals, Fees of any special consultants retained by us at the request of the client, Local transportation including to and from the site, airfare and hotel expenses (see below)

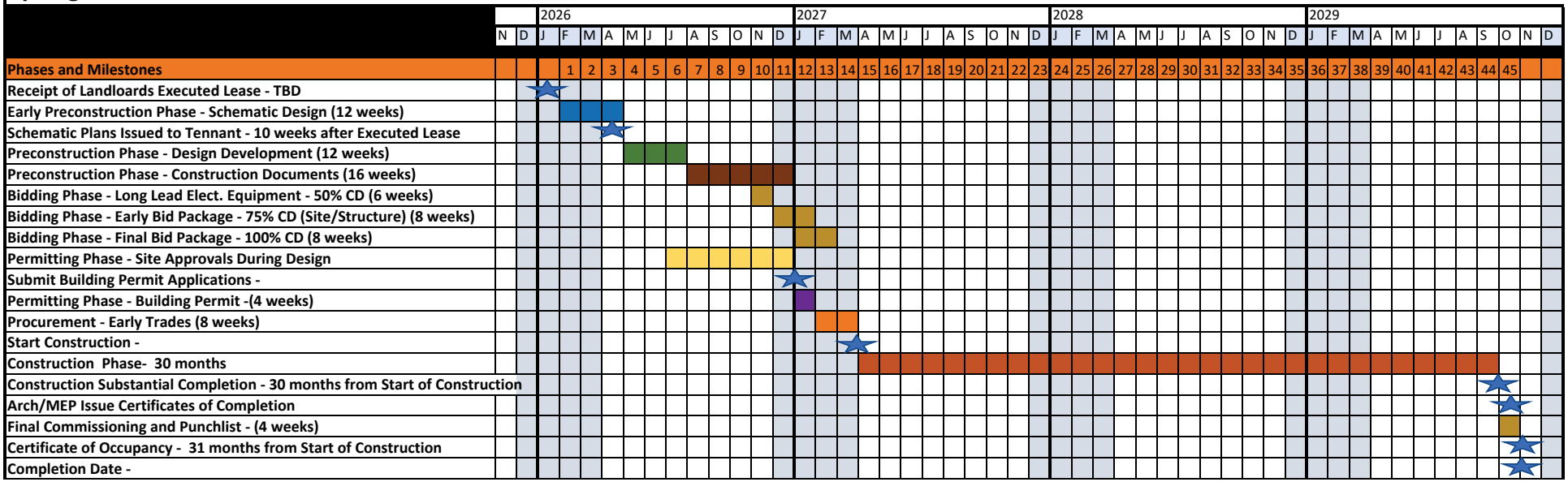
2) Estimated General Reimbursable Expenses are not to be considered a guaranteed or maximum amount but rather an anticipated amount based on the known project details

3)Estimated Travel Expenses
An estimate of the cost of airfare and hotel accommodations are included in the Estimated General Reimbursable Expenses. Subsequent to this proposal, we shall establish an appropriate travel schedule and estimate for these costs. Meanwhile, we propose the following protocols:
Approved domestic travel includes airfare (business class for firm principals, economy plus class for the project team), taxi services, rental car, business class lodging, and subsistence

ADDITIONAL SERVICES

If the services of the architect or any member of the A/E team are changed by others and through no fault of the A/E team, then the work required to execute those changes will be considered an Additional Services (Change Order) If the scope of hit work as outlined in the agreement were to increase, and for all additional services (such as significant change in the direction of the project as directed by the Owner) or discretionary revisions to the scope or the project as conveyed by the Owner, then Stantec and the A/E team are to receive compensation for all those hours worked and the fee based upon our current hourly billing rates; see attached our Hourly Billing Rates. (See also Professional Service Fee Notes)

Springfield Hall of Justice- Outline Schedule



Mesirow

Andrew Minkus
Senior Managing Director
CTL and Structured Debt Products

353 North Clark Street
Chicago, IL 60654
t: 312.595.7922
e: andrew.minkus@mesirow.com

October 13, 2025

Re: Massachusetts Trial Court (TRC), Springfield, MA (Proj# 202410900)
Springfield Regional Justice Center
Financing Commitment Letter

To whom it may concern,

Mesirow Financial, Inc. ("Mesirow") is pleased to provide this financing letter of support for Iconic Capital, LLC (c/o Jeremie Lederer), in relation to its proposal to develop the Springfield Regional Justice Center located in Springfield, MA (the "Project"). The purpose of this letter is to submit a conditional commitment of financing, subject to completion of customary due diligence, under which the Mesirow's Credit Tenant Lease and Structured Debt Products ("CTL") group will provide the construction and permanent financing for the Project.

Mesirow is an independent, employee-owned financial services firm founded in 1937. Headquartered in Chicago, Mesirow employs approximately 500 people worldwide. Mesirow's leading investment bank comprises an experienced capital markets team that frequently works with developers and owners partnered with state, local and federal government-leased properties.

Given the firm's past and current involvement with a variety of state, local and federal government transactions, including construction assignments, Mesirow is well acquainted with bond market expectations associated to the subject transaction. The combined CTL and fixed income sales and trading team is regularly interacting with prospective lenders, ensuring that the terms and structure contemplated are acceptable to the lending community.

Mesirow has reviewed the Offeror's project and the terms of the Offeror's cost proposal on a preliminary basis and is prepared to present the following conditional summary of financing terms:

Amount of Loan:	$550,000,000 - $600,000,000
Loan Term in Years:	40 - 44 years plus construction period
Indicative Monthly Coupon:	~6.25% - 6.50%* (subject to market conditions at the time of rate lock)
Length of Loan Commitment:	N/A
Amortization Period:	40 - 44 years
Type of Debt Funding:	Private placement bond
Purpose of the Loan:	Construction and permanent financing
Contact Information for Lender:	Andrew Minkus 353 North Clark Street Chicago, IL 60654 **t:** 312.595.7922 **e:** andrew.minkus@mesirow.com

Although this letter does not represent a binding commitment, Mesirow is pleased to confirm its strong interest in providing debt financing support to Iconic Capital, LLC should it be selected as the successful bidder of the Project. Further, based on Iconic Capital, LLC's and Mesirow's respective track records of successful government build-to-suit projects, we believe that the loan terms provided herein have a high degree of execution certainty.

Thank you for the opportunity to submit this proposal and we look forward to the next steps in the process.

Sincerely,

Andrew Minkus
Senior Managing Director
Mesirow Financial, Inc.

Mesirow Financial Investment Management, Inc. | Mesirow Financial Private Equity Advisors, Inc. | Mesirow Realty Sale-Leaseback, Inc.
Mesirow Realty Services, Inc. | Securities offered through Mesirow Financial, Inc. Member FINRA, SIPC.

**Preliminary, subject to change.*

CGA | CAPITAL

October 14, 2025

Peter Woodford
1 Ashburton Place, 15th Floor
Boston, MA 02108
(617) 727-4050
peter.woodford@mass.gov

Re: Debt Financing Letter of Support for the Massachusetts Trial Court Located in Springfield, MA (RFP #202410900)

Dear Mr. Woodford:

We are writing to confirm that CGA Mortgage Capital, LLC ("CGA"), subject to a full underwriting and due diligence review, is prepared to provide structured lease-backed debt financing ("Financing") to an affiliate of Iconic Capital, LLC to fund the construction and development of the Commonwealth of Massachusetts courthouse located in Springfield, MA. Below is a preliminary summary of our proposed terms:

Loan Proceeds:	up to $400,000,000*
Loan Term / Amortization Period:	40 - 42 years
Purpose:	Construction-to-Permanent Financing

* Preliminary; subject to change

The Financing would constitute a credit-based structured financing featuring a CGA-sponsored private placement and capital investment which would not be dependent on any "traditional" (including CMBS) commercial real estate underwriting considerations or constraints. As of this writing, we expect that we will be materially oversubscribed by our investor group, which includes highly rated, ("AAA" and "AA") longstanding institutional investor clients of CGA Securities, LLC (a separate CGA affiliate) that are willing and able to proceed with us in an expeditious manner.

While neither this letter nor any other form of written or verbal communication shall constitute any legally binding commitment to provide the Financing whatsoever, we remain highly confident about proceeding with the proposed Financing subject to acceptable commercial terms, the lease form and related documents, as well as capital market conditions prevalent at the time the Financing is finalized.

CGA is a privately held, Baltimore-based company focused exclusively on providing debt and equity capital for mission essential governmental, healthcare, corporate, and special purpose real estate assets leased to credit tenants. Our debt financing investors include institutional market participants which collectively manage over $3 trillion in assets. Founded in 1989 as a subsidiary of Legg Mason, CGA's efforts include over $35 billion in net lease debt and equity financings originated, structured, and closed over the past 35 years across all 50 states. With closed transactions ranging from $10 million to more than $1 billion, we have deep experience tailoring structures that balance and meet the respective objectives of occupants, investors, and developers. Examples of closed transactions include construction-to-permanent financing for the new Sherwin Williams headquarters in Cleveland, OH ($900 million); the Kings County District Attorney's office located in Brooklyn, NY ($198 million); and numerous financings for Dallas County, TX to develop and acquire real estate assets supporting its judicial department and other governmental functions ($221 million).

We look forward to continuing our efforts with you, and to proceeding as expeditiously as possible with the Financing. Please do not hesitate to contact us at any time with any comments or questions you may have regarding any aspect of the proposed Financing.

Sincerely,
CGA Mortgage Capital, LLC

Michael D. Drusano
Managing Director
(410) 308-6280
michael.drusano@cgacapital.com

cc: Peter J. Blair
Vice President
(410) 308-6295
peter.blair@cgacapital.com

Easterly
Government Properties Inc.

October 15, 2025

Jeremie Lederer
Iconic Capital
jlederer@iconiccap.com

Re: Request for Lease Proposal and Development of the Springfield Regional Justice Center

Dear Mr. Lederer:

Easterly Government Properties, Inc., directly or through affiliates or assigns, hereby pledges its support for your proposal for the development of the Springfield Regional Justice Center. You have our permission to represent to the Commonwealth of Massachusetts that we intend to partner with you to provide our development expertise, financial capability and operational experience in connection with the lease contract and associated development project. Easterly has vast experience in developing, owning and managing courthouses throughout the country on behalf of the Federal U.S. Judiciary with facilities in California, Texas, Iowa, Indiana, Virginia, Tennessee, Mississippi, South Carolina, Arizona, and Oregon.

Our support for your proposal is subject to our ability to terminate our involvement, at any time and in our sole discretion. This includes a scenario wherein a determination is made that the lease contract and related development project do not meet our satisfaction after completion of our due diligence efforts.

We look forward to working with you on this mission-critical project on behalf of the Commonwealth of Massachusetts.

Sincerely,
Easterly Government Properties, Inc.

Michael P. Ibe
Vice Chairman
Executive Vice President, Development
mibe@easterlyreit.com

cc: Mark Bauer – Executive Vice President, Development – *mbauer@easterlyreit.com*