Proposer: Springfield Tower Square, LLC.

Springfield Regional Justice Center Lease Proposal
Division of Capital Asset Management & Maintenance

Date: October 16, 2025
Project number: 202410900

275 Chestnut Street, Springfield, MA



Rendering by Design Distill

KMW Architects

In collaboration with the development team of:

Project Management Resources, LLC
Fulcrum Land & Infrastructure
Winter Real Estate Investors, LLC

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Transmittal Letter



10/16/2025
Commissioner Adam Baacke
Division of Capital Asset Management and Maintenance
Office of Leasing and State Office Planning
One Ashburton Place, 15th Floor, Suite 1500
Boston, MA 02108

Dear Commissioner Baacke:

On behalf of Mittas Hospitality and DD Development, we are pleased to submit our proposal for the development of the Springfield Regional Justice Center at 275 Chestnut Street. Currently a parking lot, this site is owned by a partnership between Vid Mitta of Mittas Hospitality, LLC, and Dinesh Patel of DD Development, LLC, both 100% minority-owned firms with deep roots in Springfield and proven development expertise. Springfield Tower Square, LLC, a certified Minority Based Enterprise (MBE), will take ownership of this project.

Our proposal calls for the construction of a new 8-story, steel-framed courthouse building with an estimated gross building area of 329,527 square feet (approximately 274,250 rentable square feet). The design includes 70 underground parking spaces located directly beneath the building, with 32 spaces to be reserved and secured, and 38 spaces to be reserved, providing secured and accessible parking spaces for court staff. The design will include a 1,200 square foot secured Sallyport for safe and efficient detainee transfer, consistent with DCAMM's requirements for secure circulation. Additional parking will reside in a new 7-story precast concrete parking structure, ensuring that the project fully satisfies DCAMM's requirements for 650-900 public spaces within ¼ of a mile of the new Regional Justice Center.

This proposal directly advances the Commonwealth's objectives by delivering a modern, LEED Silver–certified, all electric courthouse building that is fully compliant with Executive Orders 569 and 594, prioritizing decarbonization, resilience, and sustainability. Our building design emphasizes dignity, security, and accessibility, with three distinct and secure circulation paths for public, staff, and detainees; clear public wayfinding; and natural light in public and staff areas.

Equity, opportunity, and inclusion are central to our approach. As minority-owned firms, we ensure diverse ownership throughout the project's lifecycle and long-term wealth creation within underrepresented communities. At 53% cumulative MBE/WBE consultant representation, performing approximately 20% of the total workload, our consultant team includes a significant share of certified MBE and WBE firms. We have established a 40% workforce participation goal for women, veterans, Native Americans, and people of color, exceeding Commonwealth benchmarks and reinforcing Springfield's role as a Gateway City.

We are proud to present this proposal for 275 Chestnut Street and stand ready to partner with DCAMM and the Massachusetts Trial Court to deliver a courthouse that reflects the Commonwealth's commitment to justice, equity, and sustainability. Thank you for your consideration.

Vid Mitta
Owner, Mittas Hospitality, LLC



Dinesh Patel
Owner, DD Development LLC



Lease Proposal Form



2

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

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:

See Appendix A for the forms listed above

1. Proposal Summary

1.1 Location:

Street Address of Proposed Building: **275 Chestnut Street**
Floor Number: **Vacant site**
City State Zip **Springfield, MA 01104**
Confirm that the proposed Building is located within the search area defined in the RFP: ☒ Yes ☐ No

1.2 Usable Area

Proposed Usable Area: **249,912** 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:	**Springfield Tower Square, L.L.C**		
Contact:	**Vid Mitta**	Office Phone:	**(978) 828-6488**
Company Name:	**Springfield Tower Square, L.L.C**	Cell Phone:	**(978) 828-6488**
Address:	**1500 Main Street, Suite 255, P.O. Box 15503**		
City State Zip:	**Springfield, MA 01115**	Email:	**Vid@MittasGroup.com**

Proposer is submitting this proposal as (see RFP Section 3 for definition of "Eligible Proposer"): See Appendix J for full ownership listing

☒ 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:** **10/16/2025**

1.5 Proposed Landlord

Name: **Springfield Tower Square, L.L.C.**
Name of Principal(s): **Vid Mitta & Dinesh Patel**
Address: **1500 Main Street, Suite 255, P.O. Box 15503**
City State Zip: **Springfield, MA, 01115**

Office Phone: **(978) 828-6488**
Cell Phone: **(978) 828-6488**
Email: **Vid@MittasGroup.com**

MA corporation: MA LLC: ☒ 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.

Pease see below for NNN Lease Rent Table: Annual CPI Assumption 3%

Annual Rent (Total $/yr)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Base Amount for Rent:	$27,906,637	$28,743,836	$29,606,151	$30,494,336	$31,409,166
Estimate for Lights and Plugs:	$1,725,000	$1,776,750	$1,830,053	$1,884,954	$1,941,503
Estimate for HVAC:	$1,275,000	$1,313,250	$1,352,648	$1,393,227	$1,435,024
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$2,255,876	$2,323,552	$2,393,259	$2,465,057	$2,539,008
Estimate for Other: RET:	$13,104,957	$13,498,105	$13,903,049	$14,320,140	$14,749,744
Estimate for Other: CapEx Reserve:	$388,875	$400,541	$412,557	$424,934	$437,682
Total Annual Rent:	**$46,656,345**	**$48,056,035**	**$49,497,716**	**$50,982,648**	**$52,512,127**

Annual Rent ($/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	$32,351,441	$33,321,984	$34,321,644	$35,351,293	$36,411,832
Estimate for Lights and Plugs:	$1,999,748	$2,059,740	$2,121,532	$2,185,178	$2,250,734
Estimate for HVAC:	$1,478,074	$1,522,417	$1,568,089	$1,615,132	$1,663,586
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$2,615,179	$2,693,634	$2,774,443	$2,857,676	$2,943,407
Estimate for Other: RET:	$15,192,237	$15,648,004	$16,117,444	$16,600,967	$17,098,996
Estimate for Other: CapEx Reserve:	$450,813	$464,337	$478,267	$492,615	$507,394
Total Annual Rent:	**$54,087,491**	**$55,710,116**	**$57,381,419**	**$59,102,862**	**$60,875,948**

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:	$37,504,187	$38,629,312	$39,788,192	$40,981,837	$42,211,292
Estimate for Lights and Plugs:	$2,318,256	$2,387,803	$2,459,438	$2,533,221	$2,609,217
Estimate for HVAC:	$1,713,493	$1,764,898	$1,817,845	$1,872,380	$1,928,552
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$3,031,709	$3,122,660	$3,216,340	$3,312,830	$3,412,215
Estimate for Other: RET:	$17,611,966	$18,140,325	$18,684,535	$19,245,071	$19,822,423
Estimate for Other: CapEx Reserve:	$522,615	$538,294	$554,443	$571,076	$588,208
Total Annual Rent:	**$62,702,226**	**$64,583,293**	**$66,520,792**	**$68,516,415**	**$70,571,908**

Annual Rent ($/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**
Estimate for Lights and Plugs:	$43,477,631	$44,781,960	$46,125,419	$47,509,182	$48,934,457
Estimate for HVAC:	$2,687,494	$2,768,119	$2,851,162	$2,936,697	$3,024,798
Estimate for Reserved Parking:	$1,986,408	$2,046,001	$2,107,381	$2,170,602	$2,235,720
Estimate for Other: OpEx:	$0	$0	$0	$0	$0
Estimate for Other: RET:	$3,514,581	$3,620,019	$3,728,619	$3,840,478	$3,955,692
Estimate for Other: CapEx Reserve:	$20,417,096	$21,029,608	$21,660,497	$22,310,312	$22,979,621
Total Annual Rent:	$605,855	$624,030	$642,751	$662,034	$681,895

Annual Rent ($/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	$50,402,491	$51,914,565	$53,472,002	$55,076,162	$56,728,447
Estimate for Lights and Plugs:	$3,115,542	$3,209,008	$3,305,278	$3,404,437	$3,506,570
Estimate for HVAC:	$2,302,792	$2,371,876	$2,443,032	$2,516,323	$2,591,812
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$4,074,363	$4,196,594	$4,322,492	$4,452,166	$4,585,731
Estimate for Other: RET:	$23,669,010	$24,379,080	$25,110,452	$25,863,766	$26,639,679
Estimate for Other: CapEx Reserve:	$702,352	$723,422	$745,125	$767,478	$790,503
Total Annual Rent:	**$84,266,548**	**$86,794,545**	**$89,398,381**	**$92,080,333**	**$94,842,743**

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:	$58,430,301	$60,183,210	$61,988,706	$63,848,367	$65,763,818
Estimate for Lights and Plugs:	$3,611,767	$3,720,120	$3,831,724	$3,946,675	$4,065,075
Estimate for HVAC:	$2,669,567	$2,749,654	$2,832,143	$2,917,108	$3,004,621
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$4,723,303	$4,865,002	$5,010,953	$5,161,281	$5,316,120
Estimate for Other: RET:	$27,438,869	$28,262,035	$29,109,896	$29,983,193	$30,882,689
Estimate for Other: CapEx Reserve:	$814,218	$838,644	$863,804	$889,718	$916,409
Total Annual Rent:	**$97,688,025**	**$100,618,666**	**$103,637,226**	**$106,746,342**	**$109,948,733**

Annual Rent ($/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	$67,736,733	$69,768,835	$71,861,900	$74,017,757	$76,238,290
Estimate for Lights and Plugs:	$4,187,028	$4,312,639	$4,442,018	$4,575,278	$4,712,537
Estimate for HVAC:	$3,094,760	$3,187,602	$3,283,231	$3,381,727	$3,483,179
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$5,475,603	$5,639,871	$5,809,067	$5,983,339	$6,162,840
Estimate for Other: RET:	$31,809,170	$32,763,445	$33,746,348	$34,758,739	$35,801,501
Estimate for Other: CapEx Reserve:	$943,902	$972,219	$1,001,385	$1,031,427	$1,062,370
Total Annual Rent:	**$113,247,195**	**$116,644,611**	**$120,143,949**	**$123,748,267**	**$127,460,715**

Annual Rent ($/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	$78,525,438	$80,881,201	$83,307,637	$85,806,866	$88,381,072
Estimate for Lights and Plugs:	$4,853,913	$4,999,530	$5,149,516	$5,304,001	$5,463,122
Estimate for HVAC:	$3,587,675	$3,695,305	$3,806,164	$3,920,349	$4,037,959
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other: OpEx:	$6,347,725	$6,538,157	$6,734,301	$6,936,330	$7,144,420
Estimate for Other: RET:	$36,875,546	$37,981,812	$39,121,267	$40,294,905	$41,503,752
Estimate for Other: CapEx Reserve:	$1,094,241	$1,127,068	$1,160,880	$1,195,706	$1,231,578
Total Annual Rent:	**$131,284,537**	**$135,223,073**	**$139,279,765**	**$143,458,158**	**$147,761,903**

Please see **Appendix C** for the Gross Annual Rent Table (For Illustrative Purposes Only)

2.2 Landlord's Improvements

Please provide the total estimated cost of Landlord's Improvements included in the Total Annual Rent: **$ 398,666,243**

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.
Please see Appendices D & F for our construction budget, including hard & soft costs.
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.

Yes, the Landlord has included a full-service operational expense budget, prepared by CBRE and presented in Appendix D2 & E, which is consistent with the Landlord Services identified in Section B1 of the RFP. The Landlord proposes to retain CBRE as property manager. CBRE is a fully integrated global real estate services firm that manages more than 34 million square feet of commercial space in the Greater Boston area.

Consistent with Section 1.5 – Janitorial Services of the RFP, the Landlord has not included janitorial services in the operational expense budget. However, in accordance with Section 1.6, CBRE has developed estimated costs for optional services based on the current conceptual design of the building. These services can be provided by the Landlord at the User Agency's discretion.

All estimates are preliminary and subject to refinement based on the User Agency's final scope of services. For clarity, these optional services are not included in the proposed rent calculations and are offered for evaluation and potential inclusion at the User Agency's election.

CLEANING SERVICES	
BASIC JANITORIAL	Negotiable per 1.6 of RFP
DAY STAFF	87,360.00
WINDOW CLEANING	36,000.00
RUBBISH REMOVAL	54,000.00
RESTROOM SUPPLIES	66,000.00
OTHER	60,000.00

Consistent with RFP Section 1.4 Building Security and Access, the Landlord has assumed that all security operations will be provided by the User Agency. Exemption (n) - security or safety of persons or buildings **In addition, CBRE has prepared an estimated budget for contracted front desk security services, which may be provided by the Landlord at the User Agency's discretion.**

CONTRACT SERVICES	
SECURITY DESK	575,960.00

All estimates are subject to further refinement of the User Agency's scope of services. For clarity, these services are not included in proposed rent calculations and are offered as optional services for evaluation by the User Agency.

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.

The Landlord has carefully reviewed the requirements of the RFP and offers the following potential cost-saving measures, which DCAMM may elect to pursue at its discretion.

Programmatic Flexibility

As the owner of the nearby Tower Square office complex, the Landlord can provide proximate, cost-effective space for certain agency offices or program elements currently contemplated within the Springfield Regional Justice Center. Examples include:

- **The District Attorney's Office, available at Tower Square at a market rental rate of $30 NNN.**
- **The Registry of Deeds, available at Tower Square at a market rental rate of $30 NNN.**
- **Additional ancillary programs or related agency offices may also be accommodated at Tower Square throughout the lease term, subject to availability, providing substantial flexibility for future expansion or relocation of DCAMM operations.**

Finish Selection

The proposed design incorporates durable hard-surface and resilient finish materials with high tolerance for heavy use, reducing long-term capital replacement costs and maintenance requirements.

Flexible Janitorial Options

The proposal anticipates a full-service lease, as described in Tab 6, with the exception of security and janitorial services. If desired, the Landlord—through its established Springfield property management operations—can provide janitorial services when doing so is in the Commonwealth's economic interest.

Energy Efficiency

The building's design and budget fully comply with RFP standards and anticipate optimization for energy performance through all-electric systems and high-performance insulated wall and roofing assemblies.

Together, these measures provide flexibility to optimize cost, efficiency, and operational performance, ensuring the best overall value for DCAMM and the Commonwealth of Massachusetts.

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:

The Landlord confirms that the following measures are current and planned practices intended to reduce environmental impact and support the Commonwealth's sustainability objectives.

The proposed Springfield Regional Justice Center will be designed to meet Energy Star performance standards and achieve LEED Silver certification, consistent with the requirements of Executive Orders 569 and 594. The building will emphasize energy conservation and efficiency through an all-electric design, high-performance insulation, and optimized envelope and roofing assemblies that reduce overall energy demand.

Clean energy practices will be incorporated through the use of all-electric building systems and adherence to the Commonwealth's energy-procurement standards. Water conservation measures will include low-flow plumbing fixtures and design strategies that minimize irrigation needs.
Waste reduction and recycling measures will be implemented during both construction and building operations to limit landfill contributions and promote responsible material management. Procurement will follow the Commonwealth's standards for environmentally preferable purchasing and toxics-use reduction to ensure that materials and maintenance products meet established environmental criteria.

The project's downtown location promotes sustainable transportation and accessibility by public transit and pedestrian routes, while on-site electric vehicle charging stations will encourage the use of low-emission vehicles. Collectively, these measures will reduce energy consumption, conserve natural resources, and support a healthy, efficient, and environmentally responsible facility for the Commonwealth.

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?

We will privately invest approximately $398,666,243 to deliver the Springfield Regional Justice Center contemplated in the RFP. This investment represents a major commitment to one of the Commonwealth's designated Gateway Cities and aligns with state policy objectives under A&F Bulletin 25 to stimulate equitable, place-based growth in historically underinvested urban centers. By locating this project in downtown Springfield, the development will catalyze additional private investment, add construction jobs to the local economy, and strengthen the city's commercial and civic core. The project advances the Commonwealth's broader goals of sustainable redevelopment, economic diversification, and improved access to public services while reinforcing Springfield's role as a regional hub for government and opportunity.

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 building will be newly designed and constructed specifically for courthouse functions. It will comply with all applicable and evolving standards for accessibility, including ADA and MAAB requirements governing slopes, clearances, dimensions, restrooms, handrails, turning circles, and signage, effectively embodying the principles of universal design.

The Court Service Center, interpreters, and information desk will be positioned immediately inside the security screening area to provide assistance and direction. Transaction counters and courtrooms will be clearly identified for efficient navigation.

Court docket displays will be located near the main entry, accompanied by directories in multiple languages reflecting those most common to the service area. As technology evolves, translation devices comparable to museum audio guides are expected to be available for visitors, along with multilingual docket screens to direct users to service areas and courtrooms in their native languages.

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

The courthouse experience can be stressful and disorienting for visitors. The design will project an atmosphere of order and calm through logical organization, intuitive movement, and accessible information. Durable materials in neutral tones, along with careful attention to secure and refined detailing, will reinforce a sense of stability and dignity.

Natural daylight will be provided in courtrooms to mitigate the disorienting effects of enclosed spaces and to promote a more comfortable, humane environment.

As a public institution, the courthouse is intended to serve all people equally. It will present no physical, visual, or cognitive barriers and will facilitate simplicity of access regardless of age, gender, ability, language, or economic circumstance. The building will embody universal access as a central principle of its design.

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.

Public Parking:

Identify the number of public parking spaces within one-quarter mile of the proposed Building: **865**

Identify the number of accessible space(s) within one-quarter mile of the proposed Building: **22**

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

Address/Location	# Standard	# Accessible	Total #
275 Chestnut Street - free parking	**30**	**2**	**32**

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

Address/Location	# Standard	# Accessible	Total #
275 Chestnut Street - free parking	**36**	**2**	**38**

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

Address/Location	# EV Stations
A total of 34 electric vehicle charging stations will be provided within the 275 Chestnut Street garage. The project will meet or exceed all Commonwealth requirements for additional electric vehicle charging infrastructure should DCAMM require additional EV charging stations. At least 1 or more EV Charging Stations will be ADA-accessible.	**34**

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

[redacted]
Exemption (n) - security or safety of persons or buildings

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 #
The site's strong vehicular accessibility is supported by a robust on-site parking program. The proposed 275 Chestnut Street garage will contain approximately 700 spaces, including the dimensional requirements of electric-vehicle charging and accessible spaces. In addition, an estimated 165 public surface parking spaces are located within a quarter-mile radius of the project site, providing ample capacity for visitors, staff, and jurors. Please see Appendix G5 for further information.	**865**

4.2 Access

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

275 Chestnut Street provides excellent vehicular accessibility, complementing its strong public transit connections. The site benefits from direct access to Interstates 91 and 291 as well as multiple downtown surface arteries, supported by robust on-site parking.

Primary Highway Access Routes:

- **I-291: Access via Exit 1A–2A (Chestnut Street), then Liberty Street, for an estimated 0.7-mile approach; egress via Liberty Street to Chestnut Street for an estimated 0.4-mile return.**
- **I-91 Southbound: After merging onto I-291, drivers use Exit 2 (Chestnut Street) via Chestnut and Liberty Streets for a 0.6-mile approach; egress via Chestnut and Congress Streets to Dwight Street for a 1.3-mile return.**
- **I-91 Northbound: After merging onto I-291, drivers take Exit 2 (Chestnut Street) via Chestnut and Liberty Streets for a 0.9-mile approach; egress via Chestnut and Congress Streets to Dwight Street for a 0.9-mile return.**

Proximity to Major Surface Arteries:
Main Street (0.4 mi); Dwight Street (0.2 mi); Chestnut Street (0.0 mi); East Columbus Avenue (0.5 mi); Worthington Street (0.3 mi); Harrison Avenue (0.5 mi); Court Street (0.8 mi); State Street (0.9 mi).

Detailed highway ingress and egress diagrams are provided in Appendix G3 & G4.

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

Located at the corner of Chestnut Street and Liberty Street, 275 Chestnut Street offers excellent public transit accessibility, served by 17 PVTA bus lines within a half-mile radius, as detailed in Appendix G1 and illustrated in Appendix G2. The site's transit advantages are further enhanced by its proximity to Springfield Union Station, located just 0.3 miles away (approximately seven minutes on foot). Union Station provides connections to Amtrak intercity rail, Peter Pan and Greyhound bus services, and an additional 17 PVTA routes, positioning the courthouse within the region's most comprehensive transportation hub. A map of pedestrian approach paths from Union Station and nearby bus stops is provided in Appendix G6.

Through its seamless integration with the PVTA network, intercity transit, and regional rail connections, the 275 Chestnut Street site ensures multi-modal accessibility for visitors, staff, and agency partners—supporting sustainable, long-term mobility for the Springfield Regional Justice Center.

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

The site is exceptionally well served by existing public transit routes and extensive parking infrastructure within walking distance ensuring convenient and reliable access for staff, visitors, and agency partners throughout the day.

Is the cost of this service included in the proposed rent? **Not applicable/Not necessary**

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:

The 275 Chestnut Street site is located within a mixed-use district that supports safe and reliable public access for the courthouse's projected 1,200–1,500 daily users. Surrounding parcels include a 167-unit senior living community, a 244-room La Quinta Inn & Suites, a 126,360-square-foot Baystate Health office complex, and a medical office building at 125 Liberty Street—collectively generating daytime activity compatible with courthouse

operations. Adjacent to the site, the Springfield Community Justice Center, operated by the Massachusetts Probation Service, offers reentry and treatment programs that complement the courthouse's mission. Nearby Libertas Academy Charter School and Emily Bill Park provide supervised institutional presence and well-traveled public open space, reinforcing safety and visibility. These complementary uses create an active, secure, and contextually appropriate setting that will strengthen the downtown justice ecosystem and support Springfield's ongoing Gateway City revitalization.

Additionally, a listing of nearby amenities can be found below in Appendix H.

Describe neighborhood characteristics relating to safety and security:

The 275 Chestnut Street courthouse will operate Exemption (n) - security or safety of persons or buildings **Visitors will enter from Liberty Street or the adjacent parking garage, which includes** Exemption (n) - security or safety of persons or buildings **vehicle parking will be visible from the main entry. Pedestrian access from Union Station (0.3 miles) and nearby PVTA bus stops is along well-lit sidewalks with signalized crossings. With robust on-site security, clear circulation, and accessible design, the courthouse will provide a safe, efficient, and welcoming environment consistent with DCAMM and Trial Court operational standards.**

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.

No hazardous substances are present at this site.

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:	**274,250 RSF**	Building usable sf:	**249,942 USF**	
Year of initial construction:	**Assume '27 -'28**	Original use:	**New bldg.**	
# of Floors Above Grade:	**8**	Below Grade:	**70 pkg.**	Floor Load lb/sf: **See Appendix I**
# of Elevators: **7**	Passenger: **2**	Freight: **1**		

Existing Use of proposed Premises:
Parking lot

Please describe all planned changes in Building use:
Not Applicable to new building.

Describe all proposed improvements to Building envelope:
N/A

5.5 Building Envelope

Type of Construction: ☐ Brick ☒ Concrete ☒ Steel ☐ Wood ☐ Other (specify): _____
Type of Exterior Walls: ☐ Brick ☒ Concrete ☐ Steel ☐ Wood ☐ Other (specify): _____
Type and Age of Windows: Type: **All New** Date Installed**: 27'** Operable: **non-operable**
Type of Roof: **TPO** Year of Installation: **27'**

Describe any proposed improvements to Building envelope:

The building's exterior will combine high-performance curtain wall glazing along public façades with precast concrete panels and punched windows on the sides and rear, balancing transparency, durability, and energy efficiency. All assemblies will be thermally broken, insulated, and sealed to meet or exceed IECC 2021 and Executive Order 594 standards for building envelope performance.

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

***Note: we are proposing a new building with all building code required life safety systems.**

Describe all proposed improvements to life safety systems:

The new generator for this building will be a 1500 kW/1875 kVA 480/277 volt unit. It will provide emergency , stand-by and freeze protection equipment loads. The new fire alarm system will be a high rise type system with audio/visual appliances. Fire alarm components will be located within a Fire Command Center.

5.7 Electrical System

Please provide a description of the electrical service and the watts per USF available to the proposed Premises.

There will be (2) 3000 amp 480/277 volt services for this building. These services will be derived from a Utility Company vault that will be housed within the building. Approximate watts per USF is 16.

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.

A 1500kW-480/277V, 3Ø, 4W emergency/standby generator will be provided to supply backup power for the Springfield Courthouse. The generator includes three output circuit breakers: one 2000 AF/1800 AT breaker for HVAC freeze-protection loads, one 400 AF/400 AT breaker for emergency power, and one 400 AF/300 AT breaker for standby loads. All breakers will be electronic trip type. A 2000 A automatic transfer switch in the HVAC penthouse will serve designated freeze-protection equipment through a dedicated switchboard with an 1800-amp main breaker and feeder breakers rated at 400, 200, and 100 amps. Additional 400 A automatic transfer switches will serve emergency and standby loads through separate 480-volt panels, 75 kVA transformers, and 208-volt panels. An external storm switch, required by Massachusetts Electrical Code Article 700, will also be provided. A remote generator-status panel will be located within the Fire Command Center room

5.8 Heating and Air Conditioning System
Please describe the HVAC system utilized for the Premises.

A new HVAC system will be provided to deliver an efficient, all electric solution consistent with EO 594 intent. In alignment with the Commonwealth's effort to provide a courthouse that supports the health of its employees and the general public, the proposed HVAC system will include high-efficiency filtration, utilizing MERV 8 pre-filters and MERV 15 final filters, supplemented by ultraviolet germicidal light arrays and continuous air-quality monitoring to ensure clean, healthy indoor air throughout the facility.

Heating and Cooling Plant:
The building heating and cooling plant will be based upon a 900-ton air-source heat pump chiller plant with simultaneous heating and cooling energy recovery. Geothermal source heat pump feasibility shall be further evaluated during design. Emergency backup heating shall be provided by electric boilers in the event of heat pump failure. Chilled and hot water systems shall feature primary and secondary pumping systems. A 58 degree F chilled water loop shall be created for chilled beam and sensible only cooling devices.

Air Distribution Systems:
Two (2) 70,000 cfm central station air handlers will be located in the mechanical penthouse and deliver primary air to 4-pipe active chilled beam terminal devices. The chilled beam system offers substantial fan energy savings and improved building comfort due to improved air circulation. Central air handlers will feature 80% effective energy recovery to reduce building heating and cooling loads. Zone primary will be controlled by VAV boxes and airflow will be reduced or shut off when unoccupied. Demand control ventilation with CO2 and humidity sensing shall be provided for all court rooms and high occupancy spaces. Dedicated air handler shall be provided for lobby conditioning and dehumidification separate from chilled beam system to eliminate condensation risk. Lockup area shall be provided with dedicated 100% outside air system with 80% effective energy recovery. Garage and sallyport ventilation with CO/NOx detection. Dedicated heat and ventilation makeup air units to be provided for garage spaces.
Building Controls:

A complete DDC building automation system will be provided to control and monitor all HVAC systems and equipment within the building. System will allow operators to start and stop equipment, automatically control zone temperatures and humidity, air and liquid flow rates, system pressures, and room pressurization where required.

Date and scope of latest improvements:

N/A: A new building system will be designed, constructed, and delivered in full to meet the tenant's program and operational requirements.

Is there available capacity based on the information provided about the User Agency's use of the space:

System capacity has been designed in accordance with the User Agency's program requirements to ensure performance consistent with anticipated operational needs.

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:

A new building system is scheduled for installation and commissioning in 2027 to align with the project's construction and occupancy timeline.

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:

Lobby/Entrance: **New**
Stairwells: **New**
Elevators: **New**
Hallways: **New**
Restrooms: **New**

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

A comprehensive security system will be provided in full compliance with DCAMM standards and the Massachusetts Trial Court's operational requirements, ensuring a safe and secure environment for all building occupants.

6. Proposed Premises Condition

6.1 Characteristics of the Proposed Premises:

Floor Number(s):	**8**	Contiguous block of space: ☒ Yes	☐ No
Column Spacing:	**40** feet o.c. by **30** feet o.c.		
Ceiling Height:	**17'-6"** feet from the finished floor to underside of slab above		
	16 feet from finished floor to finished ceiling		
Window Area:	**40%**		
# of Means of Egress:	**4 public, 4 staff, 2 detainees**		

Describe the existing conditions:

All building components and systems will be newly constructed in full compliance with all applicable codes and standards.

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:

The site is currently vacant, and construction of Landlord's Improvements can commence immediately upon execution of the lease and receipt of required permits and approvals.

Identify existing tenants who currently occupy, or have the option to occupy, the proposed space, and the term of any rental agreement(s):

None.

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.

CBRE will serve as the property management company for the facility. The firm manages approximately 7.3 billion square feet of commercial real estate worldwide, encompassing a diverse portfolio that includes office, industrial, retail, data center, and mixed-use properties. CBRE is widely recognized as the world's largest and most experienced commercial real estate services and investment firm, providing the resources and expertise necessary to ensure efficient, high-quality building operations. CBRE's Public Sector Solutions division also manages facilities for numerous federal, state, and local government clients, including the U.S. General Services Administration and other institutional owners.

Please see Appendix J3 for a corporate profile of CBRE.

7.3 Permitting, Design and Construction

Please provide any pertinent information related to permits or approvals necessary for improvements to the Building or Premises.

All applicable permits and approvals required for new construction will be obtained from the appropriate federal, state, and local authorities in accordance with all regulatory requirements.
Please see Appendix K for a table of permits and approvals.

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:
Please see Appendix L for a comprehensive list of firms and persons expected to prepare Working Drawings.

If known, name of company (e.g., general contractor) expected to complete Landlord's Improvements (if known):
Consigli Construction has been engaged as the project's Construction Manager. A guaranteed maximum price will be established following a competitive subcontractor bidding process to ensure the Regional Justice Center is delivered at the highest quality and best overall value to the Commonwealth.

Please see Appendix J for Consigli's corporate profile.

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.

The project is expected to be financed through a construction loan representing approximately 65 percent of total development cost, which will convert to permanent financing upon project completion and stabilization. The Landlord will also pursue a Subordination, Non-Disturbance, and Attornment Agreement to ensure full compliance with DCAMM's leasing and lender coordination requirements.

Please see Appendix M for further information.

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.

The equipment, components and areas identified below are based upon B2 RFP descriptions, initial conceptual plans, narratives and assumptions on areas calculations consistent with the RFP Response level of design. CBRE has reviewed all available information and broken down major components of the building including estimates of useful life and general notes on maintenance. A table of this same analysis, called "Lifecycle Analysis Springfield Regional Justice Center" Appendix E. All maintenance and replacement costs will be refined as design and specifications advance to construction documents. In addition to more specific maintenance plans, means and methods of replacement can be more specifically documented.

In addition, a Rough Order of Magnitude (ROM) cost in today's dollars has been assigned to each component. The proposed capital reserve budget has been created based upon the forecasted costs and inflated to the estimated replacement year. This calculation allows for Landlord to assemble an aggregate capital reserve cost across the duration of the anticipated initial 40 year lease and quantify a budget for annual capital reserve costs as part of the rent proposal included in Section 2.1 of this Lease Proposal Form. This will ensure that Landlords rent allows for sufficient capital to maintain and replacement critical building equipment and components per industry standard useful life and as required in the RFP document.

Please see Appendices D3 & E for additional details for the Capital Improvement Schedule below.

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.
Air Handling Unit (AHU 1)	20-22 years	20	Semi-annual filter changes, heat recovery wheel replacement yr 10
Air Handling Unit (AHU 2)	20-22 years	20	Semi-annual filter changes, heat recovery wheel replacement yr 10
300 Ton Air Cooled Chiller (AC 1)	18-20 years	18	Annual coil cleaning, periodic compressor/condenser fan replacement
300 Ton Air Cooled Chiller (AC 2)	18-20 years	18	Annual coil cleaning, periodic compressor/condenser fan replacement.

300 Ton Air Cooled Chiller (AC 3)	18-20 years	18	Annual coil cleaning, periodic compressor/condenser fan replacement.
Primary HW Pumps	20-25 years	20	Semi-annual PM service
Secondary HW Pump	20-25 years	20	Semi-annual PM service
Emergency Boilers (Assume Electric)	15-20 years	15	Annual electrical maintenance, water treatment.
Primary CHW Pump	20-25 years	20	Semi-annual PM service
Secondary CHW Pump	20-25 years	20	Semi-annual PM service.
Passenger Elevators (6 total)	20-25 years	20	Monthly PM service, qualified elevator technician.
Freight Elevator to roof (1 total)	20-25 years	20	Monthly PM service, qualified elevator technician.
Emergency Generator (Diesel)	20-25 years	20	Monthly run test, semi-annual factory service (one major, one minor), annual full load bank test.
Basement Fuel Pump to rooftop day tank	20-25 years	20	Annual PM.
Commercial Trash Compactor	10-12 Years	10	Typically included in the trash contract as monthly rental fee.
Garage roll up door	20-25 years	20	Annual service.
Building roofing membrane	20-25 years	20	Annual inspection, periodic repairs.
Fire Alarm Panel	25-30 Years	25	Quarterly testing, periodic software updates/programming.
Indoor Air Quality Monitoring	5,10,15,20,25,30, 35	5,10,15,20, 25,30,35	Included in maintenance budget
HVAC Rebalancing	6,11,16,21,26,31, 36	6,11,16,21, 26,31,36	Included in maintenance budget
Repaint Circulation Area Repaint all other surfaces	Years 4,8,12,16,20,24,28, 32,36 5,10,15,20,25,30, 35	4,8,12,16,2 0,24,28,32, 36 5,10,15,20, 25,30,35	$1.50/square foot covers minor patching at walls and two coats latex commercial grade eggshell finish. Walls painted no higher than 10 feet high. This includes overtime but does not include any prevailing wage/Davis-Bacon rates. Lifts not included. No other work besides walls are figured.

Recarpet courtrooms, meeting areas, circulation, entry areas	Year 6,12,18,24,30,36	6,12,18,24, 30,36	$8 per sq ft, includes new cove base, remove/dispose/recycle old carpet, install new mid-grade high traffic commercial carpet, OT included
Replace detention area flooring	Year 6,12,18,24,30,36	6,12,18,24, 30,36	$9 per sq ft, Assumes liquid applied membrane (Neogard), prep of existing floor, OT hours
Replace all flooring not listed	Year 10,20,30	10,20,30	Assume Carpet, $8 per sq ft, includes new cove base, remove/dispose/recycle old carpet, install new mid-grade high traffic commercial carpet, OT included
2.10.1 replace break room cabinets, counter, sink and backsplash	Year 15,25	15,25	$20,000 per break room. Assumes 6.
2.10.2 Replace wellness room counters and cabinets	Year 15,25	15,25	$20,000 per break room. Assumes 6.
2.10.3 Replace Jury Pantry counters, cabinets, sink and backsplash	Year 15,25	15,25	$20,000 per break room. Assumes 6.

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.

MILESTONE	NUMBER OF MONTHS FOLLOWING LANDLORD'S RECEIPT OF EXECUTED LEASE
Schematic Space Plan Submittal to Tenant	Month 3
Tenant Approval of Schematic Plans	Month 3.5 (Assume 2 weeks as per RFP)
Working Drawing Submittal to Tenant	Month 10.5
Tenant Approval of Working Drawings	Month 11 (Assume 2 weeks as per RFP)
Submit Permit Applications	Month 12.5
Receive Permit	Month 13.5
Start Construction	Month 13.5
Construction Substantial Completion	Month 43.5
Architect and MEP Issue Certificates of Completion	Month 44.5
User Groups FF&E Installation	Month 46
Certificate of Occupancy Issued by Building Department	Month 47
Completion Date	Month 47

***Please see Appendix N for additional Schedule Information**

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
Commonwealth of MA – District Attorney Office	**1500 Main Street, Unit 2100 Springfield, MA 01115**	**(413) 747-1000**

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.

Please see Appendix O & Tab 4.6

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.

Please see Appendix P below for 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.

Please see Appendix B for identification of Lease modifications.

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.

Please see Appendix J for biographical information on the Landlord and Appendix L for the Design Team.

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.).

Fit plans in both CAD and PDF format can be accessed using the following drop box link

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

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.

Please see Appendix Q attached below for our 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.

Springfield Tower Square, L.L.C. is deeply committed to fostering diverse leadership and participation across all phases of the project. Lead proposer Springfield Tower Square, L.L.C. is a 100 percent minority-owned firm and a certified MBE, ensuring representation and inclusive ownership at the highest level of the development team. From its inception, Springfield Tower Square, L.L.C. has prioritized creating opportunities for individuals and businesses from historically underrepresented groups to share in long-term wealth creation associated with major development initiatives.

For this proposal, 53% percent of our consultants are certified Minority- and Women-Owned Business Enterprises (MBE/WBE), who will contribute approximately 20% of the overall workload, reflecting meaningful participation by diverse firms across multiple disciplines In partnership with CBRE, our property management firm, the team will also establish employment pathways in building operations and management for minorities, women, veterans, and other underrepresented groups.

Our objective is to ensure that equity and inclusion are embedded throughout ownership, procurement, contracting, and workforce practices. Through this approach, the project will deliver measurable benefits to the Springfield community while advancing the Commonwealth's goals for diversity, inclusion, and economic opportunity.

Please refer to Tab 8.1 Access & Opportunity Plan for additional detail.

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.

We want you to know the following about our Lease Proposal.

Below we have summarized DCAMM's Evaluation Criteria and in bold type how our proposal directly responds to these criteria.

5. EVALUATION CRITERIA

5.1. Usable Area and Type of Space: The proposal should offer the amount of space in usable square feet (see Amount of Space in §A-2 above for definition of Usable Area). DCAMM reserves the right to accept proposals for an amount of space that varies from this amount, provided that it meets the User Agency's needs and is in the best interest of the Commonwealth.
The proposal must offer the type of space sought and DCAMM must be satisfied that the proposed space is or will be made functional for and compatible with the Program Description.

Consistent with DCAMM's definition of usable square feet we have proposed a 249,912 usable square foot building that was purposefully designed to be made functional for and compatible with the Program Description.

5.2. Location: The suitability of the proposed location for the operations of the office or facility, including:
5.2.1. Access: Ease of access to the proposed Building by public transportation, shuttle, automobile, and on foot. DCAMM will consider the ease of vehicular access and the degree of congestion on streets and roadways in proximity to the Building, the availability and frequency-of-service of public transportation and of shuttle service, if any, the distance from public-transportation stops and shuttle service stops to the main entrance of the proposed Building, and whether paths of travel from such stops to the main entrance of the proposed Building are well-lit, well-traveled, and accessible for persons with disabilities. Locations with scores of 60 or greater on the Smart Location Index issued by the U.S. General Services Administration are preferred and will be rated higher on this evaluation criterion.

With a GSA Smart Location Index of 64, the site benefits from strong regional accessibility characterized by excellent transit links and vehicular connectivity:
The site benefits from (2) curbside bus stops featuring a total of (2) bus lines. More importantly, the site is located a mere 7-minute walk from Springfield's Union Station, where (20) PVTA bus lines, intercity rail (Amtrak) and intercity bus (Peter Pan, Greyhound) all meet.
Alongside this notable transit connectivity, the site will benefit from a robust infrastructure for accommodating automobile traffic. A total of 700 parking spaces will be accommodated within an onsite parking garage, and drivers will benefit from the site's enviable proximity to I-291, placing both on and off-ramps within 1,500 feet of the site.

5.2.2. Proximity: Proximity of the proposed Building to clients, customers, and other offices and facilities with which staff and clients of the User Agency regularly interact, including the site's proximity to downtown Springfield and its high concentration of civic uses, the District Attorney's office and other legal services located downtown.

275 Chestnut benefits from strong proximity to likely visitors and agency partners. A total of (18) law firms currently show addresses within ½ mile of the proposed project site, and many of the downtown's key civic

buildings are located within no more than a 20-minute walk of 275 Chestnut. Most notably, the Massachusetts Attorney General's Western Massachusetts office and Hampden County District Attorney's office are within 0.6 miles/a 15 minute walk of the proposed project site.

5.2.3. Parking: Proximity, accessibility, and availability of parking identified in § 2. DCAMM will consider the availability of parking spaces and electric vehicle charging stations during the Hours of Operation and whether parking areas and the walkways between them and the proposed Building are well lit and the walkways easily traversed.

The site's enviable automotive accessibility is complemented by its robust on-site parking infrastructure. As specified, the 275 Chestnut Street on-site garage will feature the required proportion of accessible spaces distributed across the garage's 700 total spaces. An additional 165 public surface parking spaces are available within ¼ mile of the project site. A map detailing the distribution of public parking within ¼ mile of the site is available in Appendix G5.

5.2.4. Neighborhood Characteristics: The characteristics of the surrounding neighborhood, including compatibility of adjacent uses with the Commonwealth's proposed use, the safety and security for persons and property, and the availability of basic services and amenities during the Hours of Operation.

Neighborhood Characteristics

The proposed Springfield Regional Justice Center (RJC) site at 275 Chestnut Street is situated within a mixed-use context supportive of safe, secure, and reliable public access for the facility's projected 1,200 – 1,500 daily visitors, court staff, and partner agency personnel.

The proposed 275 Chestnut Street site's immediate surroundings comprise a variety of office, civic, and institutional uses highly compatible with courthouse operations.

A mix of residential, hospitality, institutional, and office uses are located on parcels adjacent to the proposed 275 Chestnut Street site in an arc from the northwest to the south. These uses include a 167-unit senior living community, a 244-room La Quinta Inn & Suites by Wyndham property, a 126,360 square-foot office complex serving as Baystate Health's corporate offices, and a medical office building located at 125 Liberty Street. Drawn from a mix of sectors, these uses promise to collectively generate a baseload of daytime activity both compatible with the proposed courthouse use and additive to the maintenance of safe surroundings during hours of operation.

Immediately to the 275 Chestnut Street site's southeast lies a commercial property occupied by the Springfield Community Justice Center. Managed by the State of Massachusetts Probation Service, the center provides programming for substance abuse issues, ongoing education, cognitive behavioral treatment, and other services. The positioning of reentry and treatment services within a short walk from the future RJC strengthens the local justice ecosystem and reduces the need for costly trips between agencies.

A cluster of warehouses featuring a parking lot and (2) bay loading dock lies across Liberty Street and to the east of the proposed 275 Chestnut Street site. While not offering obvious synergies with the proposed courthouse use, this low-intensity neighbor's loading can be readily managed via proper orientation of courthouse entries, employment of signed, well-lit, and accessible pedestrian routes mindful of truck approach routes.
Finally, to the northeast and north are the Libertas Academy Charter School and Emily Bill Park, respectively. educating 630 students in grades 6-12. Educating 630 students in grades 6-12, the former offers the area institutional, supervised daytime presence while the latter contributes visible, well-traveled open space and daytime foot traffic to the 275 Chestnut Street site's surroundings.

Safety and Security for Persons and Property

Security and staff are expected to arrive prior to, and close the building after, the Hours of Operation in what is a daylight operation overseen by a contingent of court officers. Exemption (n) - security or safety of persons or buildings

Given that 275 Chestnut will possess a large service area, most visitors will arrive by car or public transit and enter the building from Liberty Street or from the adjacent parking garage accessed from Liberty Street. A vehicle drop will be provided at the entry and bus routes currently pass the proposed entry which is intentionally glazed for visibility from within and visibility to court officers within.

The Exemption (n) - security or safety of persons or buildings **.**

The secure indoor parking garage will Exemption (n) - security or safety of persons or buildings **.**

As a new building, the facility will conform to current and developing access standards which address barriers, slopes, dimensions for doorways, corridors, toilet facilities, drinking fountains and all aspects of the building. Courtroom access will conform to the examples in the technical document of the RFP to provide the necessary levels for judges, clerks, witnesses and jurors. Signage and wayfinding systems include braille, building information will be in languages designed by the courts and court interpreters are located near the entry and information desk.

Visitors accessing the site via Springfield Union Station will traverse an approach path comprising City of Springfield sidewalks and crosswalks totaling approximately 1,500 feet/0.28 miles of linear distance (primarily on the west side of Liberty Street). Photos of the approach path taken as of May of 2025 indicate that sidewalks along the approach path are in good condition, intersections on the approach path are signalized, City of Springfields are present along the approach path, crosswalks are marked, and ramps from crosswalks to sidewalks are provided along the route.

Visitors accessing the site via the Liberty/Chestnut and Chestnut/Congress PVTA bus stops need only traverse a City of Springfield sidewalk for a minimal distance (estimated ~50 ft) to reach the proposed RJC. Photos as of May 2025 indicate that sidewalks along the approach path appear in good condition, and benefit from City of Springfield street lighting.

<u>Availability of Basic Services and Amenities During Hours of Operation</u>

The following identifies the basic services and amenities located within approximately ¼ mile of linear distance of the 275 Chestnut Street site open during the RJC's proposed Hours of Operation.

- Dunkin Donuts: 05:00am – 08:00pm
- MassHire Springfield Career Center: 08:30am – 04:30pm, 03:00pm (Th)
- Hampden County Sheriff's Office: 08:00am – 04:30pm
- Omar & Son's Furniture: 10:00am – 06:00pm
- Felix's Breakfast & Sandwich Shop: 06:00am – 04:00pm
- Liberty's Mediterranean Giant Grinders: 11:00am – 08:00pm
- Olympic Deli Restaurant: 10:00am – 06:30pm
- Pharmacy Amanecer: 09:00am – 05:00pm
- Enchanted Beauty Lashes & Nails: 09:00am – 07:00pm
- Dunkin' Donuts: 06:00am – 05:00pm
- Commuters' Variety: 06:30am – 09:00pm
- Bilingual Veterans Outreach Center: 08:30am – 04:30pm, 03:30pm (Tue)
- Goodyear Auto Service: 07:30am – 05:30pm
- Irish Ale House: 11:30am – 01:30am
- Steve's Alignment & Brake: 07:30am – 05:00pm
- Taylor Auto Service: 08:00am – 05:00pm

5.2.5. Compatibility of Use: The compatibility of current and proposed activities and uses in the proposed Building or complex with the Commonwealth's proposed use. The User Agency preference is for a single tenant building.
The evaluation of proposals will consider whether the existing and proposed uses are compatible with the mission of the User Agency and the security, safety, and health of employees and visitors.
Evaluation of proposals may also consider whether proposals provide feasible opportunities to co-locate with other state agencies in the proposed Building or complex of buildings to create related financial benefits to the Commonwealth. In evaluating proposals, DCAMM may consider the negative or undesirable effects of co-locating multiple state agencies in the event DCAMM determines the operations of such state agencies are incompatible.

The proposal is for a new, single-tenant purpose-built to meet the court's program.

5.3. Building Conditions of the Proposed Premises: The suitability of the proposed Premises for the space needs of the office or facility, including specific consideration of:
5.3.1. Configuration, Location and Distribution of Space, Separate and Secure Circulation: The degree to which the configuration of the proposed Premises meets the User Agency's programmatic needs described in the SAFS in § B-3 and Exhibit 15 Space Design Parameters, taking into account the size and shape of the space and any internal barriers to efficient design and accessibility. The organization of departments and building circulation should be convenient, clear, and compact. Where possible, departments should not be separated, and designs should focus on maximizing space efficiencies through shared elements such as public waiting areas, conference rooms, service areas, and courtroom support functions.

The proposed building will be new construction, designed to meet the program and organizational requirements of the courts, including three separate circulation systems that meet only in the courtroom. The building will be organized with coherent departments. Courts will be arranged by courts groups which suggest four courts per floor, based on District-8, Juvenile-4, Probate and Family + Housing-9 and Superior-8.

It is intended that project designs will reflect the User Agency's current initiatives to implement technology upgrades to support digital operations. With this transformation, office functions will become less paper-dependent, resulting in space saving potential for workspace sizes as well as support spaces (such as copy areas and associated storage) and in reductions in required on-site file space, consistent with other User Agency facilities currently in the design stages.

The program provided indicates a reduction in office support space per courtroom, as do the compact storage requirements which reflect digital record keeping and processing. Physical evidence is expected to remain, while documents are expected to become fully digital. The evolution of processing work may lead to available office areas for other functions which may include self-help stations and on-site video court sessions with remote judges, as tested during Covid 19. This space can also be occupied by hearing rooms and other state agencies related to the Trial Court.

High-security and building operations services may be positioned below the entry level or otherwise remote from the entry. There are a number of court functions that, because of their volume of traffic, are best located at or near the building entry. A series of visually connected lower floors and circulation systems (no open atria) could ensure optimal visibility and navigation from the main lobby. Departments with lower volumes and other support services should be located on upper stories.

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

Departmental adjacencies should be strategically arranged to facilitate workflow, public access, and operational efficiency. Judge's lobbies should be located for convenient access to all courtrooms and for access to staff resources.

As planned, the department courts, jury deliberation, judge's lobbies, and transaction areas are located on similar levels to provide immediate connection between them. Empaneled juries can reach jury deliberation rooms by private circulation. Where departments occupy two levels, Exemption (n) - security or safety of persons or buildings **. Staff elevators provide private circulation between courts levels.**

The arrangement of the building should consider ideal adjacencies and provide a flexible chassis for how program elements are deployed within the building. Court components should stack vertically to optimize efficiencies and organize vertical circulation throughout the building. Larger floor plates at or near the entry floor will allow for departments with high public interface to be more readily accessible and convenient to public users.

Program elements are stacked vertically with floor plates large enough to accommodate transaction areas, with Clerks on one level and Probation on the other for departments with two levels of courts and on the same level with departments on a single level-Housing and Juvenile. Public counters which are noted to be able to be shared are centrally located at the elevators and stairs for immediate access.

The courthouse's circulation system must provide three separate and secure paths of movement for the public, court staff, and detainees. These movement paths include corridors, stairs, and elevators. The circulation systems for public, staff, jurors, and detainees should converge only in the courtrooms.

The test fit plan provides three separate circulation paths-public, courts staff (including judges) and detainees which converge in the courtroom. Exemption (n) - security or safety of persons or buildings

The public circulation route must include clear wayfinding from the main entry, through security screening, to all court departments' courtrooms and service counters, as well as any other publicly accessible resources such as the Court Service Center. Private staff circulation should link judges' lobbies to courtrooms and to clerk and probation staff offices without crossing public spaces.

The proposed entry provides for visibility into and out of the screening area, an adequate waiting area (important in winter) and separate paths for court visitors to enter and exit. The Court Service center and interpreters are located immediately after security screening, as is Jury Assembly and the Grand Jury suite. Centrally located is the information desk near elevators, stairs and public toilets. Wall mounted screens will provide docket information indicating cases, times and courtrooms. Each courtroom will have a docket screen at the entry and courtrooms with be prominently signed and numbered. Transaction waiting rooms and counters are located near elevators and open stairs.

Likewise, detainees must never cross paths with staff or the public. A secure detainee elevator that serves flip cells between pairs of courtrooms is the easiest and most efficient route for direct detainee access to courtrooms from a lower-level central lockup without crossing public or private staff corridors and is essential in large multi-story buildings. By stacking courtrooms, one secure elevator can serve multiple criminal courtrooms. Note that the overwhelming majority of courtrooms will require access to the detainee core. Probate and Family, Juvenile, and Housing Court divisions may be able to utilize one courtroom without detainee access. All District and Superior Court courtrooms require flip cells with direct detainee access.

Courtrooms are stacked in pairs with a shared holding area between them. Exemption (n) - security or safety of persons or buildings

Additional consideration should be given to the relationship between a lower-level central lock-up and the Arraignment Courtroom to minimize travel distance and provide an efficient path between the two (e.g., these should not be located on opposite sides of the building).

The holding area lies between the detainee elevators, which reach all courtrooms. Exemption (n) - security or safety of persons or buildings

Judges and department heads should have secured parking with direct access to the staff circulation system. Judges should be able to move from parking to judges' lobbies and to courtrooms without interacting with the public or detainees. Judges' lobbies should be located for convenient access to all courtrooms and for shared access to staff resources.

The building provides Exemption (n) - security or safety of persons or buildings

5.3.2. Building Module and Column Spacing: A regular, consistent building module that allows for a regular, consistent office and workstation layout and the efficient utilization of space is generally desired, as is column-bay spacing for courtroom sets at 40’ on center.

The building will be designed to provide the required 40’ bay at courtrooms or as required for the stipulated courtroom sizes with the required floor loading 100 psf for courtrooms / 200 psf for holding areas. The office areas will be designed with suitable bays for flexibility in space planning and with designated bays for compact shelving storage.

5.3.3. Main Entry Point(s): The ease of access from the building entrance(s) and common areas to the main point(s) of entry for the proposed space will be considered. The courthouse must promote dignity and access to justice. The building’s architecture should assure the public that they are in a place of integrity and order. Court users can often be under stress, and potentially emotional. The public spaces should therefore be designed to ensure a sense of safety, respect, community, and dignity. Accordingly, the courthouse should be easy for visitors to navigate, have a humane environment, be infused with natural light in all public and staff areas, and have universal access with barrier-free design. Finish treatments such as varied lighting strategies, colors, minimal clutter, and intuitive wayfinding are best practices in user-centered designs that should be adhered to.

The proposed building has a simple plan featuring direct access from the entry to information, assistance and circulation, both horizontal and vertical. Court services and interpreters are available immediately after security screening as is an information desk, wall mounted docket screens, a public stair and elevators. Transaction counters are immediately accessible from stairs and elevators and courtrooms will be prominently numbered and identified. Electronic and physical signs will support wayfinding. Simple durable furnishings will be used in waiting areas. Daylight is provided via glazed walls and clerestories at corridor ends and into courtrooms.

The evaluation of proposals will also consider whether the configuration of the proposed space will allow for the required staff entrance separate from the proposed entry point for clients and visitors.

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

5.3.4. Acoustics: The building should be located and designed to minimize disruption from external sources of noise and vibration. Within the Building, effort should be made to respect privacy and potential confidentiality by providing acoustic separation between spaces. Within spaces, materials and systems should be selected and designed to support audibility and minimize background noise. Please refer to Exhibit 15 -Space Design Parameters.

The proposal is a new single tenant building designed and constructed to meet the program and criteria provided. Space design will include isolation from interior and exterior noise sources and will be specified by Acentech, our acoustic consultant, in accordance with Exhibit 15 and their experience with courthouses. Voice lift systems will be provided in courtrooms and hearing-assist device will be available.

5.3.5. Daylighting: Premises that provide window area equal to at least 25% of the exterior wall surface area are preferred and will receive a higher rating on this evaluation criterion. Natural Light (direct or borrowed) should be a priority in the following rooms: Juror Waiting Areas, Jury Deliberation Rooms, Grand Jury Rooms, main/entry lobby, Courtrooms, Courtroom Public Waiting Areas, Offices, and Judicial Lobbies.

Access to daylight will be provided by glass walls, windows, clerestory glazing, and borrowed light. Judge's lobbies, Jury Deliberation, Grand Jury rooms, Jury Assembly and office areas will have direct access. Courtrooms will have either direct access or clerestory access, as will juror waiting areas. The main lobby will be glazed to the exterior for daylight and visibility. Glazed areas will be designed to the maximum allowable size, conditional on restrictions entailed by energy codes and the criteria provided in the RFP.

5.3.6. Sustainable Space Utilization: Premises that prioritize the reuse of existing construction, not only to economize for the Commonwealth, but also align with our goals of minimizing landfill contributions through reutilization efforts, and meeting Commonwealth Policy Objectives as outlined in §7 in relation to sustainability will be rated higher on the evaluation criterion.

N/A

5.3.7. Energy: The Building's MEP systems and the relative energy performance of the building massing and thermal envelope should be designed in a coordinated effort to reduce the proposed Building's energy use intensity (EUI) and comply with IECC 2021 with MA Amendments, Opt-in Stretch Code, and Executive Order 594 through deliberate material selection and a considered approach to minimizing the overall window-to-wall-ratio (WWR). The proposed Building should demonstrate better performance across all metrics better than the ASHRAE baselines. Factors to consider that contribute to the building's performance include: A high-performing envelope that surpasses baseline requirements and lessens heating/cooling demand; enhanced commissioning; LED lighting, all-electric systems; and, automatic temperature controls using full direct digital control-based Building Management Systems. The selected building will be required to achieve and maintain a minimum LEED Silver Certification throughout occupancy.

The proposed building will be new construction, designed to meet and exceed current energy codes, with a high-performance envelope, state of the art systems that are electrified to the greatest extent practical, feature occupancy sensors and energy recovery systems, air quality monitoring and purification, along with digital Building Management system controls.

System planning will focus on energy demand reduction in all areas of use and their supporting systems, maximizing the use of daylight, and use of all LED fixtures and lighting controls--particularly in spaces which may be unused for extended periods. The building envelope will comprise window-wall and deeply insulated walls designed to maintain 40 % maximum glazing overall while allowing for daylight harvesting and winter heat gain. Triple glazing and solar shading will be modelled in comparison to Low E glazing systems to determine ideal envelope design. Horizontal surfaces of roof and plaza will be fully insulated, and Air-Vapor barriers will be tied into window frames and tested with seals on all doors and openings.

Alternative HVAC systems will be considered and modelled for the suitability for court operations and existing recent courthouses will be visited to review their system performance, design and operational issues encountered.

Heating and cooling will be provided by air source heat pump chillers with an electric backup emergency boiler and will be compared to a geothermal heat pump system for cost / benefit comparison. Air units will have 80% effective energy recovery, and all exhaust air will be ducted through energy recovery.

Ventilation systems will include high efficiency filter (Merv 8 pre and Merv 15 final), ultraviolet (UV) germicidal light arrays and air quality monitoring systems. As a new building it will be free of VOC's, ACM and other contaminants in building products. Occupancy and demand sensors will control ventilation in addition to lighting.

A chilled beam system will reduce fan horsepower to ventilation air and duct shaft sizes and systems will be controlled by DDC automation system that will provide monitoring and control of HVAC as selected electrical and plumbing systems for operational efficiency.

The systems will be designed to meet and exceed current standards for performance, and Governors Orders will have enhanced commissioning and will support achieving a LEED Silver or better certification. The combination of both intense use and non-use of Courthouse spaces makes the use of monitoring and control of systems key to energy efficiency.

5.3.8. Façade: The Building should serve as an important civic landmark for the community and convey civic responsibility and reinforce a physical context by defining public space and giving it an identity. Therefore, the Building's outward appearance, its site, and proximity to other civic and support uses is a key consideration.

The initial proposal for the courthouse is to express the large scale, transparency of public waiting areas, the scale of the court floors, and the generous entry canopy. The glazed waiting areas are contrasted with vertical solid towers housing stairs and elevators, and the remainder of the building is enclosed in solid walls with punched windows with vertical proportions the overall effect being appropriately monumental in scale and image.

Lease Proposal Form Appendix



A

Appendix A1 Certificate of Compliance with Executive Order No. 481

COMMONWEALTH OF MASSACHUSETTS
EXECUTIVE OFFICE FOR ADMINISTRATION AND FINANCE.
DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE
OFFICE OF LEASING AND STATE OFFICE PLANNING

CERTIFICATE OF COMPLIANCE WITH EXECUTIVE ORDER NO. 481

Pursuant to Executive Order No. 481, Dinesh Patel,
(name(s) of person(s) who signed the document to which this Certificate is attached for Landlord, Licensor, Mortgagee, *or* Prospective Lender)

Manager of Springfield Tower Square, L.L.C. (Contractor),
(title(s) of person(s) who signed the document to which this Certificate is attached for Landlord, Licensor, Mortgagee, *or* Prospective Lender) (name of Landlord, Licensor, Mortgagee, *or* Prospective Lender named in the document to which this Certificate is attached)

whose principal place of business is located at 1500 Main Street, Suite 255, PO Box 15503, Springfield, MA, 01115
(address of principal place of business of Landlord, Licensor, Mortgagee *or* Prospective Lender named in the document to which this Certificate is attached)

certifies, as a condition of receiving Commonwealth funds under ***(a)*** the lease ***or (b)*** the short-term tenancy agreement ***or (c)*** the license ***or (d)*** the amendment ***or (e)*** the subordination, non-disturbance, and attornment agreement ***or (f)*** the change-of-ownership documents to which this Certificate is attached (this Contract) for the premises located at 275 Chestnut Street, Springfield, MA, 01104
(address of the premises as stated in the document to which this Certificate is attached) that:

1. The following provisions of this certification are ancillary to this Contract and will be and are binding upon Contractor as if literally included among the provisions of this Contract, as it may be amended from time-to-time.

2. Contractor must not and will not knowingly use undocumented workers in connection with Contractor's performance under this Contract.

3. Pursuant to federal requirements, Contractor must and will verify the immigration status of all workers assigned to Contractor's performance under this Contract without engaging in unlawful discrimination, and Contractor must not and will not knowingly or recklessly alter, falsify, or accept altered or falsified documents from any such worker.

4. Contractor is aware that any breach of item 2, item 3, or both item 2 and item 3 during the term of this Contract may be regarded as a material breach of this Contract, subjecting Contractor to sanctions, including by way of example only and not limitation, monetary penalties, withholding of Commonwealth funds and other payments, suspension or termination of this Contract or both, and any other remedy available to Tenant *or* Licensee under this Contract, at law, or in equity.

Signed under the penalties of perjury on October 16, 2025.



(signature(s) of person(s) whose name(s) and title(s) appear at the beginning of this Certificate)

April 2007 E. O. No. 481 Compliance Certificate (OLSOP)

Appendix A2 Landlord's Beneficial-Interest-Disclosure Statement

LANDLORD'S BENEFICIAL-INTEREST-DISCLOSURE STATEMENT

Pursuant to G. L. c. 7C, § 38[1], the undersigned Dinesh Patel (Name), Manager (Title) of Springfield Tower Square, L.L.C. (Full name(s) of Landlord, as Landlord's name(s) appear(s) in the Lease) certifies the following:

(1) DESCRIPTION & ADDRESS OF LEASED PREMISES:

275 Chestnut Street,
Springfield, MA, 01114

(2) TERM From: 2026 to: 2066

(3) LANDLORD NAME and ADDRESS:

Springfield Tower Square, L.L.C 1500 Main Street, Suite 255, PO Box 1550, Springfield, MA, 01115

(4) TENANT: Commonwealth of Massachusetts

(5) Name and address of **all** persons who have or will have a direct or indirect beneficial interest in the above property of Landlord (including prospective purchasers). **Please note: Do not write "none."**

NAME	ADDRESS
Vidhyadhar Mitta	25 Simonds Farm Rd, Billerica MA 01862
Dinesh Patel	87 Favorite Ln, East Long Meadow, MA 01028
Kamlesh Patel	1150 Brighton Ave, Portland ME 04102
Rohit Patel	85 US Route 1 ByPass, Kittery ME 03904
Jayanti V Dhaduk	17 Phillip Drive , Parsippany , NJ 07054
Shailesh A. Patel	7 Syldeo Drive, Parsippany, NJ, 07054
Rajesh Pipalia	15 Phillip Drive, Parsippany, NJ 07054
Naresh A Patel	17B Pasco Dr, East Windsor, CT 06088

(6) **None** of the above mentioned persons is an employee of the Division of Capital Asset Management and Maintenance ("DCAMM") or an official elected to public office in the Commonwealth of Massachusetts, **except** as listed below. **Please note: If none, write "none"; do not leave blank.**

NAME	DCAMM OR PUBLIC-OFFICE TITLE
None	None

(7) The undersigned further agrees that a new Disclosure Statement must be made in writing, under penalty of perjury, during the Term in case of any change of interest in such property, within 30 days of such change.

Signed under the penalties of perjury on October 16, 20 25.

Signature of Person whose Name and Title appear at the top of this page

[1] "No agreement to rent ... real property to a public agency, and no renewal or extension to such agreement, shall be valid and no payment shall be made to the lessor ... of such property, unless a statement, signed, under penalties of perjury, has been filed by the lessor, ... and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance." (G. L. c. 7C, § 38).

Appendix A3 Certificate of Tax and Employment Security Compliance

CERTIFICATE OF TAX-AND-EMPLOYMENT-SECURITY COMPLIANCE

Pursuant to G. L. c. 62C, § 49A[1], and G. L. c. 151A, § 19A(b)[2], Dinesh Patel (Name),

Manager (Title) of Springfield Tower Square, L.L.C. (Name of Landlord),

whose principal place of business is located at 1500 Main Street, Suite 255, PO Box 15503, Springfield, MA, 01115, certifies that:

A. Landlord has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

B. Landlord has complied with all laws of the Commonwealth relating to employment-security contributions and payments in lieu of contributions.

Signed under the penalties of perjury on October 16, 20 25.

_____
Federal Identification Number

_____
Signature of Person whose Name and Title appear at the top of this page

[1] "No contract or other agreement for the purposes of providing … real estate space to any … agencies [of the Commonwealth] shall be entered into, renewed or extended with any person unless the person certifies in writing, under penalties of perjury, that he has complied with all laws of the commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support …"

[2] "No contract or other agreement for the purpose of providing … physical space to any agency or instrumentality of the commonwealth shall be entered into, renewed or extended with any employer unless such employer certifies in writing, under penalties of perjury, that said employer has complied with all laws of the commonwealth relating to [employment-security] contributions and payments in lieu of contributions."

Appendix B Lease Rider Form

RIDER TO LEASE

DATE OF LEASE:	
LANDLORD:	**Mittas Hospitality, LLC**, **DD Development, LLC, Rudra Realty, LLC, Sai Raj, LLC, and Arya Invest Mass, LLC,** Massachusetts limited liability companies By: **Springfield Tower Square, LLC,** a Massachusetts limited liability company Its: Operating Company
TENANT:	The Commonwealth of Massachusetts, acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance (DCAMM) of the Executive Office for Administration and Finance, on behalf of the User Agency, the Massachusetts Trial Court (TRC).
BUILDING (ADDRESS):	275 Chestnut Street, Springfield, MA 01103
PREMISES:	As described in Section 1.1 of this Lease.

Modify this Lease as follows:

1. Section 2.2(b) is amended by inserting the phrase "(such option to be exercised only (x) as of that date upon which the Working Drawings (as defined in Section 4.2) are approved (or deemed approved) by Tenant, and (y) within six (6) months following the Completion Date)" immediately after the phrase "at the option of Tenant"

2. Section 3.2(a) is amended by: (a) deleting the phrase "Certificate of Occupancy" and inserting in its place the phrase "final Certificate of Occupancy or temporary Certificate of Occupancy (or equivalent) for Landlord's Improvements"; and (b) inserting the following language at the end of the second sentence: "; provided, however, that if substantial completion of the Landlord's Improvements is delayed as a result of any Tenant Delay, then the date of substantial completion shall be the date that the Landlord's Improvements would have been substantially completed but for such Tenant Delay."

3. Section 3.3(a) is amended by inserting the following language at the end of said section: "Such early access by Tenant prior to the Date of Occupancy shall be subject to all of the terms and conditions of this Lease, other than the payment of Base Rent, and Landlord shall not be responsible for any injury to persons or damage to property resulting from such early access by Tenant."

4. Section 3.3(b) is amended by inserting the language "in Landlord's actual possession and in the format such document(s) exist" immediately after the words "with all information".

Appendix B Lease Rider Form

5. Section 4.2(d) is amended by including the following language at the end of the second sentence: ", except that the number of days constituting the period between the date Tenant timely submits its second disapproval of the Working Drawings (if applicable), and the date the Working Drawings are approved, or deemed approved, by Tenant shall constitute Tenant Delay."

6. Section 4.2(e) is hereby amended by: (a) deleting the second sentence thereof and inserting in its place the following language: "Without limiting the foregoing, Landlord must not make any material change in the Working Drawings after Tenant approves the Working Drawings. For the purposes of this sub-section (e), "material change" shall mean a change that in any manner materially adversely reduces the utility, lowers the quality, or materially adversely affects the appearance of all or any part of the Landlord's Improvements, increases Tenant's costs to use and occupy the Premises, or materially interferes with Tenant's ability to use and occupy the Premises."; and (b) replacing the phrase "any proposed change" in the third sentence thereof with the phrase "any proposed material change".

7. Section 4.2(f) is deleted in its entirety and the following language is inserted in its place: "Notwithstanding any other provision of this Lease, if Tenant requests any change to the Working Drawings or to the Landlord's Improvements that causes an increase in the costs of the Landlord Improvements, Landlord shall not be obligated to make such change or incur any such additional cost, unless and until Landlord and Tenant execute a written modification of this Lease, specifying such change and the additional Rent or other payment that Tenant must make. Should such change that would result in an increased cost to Tenant be requested, Landlord, Tenant, and User Agency shall first explore value engineering options prior to considering written modification of this Lease."

8. Section 4.3(b) is amended by deleting that portion of the sentence beginning with the words "but in no event" through the end of the first grammatical sentence, and inserting in its place the following language: "but in no event shall such extension of the Completion Date for Force Majeure Events exceed 365 days in the aggregate without Tenant's written consent, such consent not to be unreasonably withheld, conditioned, or delayed."

9. Section 4.3(c) is amended by deleting sub-section (iv) and inserting in its place the following language: "(iv) Any failure by Tenant to perform any of Tenant's obligations under this Lease, including any failure to complete, on or before the due date therefor, any action item which is Tenant's responsibility pursuant to the project schedule or any schedule delivered by Landlord to Tenant pursuant to Exhibit C; or (v) Tenant's material changes to the approved Working Drawings that would be expected to and actually cause a delay in the performance of the Landlord's Improvements; or (vi) Tenant's request for materials, finishes, or installations which are not readily available or which are inconsistent with specifications set forth in Exhibit C; or (vii) Any other act or failure to act by Tenant, Tenant's employees, agents, architects, contractors, consultants and/or any other person performing or required to perform services on behalf of Tenant; or (viii) Any delay of Tenant in making payment to Landlord for any amounts required to be paid by Tenant under this Lease."

10. Section 4.3(h) is amended by deleting the phrase "any and all costs, fees, and expenses that Tenant incurs" and inserting in its place the phrase "any and all out-of-pocket costs, fees, and expenses that Tenant actually incurs".

Appendix B Lease Rider Form

11. Section 4.3(i) is amended by deleting the phrase "any and all costs, fees, and expenses that Tenant incurs" and inserting in its place the phrase "any and all out-of-pocket costs, fees, and expenses that Tenant actually incurs".

12. Section 5.1(a) is amended by inserting the word "recorded" immediately after the phrase "and that there are no".

13. Section 5.1(g) is amended by inserting the word "written" immediately after the phrase "pending or threatened".

14. Section 5.4(a) is amended by inserting the phrase "or is made aware in writing by Tenant, within the first three hundred sixty-five (365) days" immediately after the existing phrase "becomes aware"

15. Section 5.4(f) is amended by deleting the phrase "two consecutive business days" and inserting in its place the phrase "five consecutive business days".

16. Section 6.6(e) is amended by inserting the following phrase as the new last grammatical sentence thereof: "Landlord, its property manager, and any other party designated by Landlord from time to time shall be named as additional insureds on each of said policies (excluding the workers' compensation policy). Such insurance shall be primary as to all claims thereunder and shall provide that any insurance carried by Landlord is excess and non-contributory.".

17. Section 7.1(b) is amended by deleting each instance of the phrase "150 days" and inserting in each instance thereof as replacement thereto the phrase "a commercially reasonable time period mutually agreed upon by the parties."

18. In Section 7.1(c) is amended by deleting each instance of the phrase "150-day period" and inserting in each instance thereof as replacement thereto the phrase "commercially reasonable time period mutually agreed upon by the parties".

19. Section 7.2(a) is amended by: deleting the (a) first instance of the phrase "150 days" and inserting in its place the phrase "a commercially reasonable time period mutually agreed upon by the parties"; and (b) second instance of the phrase "150 days" and inserting in its place "such period of time mutually agreed upon by the parties"

20. Section 7.2(b) is amended by deleting each instance of the phrase "150-day period" and inserting in each thereof as replacement thereto the phrase "mutually agreed upon time period".

21. Section 7.2(d) is amended by inserting the phrase "on a permanent basis" immediately after the existing phrase "case of a Taking that reduces the Usable Area of the Premises, interferes with Tenant use and occupancy of the Premises".

22. Section 8.2(b) is amended by inserting the following sentence as the new last grammatical sentence to said section: "Landlord shall not insure any of Tenant's Alterations, furniture, fixtures, equipment, personal property, or other effects."

Appendix C Gross Lease Rent Table (For Illustrative Purposes Only)

Please note that the Proposer's preference is for a **NNN Lease** as presented in Section 2.1 of the Lease Proposal Form. This Gross Lease rent calculation is included for Illustrative purposes only.

Annual CPI Assumption 3.00%

Modified Gross Exhibit (for illustrative purposes only)[1]					
Annual Rent (Total $/yr)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Base Amount for Rent:	$46,656,345	$48,056,035	$49,497,716	$50,982,648	$52,512,127
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$46,656,345**	**$48,056,035**	**$49,497,716**	**$50,982,648**	**$52,512,127**

Annual Rent (Total $/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	$54,087,491	$55,710,116	$57,381,419	$59,102,862	$60,875,948
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$54,087,491**	**$55,710,116**	**$57,381,419**	**$59,102,862**	**$60,875,948**

Annual Rent (Total $/yr)	**Year 11**	**Year 12**	**Year 13**	**Year 14**	**Year 15**
Base Amount for Rent:	$62,702,226	$64,583,293	$66,520,792	$68,516,415	$70,571,908
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$62,702,226**	**$64,583,293**	**$66,520,792**	**$68,516,415**	**$70,571,908**

Annual Rent (Total $/yr)	**Year 16**	**Year 17**	**Year 18**	**Year 19**	**Year 20**
Base Amount for Rent:	$72,689,065	$74,869,737	$77,115,829	$79,429,304	$81,812,183
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$72,689,065**	**$74,869,737**	**$77,115,829**	**$79,429,304**	**$81,812,183**

Annual Rent (Total $/yr)	**Year 21**	**Year 22**	**Year 23**	**Year 24**	**Year 25**
Base Amount for Rent:	$84,266,548	$86,794,545	$89,398,381	$92,080,333	$94,842,743
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0

Appendix C Gross Lease Rent Table cont.

Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$84,266,548**	**$86,794,545**	**$89,398,381**	**$92,080,333**	**$94,842,743**

Annual Rent (Total $/yr)	**Year 26**	**Year 27**	**Year 28**	**Year 29**	**Year 30**
Base Amount for Rent:	$97,688,025	$100,618,666	$103,637,226	$106,746,342	$109,948,733
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$97,688,025**	**$100,618,666**	**$103,637,226**	**$106,746,342**	**$109,948,733**

Annual Rent (Total $/yr)	**Year 31**	**Year 32**	**Year 33**	**Year 34**	**Year 35**
Base Amount for Rent:	$113,247,195	$116,644,611	$120,143,949	$123,748,267	$127,460,715
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$113,247,195**	**$116,644,611**	**$120,143,949**	**$123,748,267**	**$127,460,715**

Annual Rent (Total $/yr)	**Year 36**	**Year 37**	**Year 38**	**Year 39**	**Year 40**
Base Amount for Rent:	$131,284,537	$135,223,073	$139,279,765	$143,458,158	$147,761,903
Estimate for Lights & Plugs:	$0	$0	$0	$0	$0
Estimate for HVAC:	$0	$0	$0	$0	$0
Estimate for Reserved Parking:	$0	$0	$0	$0	$0
Estimate for Other - OpEx:	$0	$0	$0	$0	$0
Estimate for Other - RET:	$0	$0	$0	$0	$0
Estimate for Other - CapEx Reserve:	$0	$0	$0	$0	$0
Total Annual Rent:	**$131,284,537**	**$135,223,073**	**$139,279,765**	**$143,458,158**	**$147,761,903**

1) Year 1 would set the Base Year for operating expense and real estate tax reimbursements; any amounts above the Base Year will be passed on to the tenant through the term of the lease.

Appendix D Development Budget

The proposed development anticipates the following:

Total Project Cost:

- The project would be capitalized with a construction loan at up to 65% of total project costs, consistent with a term sheet obtained from Nationwide Capital, with the balance to be funded with developer and limited partner equity.
- Total project costs are anticipated to be $399M ($1,209 per gross SF), comprised of the following:
  $3.0M land value contribution
  - $1.2M land value contribution
  - $302M of direct hard costs for building construction, which includes a detailed estimate from Consigli based on the anticipated construction design, and is inclusive of a 3.0% Consigli contingency as well as owner-level contingencies and cost escalation allowances.
  - $92M of soft costs, which include various items such as architecture, engineering, legal, and related, and is inclusive of an owner-level contingency for unanticipated costs, as well as a market-level development fee of 2.5%.
  - $4.2M for financing costs, interest reserve and fees.

Base Rent:

- The proposed Base Rent is calculated as a yield-on-cost to the landlord to compensate for the risks inherent in development of the project site. The landlord is proposing a Base Rent that satisfies a 7.0% yield-on-cost.
- Base Rent would be calculated on a NNN basis, with the tenant paying Base Rent directly to the landlord while paying Operating Expenses, Real Estate Taxes, and Capital Expenses directly.
- Annual escalations in the lease will be based on the Consumer Price Index (CPI), adjusted annually; the exhibits reference a 3.0% annual escalation for illustrative purposes.

Operating Expenses:

- The projected Operating Expenses detailed were obtained from CBRE, a leading property management operator.
- Operating Expenses for Utilities were allocated as follows:
  - Electricity expense allocated to the line item “Estimate for HVAC”
  - Tenant Electric expense allocated to the line item “Estimate for Lights & Plugs”

Real Estate Taxes:

- The projected Real Estate Taxes detailed assume an assessment based on the income approach, assuming a 7.5% market cap rate and the current millage rate for commercial properties.
- The Real Estate Tax projection was provided by LDS Consulting, a third-party firm.

Capital Expenses:

- The projected Capital Expense detailed were obtained from CBRE, a leading property management operator.
- The landlord proposes a Capital Expense Reserve, into which the tenant would contribute, on a straight-line basis over the term of the lease, the anticipated amount of capital expenditures. As capital expenses are incurred, payment would be made from the Capital Expense Reserve.

Appendix D1 Land, Hard, Soft & Financing Costs

Springfield Regional Justice Center
275 Chestnut Street
Development Pro Forma - Cost Assumptions

10/13/2025

Building Information		
Gross Buildable Area (SF); excl. Parking		329,527
Loss Factor		24.2%
Net Usable Area (SF)		249,912

Land Costs			
Land Value	$	1,200,000	
Broker Fees			
Other			
Total Land Costs	**$**	**1,200,000**	

Hard Costs			per Gross SF	per Usable SF
Hard Costs - Consigli				
Temporary Hoist	$	1,724,400	$5.23	$6.90
Weather Conditions	$	975,100	$2.96	$3.90
Final Cleaning	$	400,700	$1.22	$1.60
Project Requirements	$	648,300	$1.97	$2.59
Demolition / Abatement	$	-	$0.00	$0.00
Concrete	$	17,385,000	$52.76	$69.56
Precast	$	-	$0.00	$0.00
Masonry	$	4,884,300	$14.82	$19.54
Structural Steel	$	18,236,800	$55.34	$72.97
Miscellaneous Metals	$	4,771,300	$14.48	$19.09
Architectural Millwork / Casework	$	12,494,600	$37.92	$50.00
Waterproofing / Caulking	$	2,138,500	$6.49	$8.56
Insulation	$	278,600	$0.85	$1.11
Roofing & Sheet Metal	$	1,814,700	$5.51	$7.26
Fireproofing	$	954,200	$2.90	$3.82
Doors, Frames, Hardware	$	2,699,400	$8.19	$10.80
Overhead Doors	$	130,000	$0.39	$0.52
Façade	$	31,406,500	$95.31	$125.67
Interior Aluminum, Glass & Glazing	$	476,600	$1.45	$1.91
Drywall	$	13,551,900	$41.13	$54.23
Tile	$	3,498,200	$10.62	$14.00
Acoustic Ceilings	$	2,412,800	$7.32	$9.65
Specialty Ceilings	$	-	$0.00	$0.00
Floors	$	1,274,100	$3.87	$5.10
Acoustic Wall Panels	$	1,071,900	$3.25	$4.29
Painting	$	1,831,500	$5.56	$7.33
Typical Specialties	$	2,577,200	$7.82	$10.31
Signage	$	473,200	$1.44	$1.89
Misc. Specialties	$	116,200	$0.35	$0.46
Parking Equipment	$	250,000	$0.76	$1.00
Window Washing Equipment	$	-	$0.00	$0.00
Food Service Equipment	$	-	$0.00	$0.00
Other Equipment	$	308,300	$0.94	$1.23
Entrance Mats	$	24,000	$0.07	$0.10
Furnishings	$	2,887,200	$8.76	$11.55
Elevators	$	2,660,000	$8.07	$10.64
Fire Protection	$	3,347,400	$10.16	$13.39
Plumbing	$	7,951,700	$24.13	$31.82

Appendix D1 Land, Hard, Soft & Financing Costs cont.

HVAC & Controls	$	39,573,100	$120.09	$158.35
Electrical	$	25,432,700	$77.18	$101.77
Low Voltage	$	6,574,400	$19.95	$26.31
Site Work	$	7,444,100	$22.59	$29.79
Piles / Ground Improvement	$	-	$0.00	$0.00
Support of Excavation (SOE)	$	5,698,800	$17.29	$22.80
Landscaping & Site Improvements	$	1,045,500	$3.17	$4.18
Fencing	$	25,000	$0.08	$0.10
Utilities	$	1,292,000	$3.92	$5.17
Design / Estimate Contingency	$	-	0.00%	0.00%
Total Trade Costs	**$**	**232,740,200**	**$706.29**	**$931.29**
Construction Contingency	$	6,982,200	3.00%	3.00%
Subcontractor Default Insurance	$	3,595,800	1.50%	1.50%
General Conditions	$	14,136,400	5.00%	5.00%
General Requirements	$	8,481,700	3.00%	3.00%
Insurance (CCIP)	$	9,895,500	3.50%	3.50%
Builder's Risk - Excl.	$	-	0.00%	0.00%
P&P Bond - Excl	$	-	0.00%	0.00%
CM Fee	$	6,895,800	2.50%	2.50%
Total Cost - Consigli	**$**	**282,727,600**	**$857.98**	**$1,131.31**
Other Hard Costs - Owner				
Electric - Infrastructure	$	500,000	$1.52	$2.00
Gas - Infrastructure	$	200,000	$0.61	$0.80
IT - Infrastructure	$	50,000	$0.15	$0.20
Street Paving / Improvements	$	350,000	$1.06	$1.40
Security	$	200,000	$0.61	$0.80
Logistics / Safety / Access Allowance	$	-	$0.00	$0.00
Police Details Allowance	$	50,000	$0.15	$0.20
Preconstruction	$	300,000	$0.91	$1.20
Job Costs	$	-	$0.00	$0.00
Traffic Signals / Signage	$	-	$0.00	$0.00
Owners Insurance	$	500,000	$1.52	$2.00
Total Other Hard Costs - Owner	**$**	**2,150,000**	**$6.52**	**$8.60**
Other Allowances - Owner				
Escalation Allowance	$	8,546,328	3.00%	3.00%
Construction Contingency	$	8,546,328	3.00%	3.00%
Total Other Allowances - Owner	**$**	**17,092,656**	**$51.87**	**$68.39**
Total Hard Costs	**$**	**301,970,256**	**$916.37**	**$1,208.31**

Appendix D1 Land, Hard, Soft & Financing Costs cont.

KMW Architecture Contract				
Architecture & Engineering				
Total KMW Costs	$	18,118,215	6.00%	6.00%
Owner's Soft Costs				
Survey				
Construction Control	$	100,000	$0.30	$0.40
Pre-Construction Settlement Monitoring	$	45,000	$0.14	$0.18
Post-Construction Compliance	$	50,000	$0.15	$0.20
As Built	$	50,000	$0.15	$0.20
Settlement Monitoring				
Streets / Manholes / Stormwater	$	145,000	$0.44	$0.58
Buildings / Neighbor License Agmt	$	435,000	$1.32	$1.74
Legal				
Contracts	$	150,000	$0.46	$0.60
Lease Riders	$	50,000	$0.15	$0.20
Permiting	$	250,000	$0.76	$1.00
Insurance Coverage			$0.00	$0.00
Other			$0.00	$0.00
Utitities				
Generators / Transformers	$	250,000	$0.76	$1.00
Utility Consumption	$	325,000	$0.99	$1.30
Other	$	50,000	$0.15	$0.20
Street / Sidewalk Rentals	$	750,000	$2.28	$3.00
Insurance - Owner's			$0.00	$0.00
Insurance - Builder's Risk	$	250,000	$0.76	$1.00
Real Estate Taxes	$	13,104,957	$39.77	$52.44
Bus Stop Relocation	$	25,000	$0.08	$0.10
Geotechnical	$	500,000	$1.52	$2.00
Hazardous Materials	$	100,000	$0.30	$0.40
Permits & Approvals	$	3,392,731	$10.30	$13.58
Development Management Fee	$	8,502,779	2.50%	2.50%
Owners Contingency	$	9,690,555	3.00%	3.00%
All Other	$	35,000,000	$106.21	$140.05
Total Soft Costs	**$**	**91,334,237**	**$277.17**	**$365.47**

Total Costs excl. Financing	**$**	**394,504,493**	**$1,197.18**	**$1,578.57**

Financing Costs			per Gross SF	per Usable SF
Construction Loan				
Origination Fee	$	1,280,000		
Exit Fee	$	1,280,000		
Commitment Fee	$	1,280,000		
Loan Costs	$	321,750		
Interest Reserve (1yr SOFR + 4.00%)	$	-		
All Other				
Total Financing Costs	**$**	**4,161,750**	**$12.63**	**$16.65**

Total Project Costs	**$**	**398,666,243**	**$1,209.81**	**$1,595.23**

Appendix D2 Development Budget – Operating Expenses & Taxes

OpEx Assumptions		
Detail - OpEx	**Year 1**	**per Net SF**
Direct Labor	$742,176	$2.97
Cleaning	$0	$0.00
Utilities	$3,120,000	$12.48
Maint. & Repair	$420,200	$1.68
Contract Services	$48,000	$0.19
Insurance	$300,000	$1.20
General & Admin	$42,000	$0.17
Professional Services	$388,500	$1.55
Landscape, Snow, Etc.	$150,000	$0.60
Parking, Dock, Sidewalk	$45,000	$0.18
Total Recoverable OpEx	**$5,255,876**	**$21.03**

Real Estate Tax Assumptions		
Detail - Real Estate Tax	**Year 1**	**per Net SF**
Net Operating Income	$27,906,637	
Cap Rate	7.5%	
Assessed Value	$372,088,494	
Millage Rate	0.03522	
Tax Expense - Property	$13,104,957	
BID Tax	$0	
Tax Expense - Total	**$13,104,957**	**$52.44**

Reserved Parking Assumptions		
Detail - Reserved Parking	**Year 1**	**per Net SF**
Total Parking Spaces	700	
Reserved	70	
Daily Rate	$0	
Working Days	180	
Annual Parking Charge	**$0**	**$0.00**

Appendix D3 Capital Improvements

Aggregate Capex (2025 $)	$15,555,000
Annualized CapEx Reserve	$388,875

Capital Expenditures

Annual Cost	Year 1	Year 2	Year 3	Year 4	Year 5
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$0	$0	$0	$45,000	$117,000
Flooring	$0	$0	$0	$0	$0
Cabinets & Counters	$0	$0	$0	$0	$0
Total Recoverable CapEx	**$0**	**$0**	**$0**	**$45,000**	**$117,000**

Annual Cost	Year 6	Year 7	Year 8	Year 9	Year 10
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$40,000	$0
Electric Panels	$0	$0	$0	$0	$1,200,000
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$0	$0	$45,000	$0	$117,000
Flooring	$690,000	$0	$0	$0	$768,000
Cabinets & Counters	$0	$0	$0	$0	$0
Total Recoverable CapEx	**$690,000**	**$0**	**$45,000**	**$40,000**	**$2,085,000**

Annual Cost	Year 11	Year 12	Year 13	Year 14	Year 15
Electric Boiler - 650 KW	$0	$0	$0	$0	$75,000
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$0	$45,000	$0	$0	$117,000
Flooring	$0	$690,000	$0	$0	$0
Cabinets & Counters	$0	$0	$0	$0	$160,000
Total Recoverable CapEx	**$0**	**$735,000**	**$0**	**$0**	**$352,000**

Annual Cost	Year 16	Year 17	Year 18	Year 19	Year 20
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$40,000
Chillers (3)	$0	$0	$1,700,000	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$700,000
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$1,145,000
Generator	$0	$0	$0	$0	$600,000
Fuel Pump	$0	$0	$0	$0	$35,000
Garage Door	$0	$0	$0	$0	$70,000
Roofing Membrane	$0	$0	$0	$0	$1,800,000
Painting	$45,000	$0	$0	$0	$162,000
Flooring	$0	$0	$690,000	$0	$768,000
Cabinets & Counters	$0	$0	$0	$0	$0
Total Recoverable CapEx	**$45,000**	**$0**	**$2,390,000**	**$0**	**$5,320,000**

Annual Cost	Year 21	Year 22	Year 23	Year 24	Year 25
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$0	$0	$0	$45,000	$117,000
Flooring	$0	$0	$0	$690,000	$0
Cabinets & Counters	$0	$0	$0	$0	$160,000
Total Recoverable CapEx	**$0**	**$0**	**$0**	**$735,000**	**$277,000**

Annual Cost	Year 26	Year 27	Year 28	Year 29	Year 30
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$0	$0	$45,000	$0	$117,000
Flooring	$0	$0	$0	$0	$1,458,000
Cabinets & Counters	$0	$0	$0	$0	$0
Total Recoverable CapEx	**$0**	**$0**	**$45,000**	**$0**	**$1,575,000**

Annual Cost	Year 31	Year 32	Year 33	Year 34	Year 35
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$0	$45,000	$0	$0	$117,000
Flooring	$0	$0	$0	$0	$0
Cabinets & Counters	$0	$0	$0	$0	$0
Total Recoverable CapEx	**$0**	**$45,000**	**$0**	**$0**	**$117,000**

Annual Cost	Year 36	Year 37	Year 38	Year 39	Year 40
Electric Boiler - 650 KW	$0	$0	$0	$0	$0
HW Pumps (2)	$0	$0	$0	$0	$0
Chillers (3)	$0	$0	$0	$0	$0
Ventilation Equip. (2)	$0	$0	$0	$0	$0
Heat Recovery Wheels	$0	$0	$0	$0	$0
Electric Panels	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0
Generator	$0	$0	$0	$0	$0
Fuel Pump	$0	$0	$0	$0	$0
Garage Door	$0	$0	$0	$0	$0
Roofing Membrane	$0	$0	$0	$0	$0
Painting	$45,000	$0	$0	$0	$162,000
Flooring	$690,000	$0	$0	$0	$0
Cabinets & Counters	$0	$0	$0	$0	$0
Total Recoverable CapEx	**$735,000**	**$0**	**$0**	**$0**	**$162,000**

Appendix E Lifecycle Analysis - Springfield Regional Justice Center

Ordinary lifetime expectation of technical installation		years until expiry of lifetime	year of construction/ exchange	remaining useful lifetime	
			please fill in respective year of construction/ exchange in the yellow marked cells below	status	2027
		5			
		5		only fill in yellow cells	
		10			
Sanitary	**need for action in year**				
Waste water systems - PVC pipes, PP pipes	2052	25 - 30	2027	25	30
Waste water systems - stoneware	2052	25 - 30	2027	25	30
Waste water systems - cast iron pipes	2052	25 - 30	2027	25	30
Pumping station - Synchro Flow Domestic Boosters	2042	15 - 20	2027	15	20
Hot and cold water - galvanized steel pipes	2052	25 - 30	2027	25	30
Hot and cold water - copper pipes	2052	25 - 30	2027	25	30
Hot and cold water - stainless steel	2052	25 - 30	2027	25	30
Hot and cold water - composite tubes, plastic	2052	25 - 30	2027	25	30
Gas pipes - steel, copper	2052	25 - 30	2027	25	30
Water treatment		-	N/A		
Central hot water electric boiler -dependend on material	2042	15 - 20	2027	15	20
Decentral boiler / gas / electric		-	N/A		
Solar thermal system		-	N/A		
Sprinkler system	2052	25 - 30	2027	25	30
Waste Water Treatment System					
Heating	**need for action in year**				
Chimneys on the roof - stainless steel	2047	20 - 25	2027	20	25
Chimneys on the roof - shaped bricks		-	N/A		
Chimneys on the roof - masonry		-	N/A		
Solid fuel boilers, coke, coal, wood		-	N/A		
Wood pellet boilers		-	N/A		
Oil and gas boilers- See Below Condensing Boilers		-	N/A		
Burner		-	N/A		
Electric 650 KW Boiler	2042	15 - 20	2027	15	20
Gas furnace		-	N/A		
Cogeneration plant, small plant		-	N/A		
District heating transfer		-	N/A		
Heat pump Chiller - 300 Ton	2045	18 - 20	2027	18	20
Heating oil tank in the basement		-	N/A		
Heating oil tank above ground		-	N/A		
Radiators - steel ribs		-	N/A		
Radiators - steel sheet surfaces		-	N/A		
Radiators - cast Iron		-	N/A		
Space heating systems	2057	30 - 40	2027	30	40
Heat piping steel, copper	2057	30 - 40	2027	30	40
Pumps, motors	2047	20 - 25	2027	20	25

Appendix E Lifecycle Analysis - Springfield Regional Justice Center

Ordinary lifetime expectation of technical installation		years until expiry of lifetime	year of construction/ exchange	remaining useful lifetime	
			please fill in respective year of construction/ exchange in the yellow marked cells below	status	2027
		5			
		5		only fill in yellow cells	
		10			
Ventilation	**need for action in year**				
Exhaust systems	2042	15 - 20	2027	15	20
Ventilation equipment/AHU's - 70,000 CFM	2047	20 - 22	2027	20	22
Heat exchanger	2047	20 - 25	2027	20	25
Heat recovery Wheels	2037	9 - 10	2027	9	10
Flow controllers, valves	2042	15 - 20	2027	15	20
Ventilation ducts	2047	25 - 30	2027	25	30
Outlets	2047	20 - 25	2027	20	25
Fire dampers	2047	20 - 25	2027	20	25
Cooling	**need for action in year**				
Heat Pump Chiller 300 Ton	2045	18 - 20	2027	18	20
Cooler / heat exchanger	2047	20 - 25	2027	20	25
Cooling tower		30 - 32	N/A		
Fan coil, air split unit	2047	20 - 25	2027	20	25
BMS	**need for action in year**				
Cabinet	2037	10 - 12	2027	10	12
Control and display device, expansion card, module	2037	10 - 12	2027	10	12
Server, Software, Graphics and Main Panels	2037	10 - 12	2027	10	12
Power system	**need for action in year**				
Lines	2057	30 - 40	2027	30	40
Switchgear, distribution	2057	30 - 40	2027	30	40
Electric night storage device		-	N/A		
Electrical ventilation	2047	20 - 25	2027	20	25
Photovoltaic system		-	N/A		
Lightning protection system	2047	20 - 25	2027	20	25
Emergency diesel generator	2052	25 - 30	2027	25	30
Transformer	2057	30 - 40	2027	30	40
Low voltage system	**need for action in year**				
Lines	2052	25 - 30	2027	25	30
Intercom, doorbell system		-	N/A		
Access control, CCTV	2042	15 - 20	2027	15	20
Antenna system	2042	15 - 20	2027	15	20
Fire alarm system	2052	25 - 30	2027	25	30
Lifts	**need for action in year**				
Cable lift - Elevators	2047	20 - 25	2027	20	25
Hydraulic lift		-	N/A		
Lift		-	N/A		
Lifting table- Loading Dock	2047	20 - 25	2027	20	25
Escalator		-	N/A		

Appendix F Consigli Construction Cost Estimate

Springfield Courthouse
MITTA's GROUP - 275 CHESTNUT

RFP Cost Model

October 09, 2025

60,000	SF - SITE	55,700	GSF	278,600	GSF	241,000	SF -TI
39,500	SF - BLDG at FGRD	2	LVLS TOTAL	9	LVLS ABOVE GR	175,000	SF - PROGRAM
20,500	SITE DEV.	840	LF SOE	0	LVL BELOW GR	66,000	SF - GROSS UP
0.34	SITE RATIO	796	SF / SPACE	148	FT ABOVE GRADE	1.38	GROSS UP
0	spaces	70	SPACES	0.49	FACADE RATIO	87%	EFFICIENCY

WBS	DESCRIPTION	SITE (incl. Demo) 20,500 SF		UG PARKING STRUCTURE 55,700 SF		COURTHOUSE C/S 278,600 SF		COURTHOUSE - INT 241,000 SF		TOTAL 334,300 SF		
01-50	Temporary Hoist	-	-	-	-	6.19	1,724,400	-	-	5.16	**1,724,400**	0.6%
01-55	Weather Conditions	-	-	-	-	3.50	975,100	-	-	2.92	**975,100**	0.3%
01-60	Final Cleaning	-	-	0.40	22,300	0.18	49,000	1.37	329,400	1.20	**400,700**	0.1%
01-70	Project Requirements	-		-		2.33	648,300	-	-	1.94	**648,300**	
02-10	Demolition / Abatement	-	-	-	-	-	-	-	-	-	**-**	0.0%
03-30	Concrete	15.00	307,500	72.25	4,024,300	46.85	13,053,200	-	-	52.00	**17,385,000**	6.0%
03-45	Precast	-	-	-	-	-	-	-	-	-	**-**	0.0%
04-20	Masonry	-	-	18.00	1,002,500	3.72	1,036,800	11.81	2,845,000	14.61	**4,884,300**	1.7%
05-12	Structural Steel	-	-	43.14	2,402,900	56.83	15,833,900	-	-	54.55	**18,236,800**	6.3%
05-50	Miscellaneous Metals	3.00	61,500	5.11	284,400	10.22	2,848,000	6.55	1,577,400	14.27	**4,771,300**	1.7%
06-25	Architectural Millwork/Casework	-	-	-	-	0.18	49,000	51.64	12,445,600	37.38	**12,494,600**	4.3%
07-10	Waterproofing/Caulking	-	-	29.32	1,632,900	1.44	401,400	0.43	104,200	6.40	**2,138,500**	0.7%
07-21	Insulation	-	-	-	-	1.00	278,600	-	-	0.83	**278,600**	0.1%
07-50	Roofing & Sheet Metal	-	-	3.38	188,500	5.84	1,626,200	-	-	5.43	**1,814,700**	0.6%
07-81	Fireproofing	-	-	2.75	153,200	2.88	801,000	-	-	2.85	**954,200**	0.3%
08-10	Doors, Frames, Hardware	-	-	0.65	36,000	0.88	245,000	10.03	2,418,400	8.07	**2,699,400**	0.9%
08-36	Overhead Doors	-	-	1.44	80,000	0.18	50,000	-	-	0.39	**130,000**	0.0%
08-41	Façade	-	-	-	-	112.73	31,406,500	-	-	93.95	**31,406,500**	10.9%
08-80	Interior Aluminum, Glass & Glazing	-	-	1.06	59,200	0.89	247,500	0.70	169,900	1.43	**476,600**	0.2%
09-21	Drywall	-	-	-	-	7.05	1,964,800	48.08	11,587,100	40.54	**13,551,900**	4.7%
09-30	Tile	-	-	-	-	-	-	14.52	3,498,200	10.46	**3,498,200**	1.2%
09-51	Acoustical Ceilings	-	-	0.02	1,300	-	-	10.01	2,411,500	7.22	**2,412,800**	0.8%
09-54	Specialty Ceilings	-	-	-	-	-	-	-	-	-	**-**	0.0%
09-60	Floors	-	-	-	-	1.41	392,000	3.66	882,100	3.81	**1,274,100**	0.4%
09-80	Acoustical Wall Panels	-	-	-	-	-	-	4.45	1,071,900	3.21	**1,071,900**	
09-90	Painting	-	-	3.76	209,500	1.06	294,000	5.51	1,328,000	5.48	**1,831,500**	0.6%
10-01	Typical Specialties	-	-	0.05	3,000	0.35	98,000	10.27	2,476,200	7.71	**2,577,200**	0.9%
10-14	Signage	-	-	1.50	83,600	0.71	198,000	0.80	191,600	1.42	**473,200**	0.2%
10-95	Misc. Specialties	-	-	-	-	0.34	95,500	0.09	20,700	0.35	**116,200**	0.0%
11-12	Parking Equipment	-	-	4.49	250,000	-	-	-	-	0.75	**250,000**	0.1%
11-24	Window Washing Equipment	-	-	-	-	-	-	-	-	-	**-**	0.0%
11-40	Food Service Equipment	-	-	-	-	-	-	-	-	-	**-**	0.0%
11-95	Other Equipment	-	-	-	-	-	-	1.28	308,300	0.92	**308,300**	0.1%
12-48	Entrance Mats	-	-	-	-	0.09	24,000	-	-	0.07	**24,000**	0.0%
12-93	Furnishings	-	-	-	-	-	-	11.98	2,887,200	8.64	**2,887,200**	1.0%

Appendix F Consigli Construction Cost Estimate

Springfield Courthouse
MITTA's GROUP - 275 CHESTNUT
RFP Cost Model
October 09, 2025

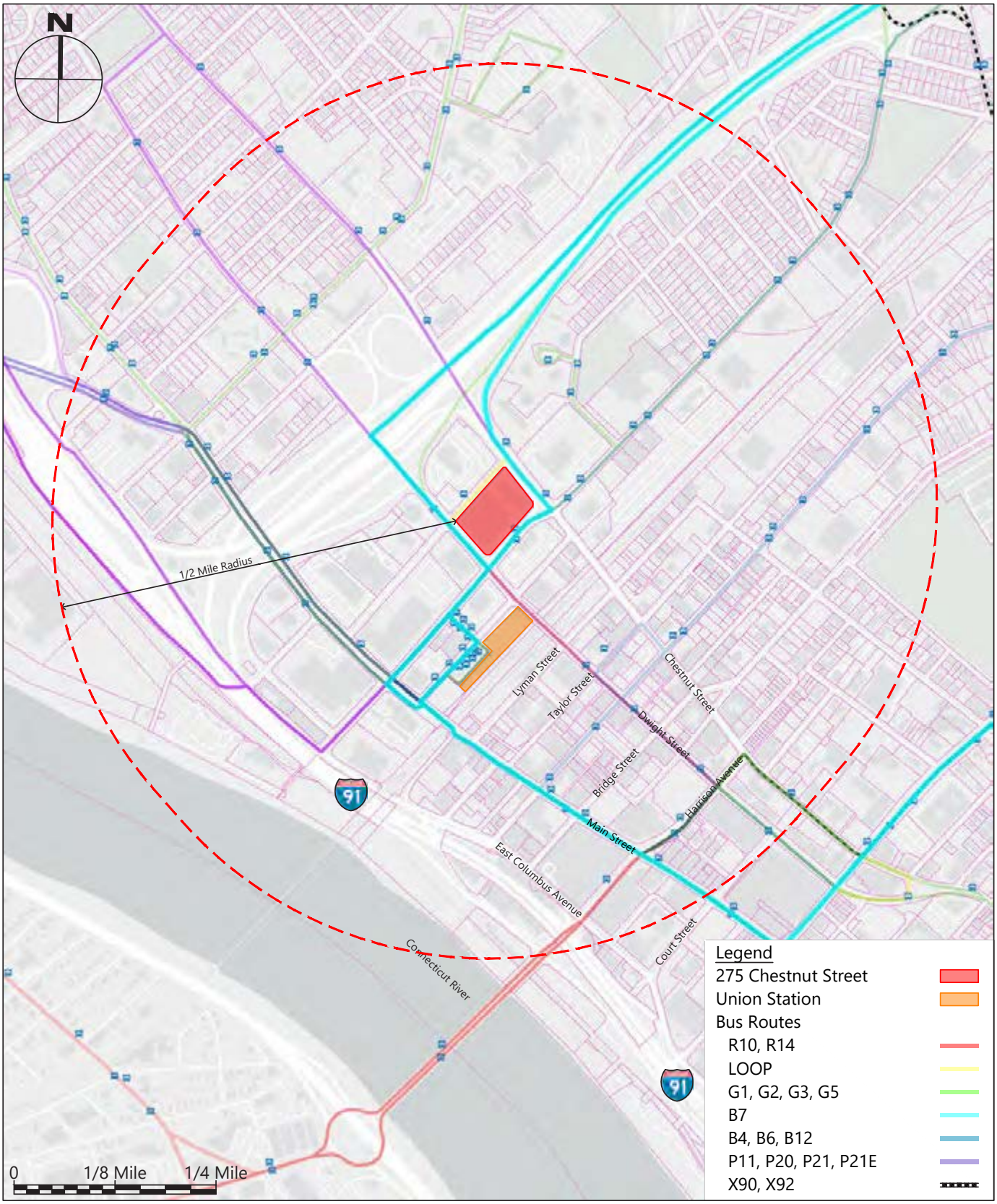
60,000	SF - SITE	55,700	GSF	278,600	GSF	241,000	SF -TI
39,500	SF - BLDG at FGRD	2	LVLS TOTAL	9	LVLS ABOVE GR	175,000	SF - PROGRAM
20,500	SITE DEV.	840	LF SOE	0	LVL BELOW GR	66,000	SF - GROSS UP
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14-20	Elevators		-	-	5.39	300,000	8.47	2,360,000	-	-	7.96	**2,660,000**	0.9%
21-01	Fire Protection		-	-	9.85	548,500	9.17	2,555,400	1.01	243,500	10.01	**3,347,400**	1.2%
22-01	Plumbing		-	-	6.00	334,200	10.14	2,826,400	19.88	4,791,100	23.79	**7,951,700**	2.8%
23-01	HVAC & Controls		-	-	15.00	835,500	78.20	21,786,500	70.34	16,951,100	118.38	**39,573,100**	13.7%
26-01	Electrical		15.00	307,500	14.26	794,400	56.63	15,776,000	35.50	8,554,800	76.08	**25,432,700**	8.8%
27-01	Low Voltage		-	-	10.00	557,000	1.76	490,000	22.94	5,527,400	19.67	**6,574,400**	2.3%
31-23	Site Work		46.45	952,300	108.04	6,017,800	1.70	474,000	-	-	22.27	**7,444,100**	2.6%
31-24	Piles/Ground Improvements		-	-	-	-	-	-	-	-	-	**-**	0.0%
31-41	Support of Excavation (SOE)		-	-	102.31	5,698,800	-	-	-	-	17.05	**5,698,800**	2.0%
32-10	Landscaping & Site Improvements		51.00	1,045,500	-	-	-	-	-	-	3.13	**1,045,500**	0.4%
32-31	Fencing		1.22	25,000	-	-	-	-	-	-	0.07	**25,000**	0.0%
33-10	Utilities		29.05	595,500	-	-	2.50	696,500	-	-	3.86	**1,292,000**	0.4%
SUBTOTAL			***161***	**3,294,800**	***458***	**25,519,800**	***435***	**121,305,000**	***343***	**82,620,600**	***696***	**232,740,200**	***81%***
	Design/Estimate Conting. - BY Owner		-	-	-	-	-	-	-	-	-	**-**	0.0%
	Escalation - By Owner		-	-	-	-	-	-	-	-	-	**-**	0.0%
SUBTOTAL (TRADE COSTS)			161	**3,294,800**	458	**25,519,800**	435	**121,305,000**	343	**82,620,600**	696	**232,740,200**	81%
	Construction Contingency	5.00%	8.03	164,700	22.91	1,276,000	21.77	6,065,300	17.14	4,131,000	34.81	11,637,000	4.0%
	SDI	1.50%	2.53	51,900	7.22	401,900	6.86	1,910,600	5.40	1,301,300	10.97	3,665,700	1.3%
SUBTOTAL			***171***	**3,511,400**	***488***	**27,197,700**	***464***	**129,280,900**	***365***	**88,052,900**	***742***	**248,042,900**	***86%***
	General Conditions	5.00%	9.95	204,000	28.37	1,580,100	26.96	7,511,000	21.23	5,115,700	43.11	14,410,800	5.0%
	General Requirements	3.00%	5.97	122,400	17.02	948,100	16.18	4,506,600	12.74	3,069,400	25.86	8,646,500	3.0%
SUBTOTAL			***187***	**3,837,800**	***534***	**29,725,900**	***507***	**141,298,500**	***399***	**96,238,000**	***811***	**271,100,200**	***94%***
	Insurance (CCIP)	3.50%	6.97	142,800	19.86	1,106,100	18.87	5,257,700	14.86	3,581,000	30.18	10,087,600	3.5%
	Builder's Risk - Excl.		-	-	-	-	-	-	-	-	-	**-**	0.0%
	Building Permit - Excl.		-	-	-	-	-	-	-	-	-	**-**	0.0%
	P&P Bond - Excl		-	-	-	-	-	-	-	-	-	**-**	0.0%
SUBTOTAL			***194***	**3,980,600**	***554***	**30,832,000**	***526***	**146,556,200**	***414***	**99,819,000**	***841***	**281,187,800**	***98%***
	CM Fee	2.50%	4.85	99,500	13.84	770,800	13.15	3,663,900	10.35	2,495,500	21.03	7,029,700	2.4%
TOTAL COST			199	**4,080,100**	567	**31,602,800**	539	**150,220,100**	425	**102,314,500**	862	**288,217,500**	100%

COURTHOUSE ONLY	278,600 SF	906	**252,534,600**
COURTHOUSE + SITE/DEMO	278,600 SF	921	**256,614,700**
TOTAL / ABOVE GRADE GSF	278,600 SF	1,035	**288,217,500**

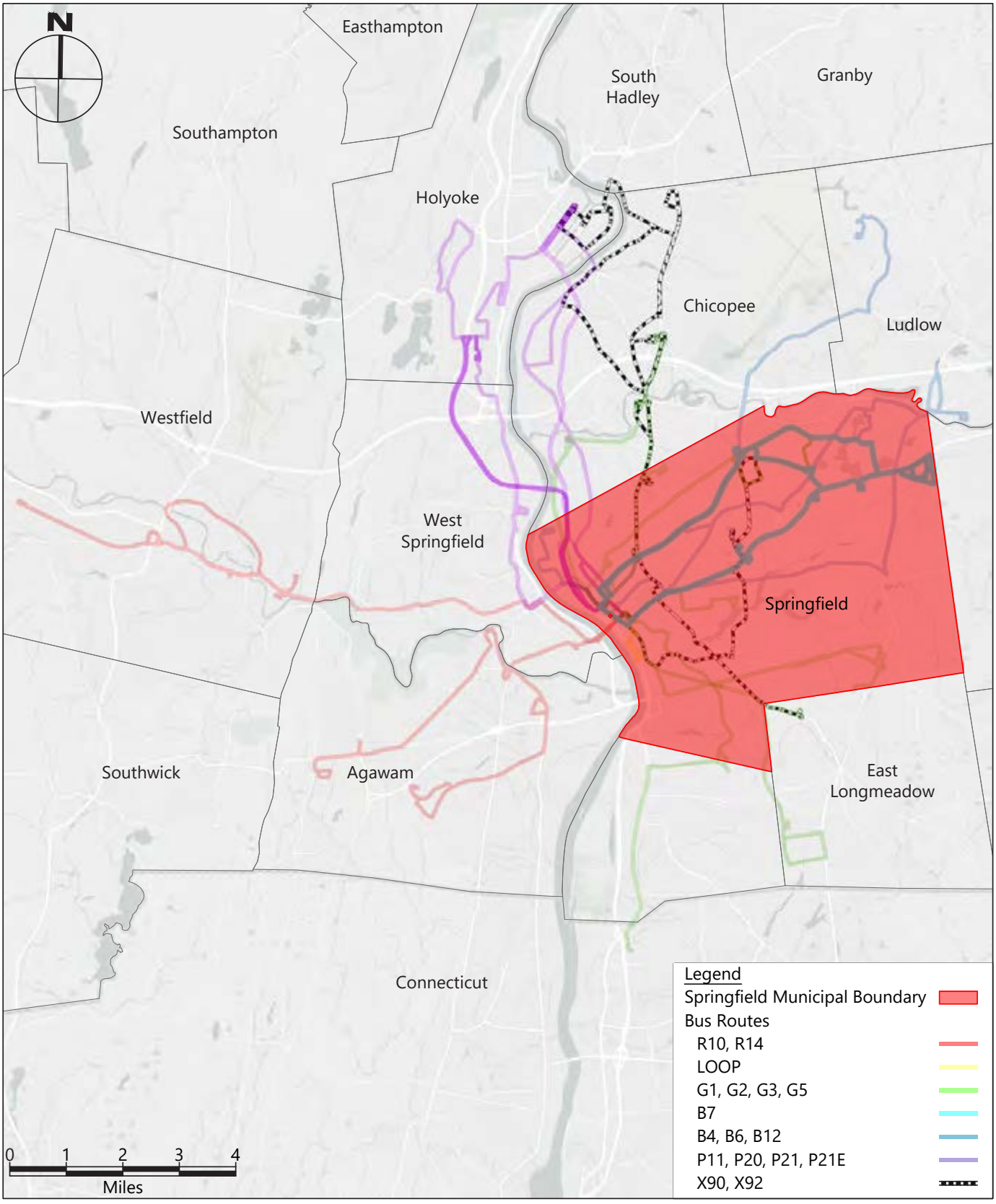
Appendix G1 Public Transportation Access

Public Transportation within 1/2 Mile of 275 Chestnut Street

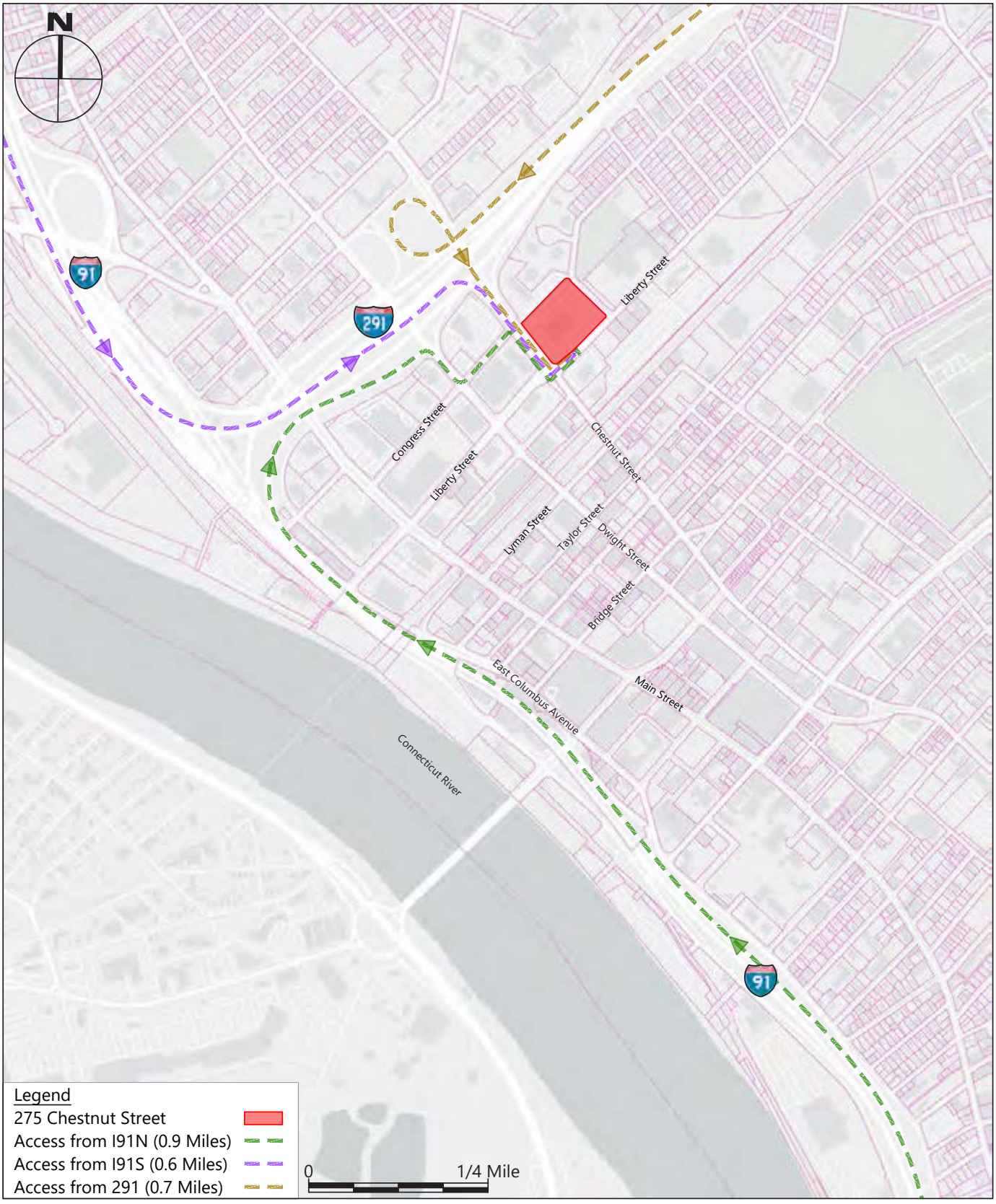


Appendix G2 Public Transportation Routes

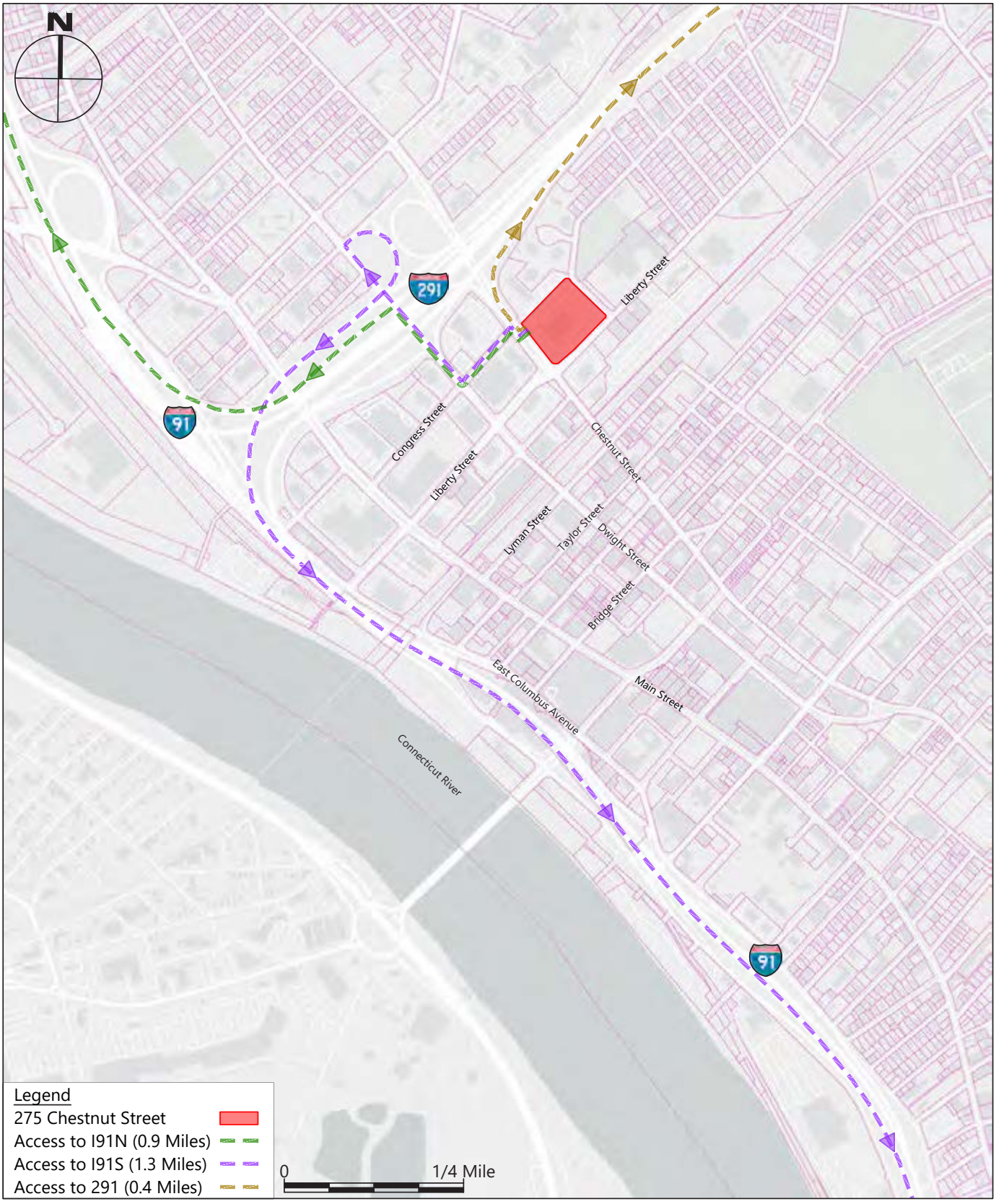
Public Transportation Routes



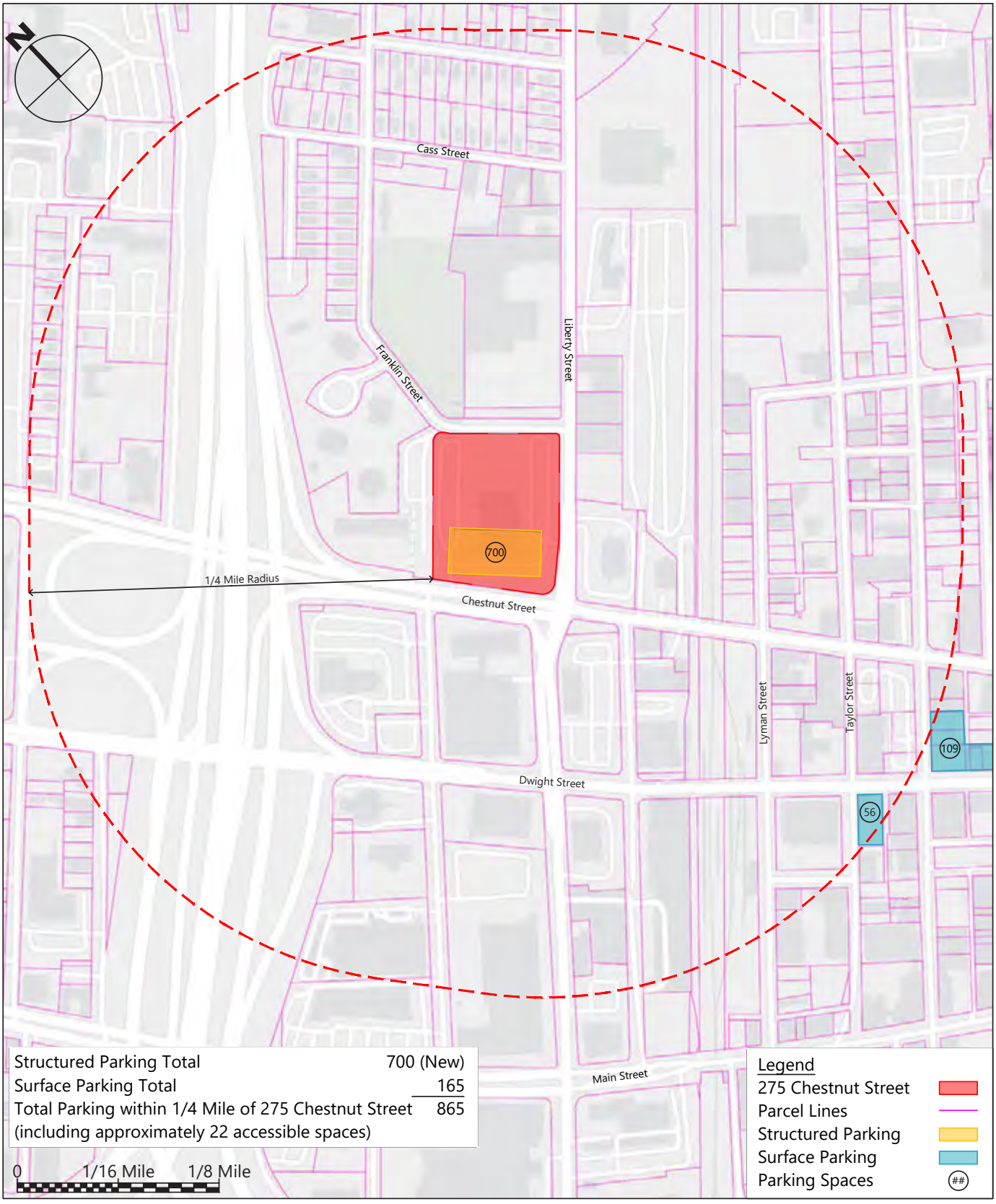
Highway Access to 275 Chestnut Street



Highway Access from 275 Chestnut Street

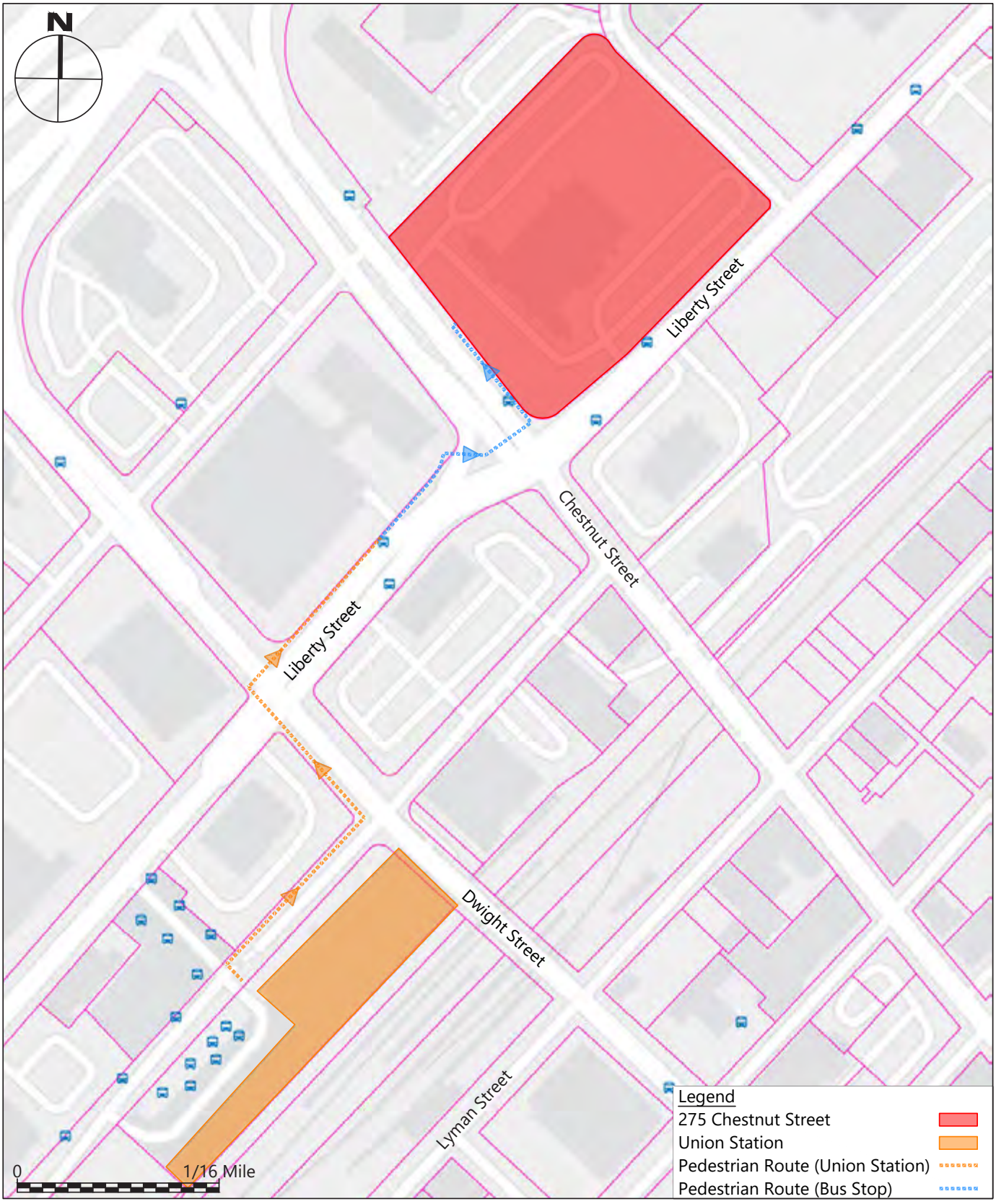


Public Parking within 1/4 Mile of 275 Chestnut Street



Appendix G6 Pedestrian Access Routes

Pedestrian Access to 275 Chestnut Street



Appendix H1 Neighborhood Characteristics – Legal Services

Legal Services Within 1/2 Mile of 275 Chestnut Street

Firm Name	Address	Distance to Site
Pullman & Comley, LLC	Tower Square	0.6 miles/15 min walk
Allen Law, PC	Tower Square	0.6 miles/15 min walk
Lemasa Law , PC	Tower Square	0.6 miles/15 min walk
Christopher S. Todd, Esq.	Tower Square	0.6 miles/15 min walk
Patrick Goodreau, Esq.	Tower Square	0.6 miles/15 min walk
Meredith Ryan, Esq.	Tower Square	0.6 miles/15 min walk
Shook, Hardy & Bacon LLP	Tower Square	0.6 miles/15 min walk
Costello & Leiter, PC	Tower Square	0.6 miles/15 min walk
The Law Office of Christopher Myhrum	Tower Square	0.6 miles/15 min walk
Robinson Donovan PC	Tower Square	0.6 miles/15 min walk
Crevier & Ryan, LLP	Tower Square	0.6 miles/15 min walk
Sapirstein & Sapirstein, PC	Tower Square	0.6 miles/15 min walk
Bulkley, Richardson & Gelinas	Tower Square	0.6 miles/15 min walk
Adler, Cohen, Harvey, Wakeman, & Guekguezian, LLP	Tower Square	0.6 miles/15 min walk
Alekman DiTusa, LLC	1550 Main Street	0.1 miles/3 min walk
Cava Law Firm Personal Injury Attorneys	2 Mattoon Street	0.5 miles/11 min walk
Law Office of Joseph M Pacella	73 Chestnut Street	0.5 miles/12 min walk
Springfield Personal Injury Attorney at Law, Brandon J Broderick	235 Chestnut Street	0.2 miles/4 min walk

Appendix I Building Statistics (Table of Floor Loadings)

Area of Proposed Building	Floor Loading
Pedestrian Areas	**100 p/sf**
Courtrooms (Assembly Areas)	**200 p/sf**
Filing Areas (Compact Shelving)	**250 p/sf**

Appendix J1 Landlord & Development Team Biographies

This site is beneficially owned by:

Mittas Hospitality, LLC, DD Development, LLC, Rudra Realty, LLC, Sai Raj, LLC, Massachusetts limited liability companies, and Arya Invest Mass, LLC, a New Jersey limited liability company.

Its operating company, Springfield Tower Square, LLC, is a Massachusetts limited liability company & certified MBE firm.

The biographies for the Principal owners follow:

Vid Mitta



Vid is the owner and CEO of Mitta's Group, a collection of companies active in software, hospitality, early education, and real estate development. With over two decades of experience in information technology and management, he has founded and operated multiple successful businesses, including Synergic Solutions, Inc., recognized twice by Inc. 5000 for rapid growth, and Mitta's Hospitality, which owns and manages hotels across major national brands. Since 2018, Vid has served as owner and managing partner of Tower Square, the 28-story mixed-use office and hotel complex in downtown Springfield, where he oversees capital planning, property improvements, and tenant relations. He also co-owns the Springfield Thunderbirds, a professional hockey franchise in the American Hockey League. Vid holds a B.S. in Computer Science from Bangalore University and serves on the board of IIOT-OXYS, Inc., a Nasdaq-listed technology company.

Vid Mitta's References:

Drew DiGiorgio | President, CEO
Wellfleet
www.wellfleetinsurance.com
1500 Main Street.,
Springfield, MA 01115
Office: (800) 633-7867 x114
Direct: 413-781-2518

Raymond Berry
President / General Manager
www.whitelionbrewing.com
413-326-1829

Dexter Johnson
President & CEO
YMCA of Greater Springfield
PO Box 15329
1500 Main St
Springfield MA 01115
413-206-5662



VID MITTA

1500 Main St, Suite #255 | P.O. Box 15503 | Springfield, MA 01115
W: 413-271-3100 | C: 978-828-6488 | E: Vid@MittasGroup.com
MITTASGROUP.COM

OVERVIEW

- Entrepreneur and executive with management and operations background in Hotels, Pharmaceuticals, Healthcare, Pharmacies, Products, Services, Finance, and Information Technology industries.
- Proven track record of establishing, growing, and effectively operating mission-driven businesses.
- Strategic orientation with the ability to conceptualize, implement, and then profitably operate business plans. Proven ability to work effectively with boards of directors and executives of Fortune 500 companies, investors, healthcare providers, business owners, vendors, employees, and employers.
- Demonstrated ability to build, motivate, and lead effective management teams.
- Expert in strategic planning, operations, analysis, sales and marketing strategies, and managing financial and/or organizational turnaround situations.

SPECIALIZATIONS

- Highly conversant with sales and marketing cycles
- Well-versed in project management
- Supporting role in pre-sales presentations, post-sales challenges, and ongoing business and technical issues
- Excellent response rate with RFP/RFI proposals

INDUSTRY EXPERIENCE

- 21+ years in Information Technology & Management
- 19+ years of owning and running IT businesses
- 9+ years of owning and running Hospitality businesses
- 7+ years of owning and running Early Education facilities

CONTINUED

CONTINUED

PROFESSIONAL EXPERIENCE

OWNER/CEO Mitta's Group | January 1999 – present

Mitta's Group is a collection of successful companies focusing primarily on the Software, Hospitality, Early Education, and Real Estate Development markets. As owner-operated businesses, I am responsible for all operations. To learn more, please visit www.MittasGroup.com.

OWNER/MANAGING PARTNER Tower Square | Springfield, MA | 2018 – present

Tower Square is an iconic 28-floor office complex and hotel in the heart of downtown Springfield purchased in April 2018. The Tower Square Hotel features 266 rooms, as well as a restaurant and bar. Our first goal is tenant satisfaction/retention, closely followed by achieving our established revenue goals.

As an owner/partner, I determine capital spending, budgets, and improvements/ upgrades to the property. I oversee staff training, personnel management, and payroll.

OWNER/PARTNER Springfield Thunderbirds | Springfield, MA | 2018 – present

The Springfield Thunderbirds are a minor league professional ice hockey team in the American Hockey League.

OWNER Synergic Solutions, Inc. | Springfield, MA | July 1999 – present

Synergic Solutions provides information technology solutions to businesses around the globe. Under my management, Synergic was ranked by Inc. 5000 as #1483 during 2008, and #4491 during 2009. Our team developed, marketed, and spun off the commercial software package Optility™, a hospital management solution for use in nuclear medicine departments.

OWNER/OPERATOR Mitta's Hospitality | June 2009 – present
Own and operate several Hotels from Marriott, Hyatt, Choice & Wyndham franchises.

OWNER/OPERATOR Mitta's Early Education | January 2012 – present
Own and Operate several *The Learning Experience* franchised locations.

IT CONSULTANT Tyco International | Harrisburg, PA |January 1998 – June 1999

SYSTEMS ANALYST OMRDD, State of New York | Albany, NY | Sept. 1997 – Dec. 1997

SOFTWARE PROGRAMMER CitiCorp | India | April 1996 – August 1997

EDUCATION

1994 BS in Computer Science
Bangalore University

BOARD MEMBER

at IIOT-OXYS, Inc., a Nasdaq-listed public company

Appendix J1 Landlord & Development Team Biographies

Dinesh Patel



Dinesh is a developer and property owner with more than twenty-six years of experience managing a diverse real estate portfolio across New England, including office, hospitality, retail, healthcare, banking, and multifamily assets. Beginning his real estate career in Chicopee, Massachusetts in 1999, he has continued to invest and expand throughout Western Massachusetts, with current holdings that include the 28-story Tower Square complex and 1550 Main Street in downtown Springfield. His recent projects include the redevelopment of Springfield Crossing (Eastfield Mall) and multiple hotel developments across Massachusetts, Vermont, New Hampshire, Maine, and Connecticut under the Marriott and Hilton brands. Dinesh also serves as a board member of the Greater Springfield Convention and Visitors Bureau, director of the Greater Springfield Business Association, and investor in New Valley Bank & Trust. He holds a B.A. in Science and Pharmacy from Northeastern University and was recognized by BusinessWest as one of its Top Entrepreneurs of 2021.

Dinesh Patel's References:

Anton Melchionda, Founder
Onyx Partners LTD
Anton@onyxpartnersltd.com
617-835-4770

Matt D'Amour, Founder
Big Y Foods, Inc.
Damourma@bigy.com
413-219-3594

Christopher Reilly, President
Lexington Partners LLC
creilly@lexingtonct.com
617-970-7123



Dinesh Patel

1500 Main St, Suite 15588
Springfield, MA 01115
dpatel@towersquare.net | 413-627-9308

PROFESSIONAL SUMMARY

Developer and Owner of a diverse real estate portfolio across New England including office, hospitality, retail, healthcare, banking, and multifamily assets for the past 26 years. Began his real estate career at the crossroads of Western MA – Chicopee, MA in 1999. Since then, he has continued to invest and grow in Western MA.

CORE COMPETENCIES

- Real Estate Acquisitions & Due Diligence
- Financial Modeling & Feasibility Analysis
- Site Planning & Zoning Regulations
- Project & Construction Management
- Budgeting & Cost Control
- Lease & Contract Negotiations
- Public-Private Partnerships
- Entitlements & Permitting
- Market Research & Valuation

AFFILIATIONS & LEADERSHIP

- Board Member, Greater Springfield Convention & Visitors Bureau
- Director, Greater Springfield Business Association
- Member, Asian American Hotel Owner Association
- President, Gujarati Association of Western MA
- Chamber of Commerce (Springfield, MA and Chicopee, MA)

AWARDS

- 2021 - Top Entrepreneur of 2021 - BusinessWest
- 2015 - First "Forever Young" Hampton Inn and Suites Development Award
- 2013 – Best Development Award by Hilton Corporation

EDUCATION & CREDENTIALS

B.A. Science and Pharmacy - Northeastern University, 1995

NOTABLE PROJECTS & INVESTMENTS

- Springfield Crossing (Eastfield Mall) Redevelopment | 386,727 sq ft | Springfield, MA | Demo/Develop
  - 100% Pre-Leased, Opening 2025
  - 13 month construction period
- Tower Square Office & Parking | Downtown Springfield, MA
  - 505,107 sq ft, 28-story, Class-A
  - 1,204 space parking garage
  - Revitalized office/retail tenant base from 40% occupancy in 2018 to +90% occupancy in 2025
- 1550 Main St Office Building | Downtown Springfield, MA | 130,000 sq ft – Class A – 103 underground parking
- Springfield, MA Thunderbirds Hockey Team – Owner/Founder
- New Valley Bank & Trust | Springfield, MA | Investor
- 6 Marriott Hotels | Develop/Operate | MA | ME | NH
  - Full-Renovation 266-room Full-Service Marriott | Downtown Springfield, MA
- 14 Hilton Hotels | Develop/Operate | MA | VT | CT | NH | ME
  - 87-room Hampton Inn & Suites | Downtown Springfield, MA
- 3 Independent Hotels | Own/Operate | VT | ME | NH| CT
- Retail/Restaurant Developments – MA | NH | CT | VT | FL - Notable tenants
  - Walmart, Target, BJs, Costco, Aspen Dental, Walgreens, Aldis, and more.
  - McDonalds, Starbucks, Chipotle, Panera Bread,
- Travel Centers – MA | CT
  - Pilot, Applegreen

Notable Projects

Marriott Hotel Downtown Springfield – 2 Boland Way, Springfield, MA 01115

Purchased the Marriott Hotel in 2018 with the goal to fully redevelop the hotel including all interior and exterior finishes.

Successfully completed a 2-year, **$52M renovation** in Oct 2022

Marriott Hotel: **266 rooms across 11 stories**













Notable Projects

Tower Square Office Building/Parking Garage/Marriott Hotel – 1500 Main St, Springfield, MA 01115

Purchased the Class-A Tower Square Office Building and Parking Garage in 2018 with the goal to revitalize the office/retail tenant base to increase occupancy and attract more companies to Downtown Springfield!

Successfully increased occupancy from 40% in 2018 to now +92% occupancy in 2025

Few Notable Tenants: Commonwealth of MA, City of Springfield, UMASS, YMCA, Wellfleet Group

Tower Square Office Building: **505,107 SF across 28 stories**

Parking Garage: **1,204 parking spaces across 3 stories**



Notable Projects

Springfield Crossing (Old Eastfield Mall Redevelopment) – 1655 Boston Road, Springfield, MA

Purchased the site in 2023 which hosted the Eastfield Mall (~825,000 SF) with the goal of a full open-air retail and housing redevelopment. After successfully permitting the site, the team demolished the mall which included significant environmental abatement.

Prior to construction, the site was pre-leased to new retail tenants including **BJ's Wholesale Club, Target, Hobby Lobby, PetSmart, La-Z-Boy, Chick-fil-A, Chase Bank,** and more.

Total Development Value: $146M

Opening in Late Fall 2025

Total GLA: 386, 727 SF with 1,627 parking spaces





Notable Projects

The Pearl Apartments – 17 Pearl St, Worcester, MA

Purchased the downtown site in late 2024 which consists of a 13,160 SF surface parking lot along with the adjacent 24,000 SF office building at 11 Pleasant St.

Successfully completed permitting for a new 11-story, 138,000 SF mixed-use building consisting of 139 residential units and a ground-floor retail pharmacy (critically needed in the downtown)

Tenant amenities includes an indoor pool, fitness center, library, and rooftop lounge

17 units are deed-restricted as affordable housing at 60% AMI

14-month construction period – **one of the tallest buildings in MA built using modular construction!**

Total Development Value: $38M

Opening in Late Winter 2026

Total GLA: 138,000 SF – 139 residential units (17 affordable units at 60% AMI) with pharmacy







DOMINIC J. SARNO
Mayor

City of Springfield
Department of Technical Assistance and Compliance
Springfield City Hall
36 Court Street
Springfield, Massachusetts 01103
Telephone: 413. 787.6142
dtaccert@springfieldcityhall.com

PATRICE C. SWAN
DTAC Director

10/10/2025

springfield tower square llc
1500 main suite15588
springfield, MA 01115

Dear dinesh patel,

Congratulations! Your firm has been granted the certifications that appear in the chart below by the City of Springfield's Department of Technical Assistance and Compliance (DTAC). The associated certification dates are provided as well as the due dates for renewal and recertification. Your certification has been granted with the business description of: office/retail/real estate. Your organization will be listed in the DTAC Certified Business Directory under this description.

Certified as	Certification Date	Renewal Date
MBE	10/10/2025	10/10/2028

This letter along with your certificate serves as the sole proof of your DTAC certification. Your designation is valid for three (3) years unless revoked pursuant to 425 CMR §2.00. Your firm's next renewal date is October 10, 2028. DTAC will send renewal notices to your business email address on file approximately thirty (30) business days prior to your firm's three (3) year certification anniversary.

DTAC also reserves the right to monitor your firm and to perform random validations to ensure the firm continues to meet the certification criteria. City of Springfield or Commonwealth of Massachusetts certification is not a guarantee of work for your firm within the City or Commonwealth.

Your firm is required to notify the DTAC office of any critical material changes including but not limited to contact information, business description, structure and/or ownership adjustments via your COS DTAC Account. Failure to abide by the requirements shall constitute grounds for the firm's decertification. The firm is obligated to report decertification and debarment notices from Springfield or any other jurisdiction.

Please visit SDO's new resources page to view opportunities to expand your business. Please contact us via email at dtaccert@springfieldcityhall.com with any questions.

Sincerely,

Patrice "Chae" Swan
Director, DTAC



City of Springfield

Department of Technical Assistance and Compliance

Grants

Small Business Certification

to

springfield tower square llc

1500 main suite15588 springfield, Massachusetts 01115

Who has successfully met the DTAC's criteria for certification under the following category(s)

Certification Type: *Minority Business Enterprise* Certification Date: *October 10, 2025* Expiration Date: *October 10, 2028*

Owner(s): Dinesh patel **Telephone:** 4136279308 **Email:** dpatel@towersquare.net

Client ID: 20250011

NAICS Code(s):

Patrice "Chase" Swain

Director, DTAC

Print

Commonwealth of Massachusetts
Department of Revenue
Geoffrey E. Snyder, Commissioner

mass.gov/dor

Letter ID: L0877665376
Notice Date: October 3, 2025
Case ID: 0-003-090-055

CERTIFICATE OF GOOD STANDING AND/OR TAX COMPLIANCE

SPRINGFIELD TOWER SQUARE LLC
1500 MAIN ST
SPRINGFIELD MA 01115

Why did I receive this notice?

The Commissioner of Revenue certifies that, as of the date of this certificate, SPRINGFIELD TOWER SQUARE LLC is in compliance with its tax obligations under Chapter 62C of the Massachusetts General Laws.

This certificate doesn't certify that the taxpayer is compliant in taxes such as unemployment insurance administered by agencies other than the Department of Revenue, or taxes under any other provisions of law.

This is not a waiver of lien issued under Chapter 62C, section 52 of the Massachusetts General Laws.

What if I have questions?

If you have questions, call us at (617) 887-6400, Monday through Friday, 9:00 a.m. to 4:00 p.m.

Visit us online!

Visit mass.gov/dor to learn more about Massachusetts tax laws and DOR policies and procedures, including your Taxpayer Bill of Rights, and MassTaxConnect for easy access to your account:

- Review or update your account
- Contact us using e-message
- Sign up for e-billing to save paper
- Make payments or set up autopay

Edward W. Coyle, Jr., Chief
Collections Bureau

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

William Francis Galvin
Secretary of the
Commonwealth

October 2, 2025

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

SPRINGFIELD TOWER SQUARE, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on **March 22, 2018.**

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: **DINESH PATEL**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **DINESH PATEL**

I also certify that the names of all persons authorized to act with respect to real property listed in the most recent filing are: **DINESH PATEL**



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

Processed by: BOD

QC by: HN

A comprehensive table of current and past tenants has been included to illustrate the Principal's extensive experience as an owner and property manager, demonstrating a proven record of successfully leasing, maintaining, and operating high-quality commercial space for a diverse range of clients.

BUILDING	UNIT	SQFT	TENANT NAME	MOVE IN	LEASE EXPIRATION
1550 Main St.	103	1,020.00	United States of America, FPS LMA04890	01/11/2018	01/11/2028
1550 Main St.	104	912.00	Superior Tax and Accounting	09/15/2016	09/20/2028
1550 Main St.	108	1,504.00	CBIO Management LLC, DBA Cambridge Biotherapies	07/30/2025	07/29/2032
1550 Main St.	200	56,989.00	The City of Springfield, Springfield Public Schools Main Office	07/01/2019	06/30/2029
1550 Main St.	400	10,829.00	Fuss & O'Neill, Inc.	01/01/2018	01/31/2028
1550 Main St.	501	12,357.00	Alekman DiTusa, LLC	6/20/2025	6/19/2027
1550 Main St.	402	4,393.00	United States of America, ICE LMA04878	08/27/2017	08/26/2027
1550 Main St.	405	609.00	United States of America, Senator Markey LMA 04906	04/01/2019	01/02/2027
1550 Main St.	406	794.00	The Honorable Elizabeth Warren	01/03/2020	01/02/2025
1550 Main St.	117-407	14,036.00	United States of America, IRS LMA04822	04/01/2017	03/31/2027
1500 Main St.	600	37,097.00	Farm Credit Financial Partners Inc	08/01/2020	07/31/2030
1500 Main St.	650	13,226.00	PH 650 LLC	10/01/2022	06/30/2033
1500 Main St.	800	15,755.00	Regus	07/31/2023	06/30/2033
1500 Main St.	900	2,500.00	Legacy Private Wealth Inc	12/10/2018	04/09/2028
1500 Main St.	924	4,433.00	Pullman & Comley LLC	02/01/2024	12/31/2030
1500 Main St.	1000	47,265.00	Wellfleet Group. LLC	07/01/2019	06/30/2029
1500 Main St.	1400	15,755.00	Davies Life & Health, Inc.	06/01/2022	09/30/2029
1500 Main St.	1502	2,105.00	New North Citizens Council	05/15/2024	08/31/2026
1500 Main St.	1506	2,663.00	Allen Law, PC Lemasa Law, PC Christopher S. Todd, Esq., Patrick Goodreau, Esq., Meredith Ryan, Esq.	06/01/2022	05/31/2029
1500 Main St.	1510	2,984.00	Kleinfelder, Inc.	10/01/2019	09/30/2026
1500 Main St.	1522	5,287.00	Wolf & Company	08/12/2015	08/11/2027
1500 Main St.	1600	15,495.00	Shook, Hardy & Bacon L.L.P.	09/01/2025	10/31/2025
1500 Main St.	1700	7,114.00	Raymond James & Associates	04/04/2015	10/31/2028
1500 Main St.	1708	2,689.00	Country Bank for Savings	08/01/2021	07/31/2026
1500 Main St.	1900	10,629.00	Morgan Stanley Smith Barney	10/01/2016	03/31/2029
1500 Main St.	2000	1,164.00	Costello & Leiter, P.C.	01/01/2016	12/31/2025
1500 Main St.	2004	4,146.00	Ironclad Services, Inc.	01/01/2016	08/31/2027
1500 Main St.	2012	508.00	The Law Office of Christopher Myhrum	01/01/2023	12/31/2026
1500 Main St.	2100	49,270.00	Commonwealth of MA	11/15/2012	06/30/2027
1500 Main St.	2300	4,089.00	Robinson Donovan PC	04/01/2022	03/31/2029
1500 Main St.	2308	5,232.00	Westfield Bank (2308)	08/19/2014	10/31/2025
1500 Main St.	2312	2,499.00	Hot Table LLC	01/01/2018	07/31/2031
1500 Main St.	2316	1,895.00	Crevier & Ryan, LLP	04/01/2013	03/31/2028
1500 Main St.	2320	715.00	Esco Realty, Inc.	01/01/2017	12/31/2029
1500 Main St.	2408	1,106.00	Garvey Communication Associates, Inc.	06/01/2021	05/31/2026
1500 Main St.	2500	8,048.00	St. Germain & Co.	02/01/2012	11/30/2030
1500 Main St.	2504	2,688.00	Sapirstein & Sapirstein, P.C.	07/01/2021	06/30/2026
1500 Main St.	2514	2,639.00	DD Development LLC	04/11/2024	04/10/2039
1500 Main St.	2700	32,010.00	Bulkley Richardson & Gelinas	07/01/2013	10/31/2033
1500 Main St.	3045	500.00	MCI Telecommunications	12/01/2016	02/28/2030
1500 Main St.	3060	500.00	SBA Site Management	04/11/2021	04/10/2071
1500 Main St.	3500	500.00	Fiber Technologies Networks	01/01/2016	12/31/2025
1500 Main St.	4000	500.00	City of Springfield	01/31/2010	12/31/2019

1500 Main St.	4050	500.00	Crown Castle	12/01/2013	11/30/2028
1500 Main St.	4110	500.00	Springfield Media & Telecom Group	05/01/2008	04/30/2024
1500 Main St.	4120	500.00	West Springfield Police Dept	09/25/1995	12/31/2019
1500 Main St.	4200	500.00	Cellco Partnership	08/26/2014	8/25/2029
1500 Main St.	1908	2,382.00	Adler, Cohen, Harvey, Wakeman & Guekguezian, LLP	10/01/2025	09/30/2030
1500 Main St.	101	13,426.00	Entrepreneurial and Business Collaborative, LLC	09/09/2024	9/8/2034
1500 Main St.	105	2,313.00	Westfield Bank (105)	05/20/2018	05/31/2028
1500 Main St.	109	1,837.00	Bella Luna Aesthetics and Wellness	11/01/2024	10/31/2027
1500 Main St.	130	36,642.00	Springfield YMCA	10/14/2019	10/13/2029
1500 Main St.	146	7,500.00	White Lion Brewing Company, LLC	10/01/2020	09/30/2030
1500 Main St.	154	5,587.00	Community Bank, NA	11/03/2008	10/31/2028
1500 Main St.	156	950.00	Lori Donuts, Inc.	03/01/2015	03/31/2035
1500 Main St.	164	10,030.00	Big Y Foods, Inc	12/18/2022	12/17/2027
1500 Main St.	168	760.00	Outside The Box Gift Shop	05/01/2024	04/30/2026
1500 Main St.	170	1,600.00	Springfield Wine Exchange LLC	09/01/2021	08/31/2026
1500 Main St.	175	4,327.00	Hot Table, LLC	07/27/2014	07/31/2029
1500 Main St.	180	3,575.00	Lorilil Jewlers, Inc.	06/01/2013	05/31/2030
1500 Main St.	208	1,815.00	Art for the Soul Art Gallery	11/29/2010	12/31/2025
1500 Main St.	210	1,505.00	Valley Photo Center, Inc	12/01/2018	Month to Month
1500 Main St.	217	3,045.00	Junior Achievement of Western MA	09/01/2017	8/30/2027
1500 Main St.	220	1,595.00	New North Citizens Council, Inc.	09/01/2023	08/31/2026
1500 Main St.	222	1,340.00	Accurate Court Reporting	01/01/2018	12/31/2027
1500 Main St.	228	3,867.00	Pahmusa	11/03/2003	Month to Month
1500 Main St.	230	348.00	Pahmusa	10/14/1999	Month to Month
1500 Main St.	240	1,603.00	Pahmusa	10/14/1999	Month to Month
1500 Main St.	250	1,100.00	Springfield YMCA	07/01/2020	10/13/2029
1500 Main St.	252	1,747.00	Macmillan Commercial Group Real Estate Services	09/01/2018	Month to Month
1500 Main St.	255	2,592.00	Tower Square Management Office	08/01/1994	Month to Month
1500 Main St.	257	452.00	US Post Office	10/01/1997	Month to Month
1500 Main St.	260	25,855.00	University Of Massachusetts	08/14/2014	07/31/2029
1500 Main St.	302	490.00	Fantastico	02/01/2011	Month to Month
1500 Main St.	304	500.00	Create-a-Bowl	03/01/2025	03/31/2028
1500 Main St.	306	549.00	Jen's Organics	10/01/2024	09/30/2027
1500 Main St.	308	706.00	Iona's Kitchen	03/01/2024	02/28/2027
1500 Main St.	312	370.00	LeGreque	07/01/2011	Month to Month
1500 Main St.	404	804.00	Executive Parking, Inc.	05/06/2013	Month to Month
1500 Main St.	240A	777.00	The Child and Family Wellness Center	09/01/2022	08/31/2025

Appendix J2 Development Team Biographies and Experience

FL&I Consulting Overview

FL&I Consulting leverages its partners' combined 30 years of commercial real estate development experience across over 2 million square feet of office, lab, and residential projects to provide real estate development advisory services to its clients. FL&I Consulting services include acquisition feasibility assessment, development underwriting, entitlement assistance, lease and transaction document review, architecture and engineering services procurement, and owners project management services to clients across New England.

FL&I Consulting have included pension fund affiliates, family offices, and publicly traded REITs seeking new perspectives or force multipliers for time-intensive projects.

Mike Tilford



Mike brings substantial and diverse development experience from a variety of firms including Historic Boston Incorporated (a non-profit, tax-credit developer), Skanska (a merchant developer) and Boston Properties (NYSE: BXP), the largest publicly traded developer in the United States. His project experience ranges from redevelopment of the historic Hayden Building in downtown Boston to the adaptive reuse of the 115,000 SF Polaroid facility on 128 for Clark's Shoes headquarters, to ground-up projects in the heart of Kendall Square, including a 480,000 SF headquarters for Akamai Technologies and a 420,000 SF campus building for Google. His entitlement and master planning work has led to the successful rezoning of over 3 million square feet. Mike has also overseen the design, financing and construction of multiple public projects including Riverstone Park in Couer d'Alene, the UP Park in Cambridge, MA, as well as the LINK, a co-working space for tech education non-profits.

Mike holds a BA from Gonzaga University in History, an MBA from Boston University and an MSRED from the MIT Center for Real Estate where he is a regular guest lecturer on entitlement issues. He is an 8-year Pan Mass Challenge rider.

Appendix J2 Development Team Biographies and Experience

Ian Hatch



The leadership of the financial aspects of the projects will be managed by Ian Hatch, **Director of Finance.**

Ian has placed himself at the intersection of transportation and land use throughout his career. Beginning with Norfolk Southern Railway as a Terminal Trainmaster, he later served Congressman Seth Moulton (D-MA) as a transportation advisor focused on advocating for regional rail in Massachusetts. Subsequently, Ian joined the development department at Boston Properties (NYSE: BXP) where he rose from Intern to Senior Project Manager over 4 years. During this time Ian steered a successful effort to secure 1.4 million square feet of residential and lab/office development in the Kendall Square neighborhood of Cambridge, MA in exchange for constructing a proposed electrical substation within an underground vault. At FL& I Consulting, Ian hopes to realize the transformative possibilities of thoughtful real estate development paired with public infrastructure investment.

Ian is a dedicated advocate for mass transit and housing abundance in the Greater Boston area. Ian holds a BA from Amherst College in History & Economics as well as an MBA from the University of Chicago.

Mark Bradford



Mark will support FL&I Consulting as a **VP of Finance**. Mark is a seasoned commercial real estate investment professional. Over a 12-year career in the industry Mark has worked within a large institutional-grade investment firm as well as within a private equity shop, providing a range of experiences in the field. Mark began his career at PGIM Real Estate as an asset manager where he was responsible for investment strategy execution over a portfolio of commercial properties totaling $1.0B+. Subsequently, Mark joined Waypoint Residential where he led the capital markets and portfolio management divisions, responsible for underwriting and directing execution of financing and disposition transactions totaling over $2.75B. Mark is a CFA Charterholder and brings analytical rigor and transactional experience to the team.

Appendix J2 Development Team Biographies and Experience

A selection of projects that FL&I Consulting have managed includes



1265 Main Street was the adaptive reuse of an old Polaroid facility located in Waltham, MA to a 115,000 SF office building for the US Headquarters of Clarks shoes. The project required a complete reskin, new mechanical systems and a total interior rehab.

FL&I Role- Michael Tilford a Development Project Manager for Boston Properties

Design Firm: SGA
Contractor: Commodore Builders
Completion Date: 2017



325 Main Street is a 410,000 SF addition to Google's existing corporate campus in Kendall Square. This complex project was built over an operational MBTA Red line and features highly amenitized interior spaces and multiple level of exterior public spaces including UP Park.

FL&I Role- Michael Tilford as Vice President of Development for Boston Properties and Ian Hatch as Senior Development Manager for Boston Properties

Design Firm: Picard Chilton + Stantec
Contractor: Turner Construction
Completion Date: 2021





The BXP Life Sciences Center Redevelopment emerged in response to the City of Cambridge's urgent need for additional electrical grid capacity. In response to a call from the Cambridge City Manager, BXP, the Cambridge Redevelopment Authority, Eversource, and the City of Cambridge crafted a plan to harness new development for the purpose of financing construction of the largest below-grade substation in the United States beneath a public park. The result—entitlement of ~1.4mm SF of mixed-use development and initiation of the $1.5 billion Eversource Greater Cambridge Energy Project (GCEP)—represents a unique form of public-private partnership and value capture. Phase I of the project—290 Binney Street (~570,000 SF of R&D space) and 121 Broadway, a 440-unit high-rise apartment building—are presently under construction, along with the below-grade substation and public park.

FL&I Partner Role(s): Ian Hatch, Senior Development Manager, BXP (design, entitlement, board approval), Michael Tilford, Vice President of Development, BXP (entitlement, public realm)

Design Firm: Pickard Chilton + Stantec
Contractor: Turner Construction
Completion Date: 2027 (expected)

FL&I Consulting References:

Mark McGowan, Vice President & Head of Development (Boston)
Oxford Properties
617-447-0367

Joseph Sultan, Principal,
West Cambridge Science Park
616-818-3330

Tom Evans, Executive Director,
Cambridge Redevelopment Authority
617-492-6800

Appendix J2 Development Team Biographies and Experience

Project Management Resources, LLC overview

Project Management Resources provides design and construction management oversight responsibilities in the capacity as development management/owner's representative to owner's of larger scale real estate development or redevelopment projects.

Robert Eckert



The major responsibility for the oversight of the design and construction processes will be managed by Robert Eckert who will be the **Director of Design and Construction.** Robert has served as a Senior Construction Manager and Owner's Representative with forty years' experience planning and implementing large scale, complex development projects ranging to $900MM. Robert is experienced in assembling project teams; performing due diligence; managing design development, site mitigation, construction, commissioning and turn-over, with consistent on time and under budget success.

A selection of projects that Robert has managed include:



350 Boylston Street; The Druker Company, Owner's Representative, 230,000SF Office Building, w/3 story below grade parking structure

Stuart Street Residences; Owner's Representative for Transom Real Estate for a 150,000 square-foot 19-story building containing 126 units with two townhouses and retail space on the ground level.

HUB House; Owner's Representative and Project Manager for the 38-story residential tower portion of the 380,000 square-foot, mixed-use redevelopment of the Boston Garden.



Ames Street Residences; Owner's Representative for 28 story high rise mixed-use residential and retail development project in Cambridge.

Continuum; Owner's Project Director for mixed use retail and residential podium project performed in partnership with Harvard University.

50 Post Office Square; Lender's Representative for purchase and redevelopment of existing telephone building.

The Victor; Simpson Housing, Owner's representative for 11 story mixed use residential and retail project, project built on land lease over MBTA tunnel and route 93.

Appendix J2 Development Team Biographies and Experience

Winter Real Estate Investors, LLC (WREI) overview

WREI provides development underwriting, masterplanning, entitlement assistance, financing and design and construction project management services to real estate owner's. WREI currently serves as Development Manager/Owner's representative for a 228-unit apartment community being permitted in Harvard, MA.

Greg Winter



Greg Winter will serve as **Owner's Representative/Development Manager** for this project. In this capacity he will be responsible for collaborating with Ian to track budget versus actual project expenditures in order to ensure the overall pro forma is adhered to and that owner's budgeting goals are communicated to the entire project team. Greg will also collaborate and ensure the success of Michael Tilford with the Entitlement process. Ian Hatch on the financing and pro forma management process and Robert Eckert with his oversight of the Design and Construction process.

Greg Winter brings extensive experience managing the design, permitting, financing, construction and lease up of a variety of large scale real estate development projects. The firms Greg has had the pleasure of working for include: The Economic Development and Industrial Corporation of Boston (the City of Boston's industrial development arm); The Prudential Realty Group (the real estate development arm of the Prudential Insurance Company of America); Prudential Real Estate Investors (the real estate pension fund management arm of the Prudential Insurance Company of America); General Investment and Development Company, Inc.(a very large family owned real estate development and asset management firm with over 56,000 multifamily units worth over $30 Billion dollars under management and Equity Residential (the Country's second largest residential Real Estate Investment Trust), Transit Realty Associates (formerly the privatized asset manager for the MBTA's real estate portfolio and Diamond Sinacori (a boutique real estate development firm).

Greg holds a B.A. from Brandeis University and an MBA from the Yale School of Management where he concentrated his studies in the areas of Finance, Marketing and Organizational Behavior. Greg has served on the Board of Advisors for Bright Horizons Children's Centers; served as a Board of Directors member for Morgan Memorial Goodwill Industries, Inc. and served on the Presidential Advisory Committee for the Berklee School of Music.

Appendix J2 Development Team Biographies and Experience

A selection of projects that Greg has managed include:



Prudential Center Redevelopment Project; Project Manager for the masterplanning permitting financing and construction of a 1.8 million gross square foot addition to the existing 6.5 million square foot 32-acre development of office, retail, residential and hotels with ample parking in the Back Bay of Boston. This project won an Urban Land Institute **Global** Award for excellence in 2006.

Greg managed the master planning and permitting of the 554-foot tall, 36 floor 111Huntington Avenue Building now owned by Boston Properties.

Metro Park, Woodbridge, NJ; Project Manager for a 450,000SF build to suit office building with 2,200 structured parking spaces for Prudential Financial.

Manchester Place, Manchester, NH; Project Manger for a 204 unit multifamily apartment building with an associated structured parking garage.



Avalon at Danvers, Danvers, MA; Development consultant for a new 487 unit apartment complex.

General Investment and Development Company, Inc., Boston, MA; Asset Manager responsible for the renovation of over 3,900 apartment units and associated common area amenities.



Equity Residential, Boston, MA.; Asset Manager overseeing the ground up development of over 1,400 apartment units including: the Brooklyner a 500-unit 50 story residential tower in Brooklyn, NY; 303 Third Avenue a 550-unit residential building in Cambridge, MA; and the West End Apartments consisting of five distinct residential buildings in Boston's West End. He was also responsible for managing the renovation of over 3,500 apartment units.



Brix Condominiums, Salem, MA; Project Manager for the redevelopment of the former Salem District Courthouse Building into 61 condominiums with 82 structured parking garage spaces.

Harvard Village, Harvard, MA; Development Manager for a 228-unit apartment community.

Greg Winter References:

Brian F. Dacey
President and Managing Director
Cambridge Innovation Center
1 Broadway Cambridge, MA 02142
(617) 758-4100

Laura Boule
Vice President, Asset Management
Nordblom Company
71 3rd Avenue Burlington, MA 01803
(781) 825-5531

Stephen Carr Anderson
Law Office of Stephen Carr Anderson
15 Herrick Street
Winchester, MA 01890
(617) 512-6001

Appendix J2 Development Team Biographies and Experience

Aidan Piper



Aidan Piper brings a multidisciplinary background that resides at the intersection between scientific & legal research, public health, and community development. As the lead writer and coordinator for a 50-unit affordable housing proposal in Bedford Massachusetts, Aidan has helped to craft development proposals that are in alignment with DCAMM and Commonwealth policy frameworks for affordability, sustainability, and equity objectives. His work combines an awareness of the legal and policy environments with narrative development in order to translate regulatory requirements into cohesive & actionable plans.

Before entering the real estate and development space, Aidan served as part of the PIH Epidemic Intelligence Unit as a contractor for the Massachusetts Department of Public Health, and as the municipality of Brockton's first resident Epidemiologist. Experienced in managing complex investigations of disease outbreaks, working between stakeholders and various local and state government agencies, and maintaining high standards of compliance with data reporting, Aidan's professional focus now centers on levering these skills in the interest of marginalized and underserved communities across the Commonwealth.

Aidan holds a B.A. in Cell Biology from Hampshire College, with his senior thesis research carried out in collaboration with the California Institute of Technology and published on the cover of the American Society for Microbiology's Journal of Bacteriology.

Epsilon Associates, Inc

Geoff Starsiak of Epsilon Associates, Inc will collaborate with the entire development team under the direction of Michael Tilford to implement an expeditious and effective permitting strategy for the Springfield Regional Justice Center. Geoff has managed the environmental review process for more than 30 million square feet of development in Massachusetts.

Epsilon Associates, Inc. is a well-established environmental engineering and consulting firm located in Maynard, Massachusetts. We specialize in securing environmental approvals for infrastructure, real estate, and energy projects for public and private sector clients. Epsilon's planning, environmental and historic experts provide the expertise and clarity to successfully guide development projects through regulatory processes.

Epsilon's principals and senior staff have constructive working relationships with many local, state and federal agencies, providing effective advocacy for our clients. When coupled with carefully conceived strategies, focused environmental analyses, and clear and concise filings; our credibility with the agencies positions us to secure timely and workable approvals for our clients.

Geoff Starsiak



Mr. Starsiak has more than 20 years of experience managing the environmental regulatory process for commercial real estate projects. He works closely with project teams to develop expeditious and effective permitting strategies and to prepare environmental regulatory documentation for local development and site plan reviews, the Massachusetts Environmental Policy Act (MEPA) and National Environmental Policy Act (NEPA). He has managed or is managing the environmental review process for more than 30 million square feet of development in Massachusetts. His projects span all aspects of real estate, including higher education, hospitals, municipal projects, commercial development, multifamily housing, and affordable housing.

1 | Firm Overview

CONSIGLI
Est. 1905

CONSIGLI AT A GLANCE

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OUR COMPANY

1905
Established

#40
ENR Top Contractors

5TH
Generation Family-Led

#15
ENR Top Green Contractors



Anthony Consigli
Chief Executive Officer



Matthew Consigli
President



Ryan Jennette
Vice President, Regional Director



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

$3.7B
2024 Revenue

$1.7B
2024 MA 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

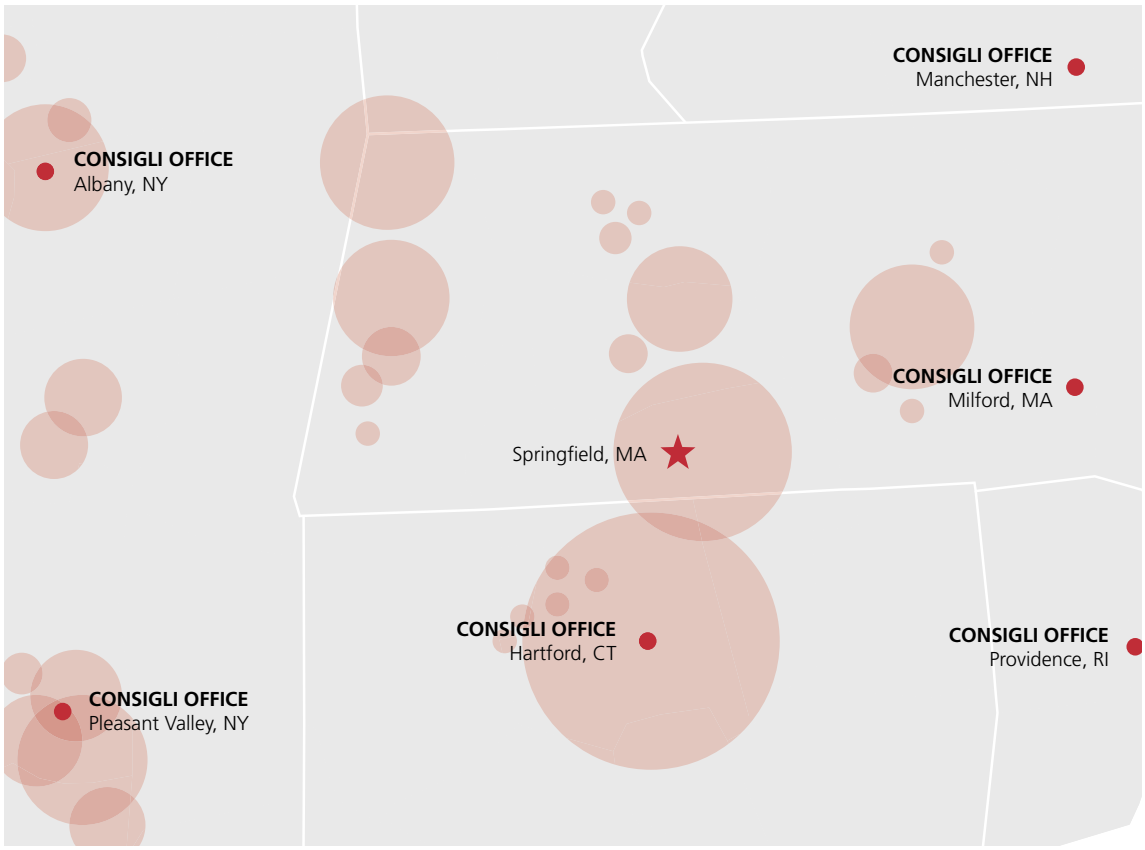
73%
Our Work With Repeat Clients

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

LOCAL PROJECTS & OFFICES

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KEY MARKETS

Building the places that strengthen our communities from Maine to US Virgin Islands.


Academic



Corporate


Government


Healthcare


Hotels & Hospitality


Landmark Restoration


Libraries


Life Sciences


Multi-family Residential


Museums & Cultural


Non-Profit Organizations


Special Projects

2 | Relevant Experience

CONSIGLI
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BUILDING MASSACHUSETTS

CONSIGLI
Est. 1905


Ragon Institute, Ragon Institute 2.0

MASSACHUSETTS OFFICES
AT-A-GLANCE

- Established 1905
- $1.7B Annual Volume
- 1,400 MA Employees
- Key Markets:
  Academic • Corporate • Developer • Healthcare • Hospitality • Landmark • Life Sciences • Museums & Cultural

CURRENT PROJECTS



Nashoba Regional School District, High School
BOLTON, MA

New 209,529 sq. ft., two-story high school building for a population of 925 students in grades 9-12 including new athletic fields and parking lots.



Town of Arlington, High School
ARLINGTON, MA

Phased construction of a new 410,000 sq. ft. high school serving 1,755 students in grades nine through twelve as well as a preschool, special education program and the District's Administrative Office.



Vertex Pharmaceuticals Incorporated, Leiden Center II
BOSTON, MA

New 344,000 sq. ft. lab, office and amenity facility to support the company's expanding research in multiple disease areas and modalities

Additional Current Projects

- Tri-County Regional Vocational Technical High School, High School
- City of Lynn, Pickering Middle School
- Sturdy Health, Medical Office Building
- Town of Stoneham, High School
- Suffolk University, Student Housing
- Bristol-Plymouth Technical High School
- Novo Nordisk, 60 Sylvan Road

RECENTLY COMPLETED PROJECTS



Cabot Forbes, The Idyl
BOSTON, MA

408,000 sq. ft. of new mixed-use residential project located in the Fenway District. Building consists of 350 apartments and other amenities such as fitness, community and gathering spaces.



Cambridge Housing Authority, Jefferson Park Federal Modernization
CAMBRIDGE, MA

350,000 sq. ft. new construction of a rehabilitation plan to replace the existing buildings with eight four-story buildings containing 285 units.



City of Waltham, High School
WALTHAM, MA

New 415,000 sq. ft. school to accommodate both a traditional education program and 18 Career and Technical Education (CTE) programs.

Additional Completed Projects

- Ragon Institute, Ragon Institute 2.0
- Columbia Property Trust, Boynton Gateway
- Lendlease, 60 Guest
- Allston Labworks, 250 & 280 Western
- Phillips Academy, New Music Building
- Town of Wellesley, Town Hall
- Greater Boston Food Bank, Project COLD
- ROCA, Office Renovation

RELEVANT EXPERIENCE

DCAMM

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Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Veterans' Home in Chelsea - Community Living Center, Chelsea, MA

To achieve Chelsea Soldiers' Home's modern vision for veteran care and services, a new 247,000 sq. ft., 154-bed Community Living Center was constructed adjacent to the Quigley Building—a fully operational hospital originally constructed in 1949—and built in accordance with the U.S. Veterans' Administration's Small House Model Design Guide.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Massachusetts State House Executive Office and West Wing Improvements, Boston, MA

Historic restoration and renovation of 19,000 sq. ft. on the second, third, fourth and fifth floors in the historic Bulfinch Building and West Wing of the State House on an aggressive six-month schedule; project scope included the historic restoration and renovation of the Governor's and Lieutenant Governor's offices and adjacent areas, as well as ADA upgrades and the installation of new life safety and M/E/P systems.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Department of Fire Services Academy Expansion, Stow, MA

85,454 sq. ft. renovation and expansion of the Massachusetts Firefighting Academy. The project provided new administration, training and warehouse facilities with construction managed within an active campus. Project achieved LEED Gold certification.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), State Transportation Building Energy Project, Boston, MA

Design, installation and support of commissioning of lighting and a building management system for the State Transportation Building to improve energy efficiency. Base scope included delamping and replacement of office lighting, replacement of cove lighting, DDC controls upgrade and air handling unit (AHU) controls upgrades. All work occurred in occupied spaces while the building remained operational throughout construction.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Middlesex Community College Lowell - Academic Arts Center Renovation, Lowell, MA

Renovation and restoration of the former B&M Railroad Department building into a new Academic Arts Center for MCC Lowell. New features to the building include a proscenium theater, music, dance and theater classrooms, recital hall and a dance studio to double as a classroom and multipurpose space. Other renovations included interior gut rehab and restoration and adding restrooms, mechanical support spaces, elevators, new stairways, walls and finishes and utility upgrades throughout the building.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), University of Massachusetts Dartmouth - Claire T. Carney Library, North Dartmouth, MA

Two-story 27,000 sq. ft. addition to campus library to increased program space, along with a new entrance, lecture hall, main circulation desk, offices, café and study areas. Scope included a full M/E/P upgrade and the renovation of the Grand Reading Room. This LEED Silver certified project was completed while the building was fully occupied.

RELEVANT EXPERIENCE

DCAMM

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Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Springfield Technical Community College - Building 19 Renovation, Springfield, MA

Design-build energy efficiency program to provide design, installation, commissioning support and measurement and verification (M&V) of lighting upgrades for three DYS facilities: NE Regional Youth Center in Middleton, Judge John J. Connelly Youth Center in Roslindale and Allen Hall in Westborough. The base scope includes a rooftop solar array at the Middleton facility with a total capacity of 100 kW DC.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Suffolk County Jail - Energy Infrastructure Upgrades, Boston, MA

342,000 sq. ft. design-build featuring the implementation of several Energy Conservation Measures (ECMs) throughout the Suffolk County Jail and House of Correction. The project includes the replacement of hot and cold water plumbing infrastructure, lighting improvements, HVAC equipment replacements, and building control updates.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), University of Massachusetts Amherst - Lighting Retrofit, Amherst, MA

Energy Conservation Measures (ECM) designed and implemented across 25 buildings on the occupied University campus. Project scope included LED lighting and retro-commissioning upgrades to improve energy efficiency in various academic building types. Extensive coordination with the University's facility management personnel ensured minimized disruptions to the active campus' operations.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Department of Youth Services (DYS) - Solar & Lighting Upgrades, Boston, MA

Design-build energy efficiency program to provide design, installation, commissioning support and measurement and verification (M&V) of lighting upgrades for three DYS facilities: NE Regional Youth Center in Middleton, Judge John J. Connelly Youth Center in Roslindale and Allen Hall in Westborough. The base scope includes a rooftop solar array at the Middleton facility with a total capacity of 100 kW DC.



Massachusetts Division of Capital Asset Management & Maintenance (DCAMM), Salem State University - Interim Library, Salem, MA

Fast-track fit-out of a 5,000 sq. ft. temporary library facility to provide students and faculty with uninterrupted library service while the main campus library underwent urgent structural repairs. Procured as an emergency project under the Massachusetts Chapter 149A CM at Risk guidelines, key trades were supplied with early-release bid packages to expedite the aggressive schedule and bring the library online as soon as possible. The temporary facility included ADA compliant elevators and wireless networking capabilities. Project achieved LEED Gold certification.

GOVERNMENT

CONSIGLI OVERVIEW

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FEATURED PROJECT: National Park Service, The Lincoln Memorial Undercroft

With controlled costs and a precise schedule, we strive to exceed owner expectations for both value and quality.

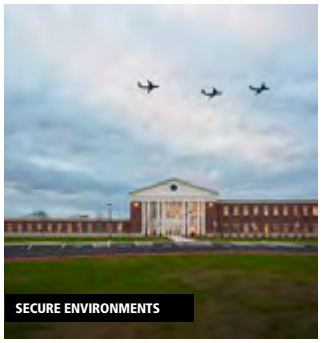
$3.5B
in government contracts

DIVERSE EXPERTISE


FEDERAL


STATE


LOCAL


SECURE ENVIRONMENTS


RENOVATIONS


LANDMARK

REPRESENTATIVE CLIENTS

- Architect of the Capitol
- Naval Facilities Engineering Systems Command
- United States General Services Administration
- United States Army Corps of Engineers
- National Park Service
- Department of Defense
- United States Department of Veteran Affairs
- The U.S. National Archives and Records Administration
- Maryland Department of General Services
- District of Columbia Department of General Services
- State of Maine
- State of New York General Services

RELEVANT EXPERIENCE
COURTHOUSES

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State of Maine Judicial Branch, York Judicial Center, Biddeford, ME

New 120,000 sq. ft. state-of-the-art court facility to allow for the consolidation of four existing court facilities. The all-electric, three-story Center houses nine courtrooms, lobby and waiting areas, mediation rooms, clerk transaction spaces, resource center, jury deliberation rooms and detention areas. The Center utilizes geothermal heating and cooling with a photo-voltaic rooftop array and a large mechanical penthouse on the roof level.



State of Maine Judicial Branch, Capital Judicial Center, Augusta, ME

New, ground-up construction of a 100,000 sq. ft. facility housing the District and Superior Courts. The scope features six jury, non-jury and family matter courtrooms, judicial chambers, judicial marshals' offices, detentions areas and both secure and public parking. The facility is also home to the Administrative Offices of The Courts, OIT and consolidated Court Clerk offices. The new facility was built in a tight urban location and is targeting LEED Gold certification.



Montgomery County Government Department of General Services, Red Brick Courthouse, Rockville, MD

20,000 sq. ft. restoration of an active 1891 red brick Romanesque Revival courthouse including repair and replacement of the building exterior, masonry, copper fittings and roofing. Scope includes modifications to the facility to achieve ADA-compliancy wihle still meeting regulations set in place by the Maryland Historical Society.



U.S. General Services Administration, Edward T. Gignoux Federal Court House Renovations, Portland, ME

88,000 sq. ft. renovation to support a carbon neutrality target of 2040. Project scope includes upgrades to repair and replace the historic building's deficient HVAC and fire alarm systems. Roof work and the rebuild of existing shafts will support new equipment, terminal units, ductwork, piping, dedicated outdoor air systems (DOAS), air handling units (AHU), gas boilers, pumps and digital controls. Thorough phasing and logistics plans will ensure absolutely no interruptions to the court's critical operations during construction in the occupied building.



U.S. General Services Administration, Margaret Chase Smith Federal Building, Bangor, ME

Phased, occupied renovation of 180,000 sq. ft. government building, includes a new data center, full M/E/P replacement, interior renovations, code upgrades, envelope improvements and installation of geothermal well system. Work was managed on night shifts to minimize impact.



State of Maine Judicial Branch, Penobscot Judicial Center, Bangor, ME

Construction of a new 101,000 sq. ft. courthouse, consolidating several courts into one facility with state-of-the-art technology and security. With a design that serves as a model for all future judicial centers in Maine, the building includes courtrooms, administrative spaces, prisoner holding areas, judicial chambers and a lower level secure parking facility. The project involved a challenging waterfront site in the heart of downtown Bangor and was built to LEED Silver standards.

October 10, 2025

CBRE

Realizing Potential

A Proposal for Property Management Services

1

Your needs.
Our goal.

EXECUTIVE SUMMARY

One team.
Every dimension.

CBRE's goal is to enhance the operations of Springfield Tower Square L.L.C while curbing costs and controlling risk. Creating value. Every day it takes more and more to keep up with the competition. And just keeping up is falling behind. To succeed in this market, you need a team that delivers across every dimension of property management. A team that sees what others miss—and focuses on your specific needs. A team with the vision to see the possibilities in Springfield Tower Square L.L.C and the resources to realize its potential.

Only one team covers every dimension. That team is CBRE.

Innovative Ideas

If the status quo were working, you'd stick with it. To get the results you want, something needs to change. But what? Our team has the vision to bring the kind of fresh thinking that shakes up the status quo and excites the market. Our proposal outlines the bold ideas needed to take on—and turn around—the challenges you face today.

Streamlined Solutions

Having good ideas is one thing. Bringing those ideas to life is what matters. CBRE has the resources to make that happen. Market data that enlightens. Experience services that delight. Flex space that attracts. Plus, experienced project managers, leasing leaders and capital markets experts. Every stage of the property life cycle comes together in one solution.

Real Results

Every idea we bring you works toward one goal: creating value in your asset. We'll partner with you every step of the way, whether that means refining the space, energizing your ESG program or creating community. Most of all, we'll keep your various owners and their tenants engaged, excited and eager to stay. At every step, CBRE Property Management has you covered.

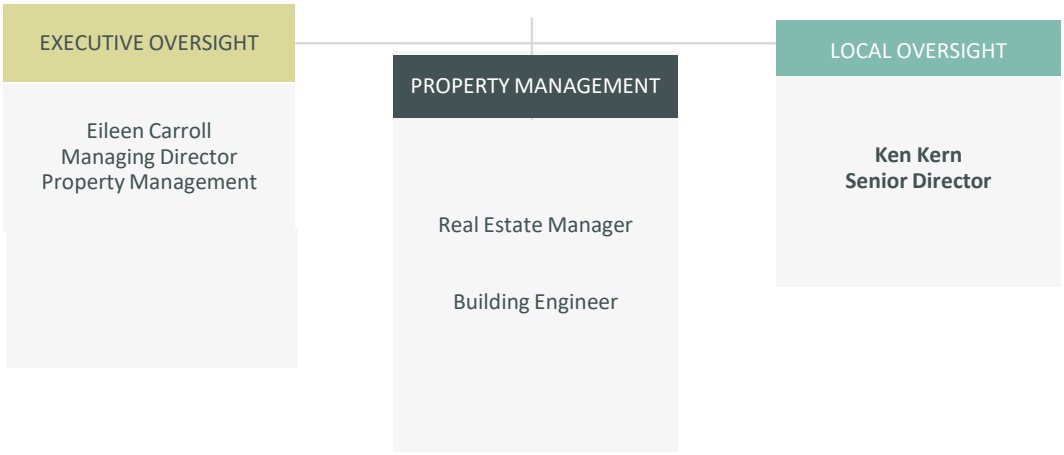
That's how we'll create value for Springfield Tower Square L.L.C .

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SOLUTIONS

Multidimensional talent. Unified mission.

At the heart of every outstanding retail destination is a group of **dedicated people** going above and beyond to create **unforgettable experiences** on a daily basis. As the industry leader, CBRE attracts and retains the top people in the field—in property management and more. They each bring their own skills, but they all work together around one mission: **extraordinary outcomes** for Springfield Tower Square L.L.C .





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PROFESSIONAL PROFILES

Proven professionals. Exceptional experience.



Eileen Carroll

Managing Director

Eileen Carroll oversees CBRE's 35 million sq. ft. property management portfolio in New England and provides hands-on leadership to more than 200 real estate professionals. She promotes results-oriented operational, leasing and financial performance throughout the portfolio. Her responsibilities include strategic planning, directing property managers, client relations and overseeing new business development.

Eileen joined CBRE in 1996 as a Property Accountant, transitioned to Property Management in 1999 and was promoted to her current role as market leader in 2023.

Eileen holds a Bachelor of Science degree from Bryant College, as well as the BOMA RPA designation and is a LEED-Accredited Professional



Dan Gobron

Director of Engineering

Dan Gobron is responsible for all engineering and technical services for CBRE's 35 million sq. ft. portfolio of managed properties in New England. Dan has a broad scope of duties which includes managing large capital projects, the selection and evaluation of all engineering staff and high-level technical support for building staff.

Dan has extensive experience with mechanical, electrical and plumbing systems, roofing systems and parking structures, and creates capital budget strategies for all new assignments.



Ann Marie Vecchione

Director of Project Management

Ann Marie Vecchione has more than 25 years of project management experience in new construction, renovations and repurposing of real estate. Her excellent communication and organizational skills have allowed her to successfully manage complex, multi-phased and high-profile projects.

Over the last five years. Ann Marie led and oversaw the Project Management group for The Hartford., successfully leading her team in achieving the KPI goals established for this account.

Ann Marie holds a Bachelor of Science degree in Civil Engineering from Clemson University

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2

Our strengths. Your solution.

SOLUTIONS

Global leader. Local strength.

The CBRE Property Management team, 17,000 strong, manages properties across more than 40 countries. Our global reach lets us see—and share—best practices and new thinking from assets around the world. With our **global perspective**, we can stay ahead of the curve, elevate each building under our care and bring our clients fresh approaches—hallmarks of the most **sophisticated property management**.

Global	2.9B Square feet managed	19K Properties managed	143K Total tenants	15K Property Mgt. professionals
National	1.05 B Square feet managed	5.7K Properties managed	29K Total tenants	5K Property Mgt. professionals
Boston	34M Square feet managed	245 Properties managed	1,612 Total tenants	180 Property Mgt. professionals

We see more so we can do more for Springfield Tower Square L.L.C .

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SOLUTIONS

Local leader.
Local strength.

Locally, CBRE is the largest and most skilled property management operation in New England managing over 34 million square feet. CBRE has been ranked, by the Boston Business Journal, as the #1 Property Management company for the past 25 years. While CBRE is the largest provider of property management services in Boston, our focus has always been to hire the best talent in the marketplace and provide unmatched resources for our property teams to exceed our clients' expectations.

CBRE's action plan for Springfield Tower Square L.L.C is based upon several key operating principles designed to enhance value and service. Initially CBRE will ensure the highest tenant satisfaction as well as maintain the property's landscaping, snow removal, exterior signage, tree trimming, maintenance and repairs, structural repairs, fire protection, and other miscellaneous repairs. CBRE will also perform the following operation and management activities.

- Regularly meet and communicate with the tenants
- Prepare an operating budget
- Maintain the property satisfactorily to owner
- Respond to any emergency at the property
- Develop contract specifications and re-bid sub-contracted services
- Provide vendor contract management
- Obtain certificates of insurance from tenants and vendors
- Obtain warranties and operating manuals for all equipment
- Calculate, bill and collect rent and common area charges
- Maintain a web-based work order and Preventive maintenance system
- Conduct frequent inspections of the property
- Develop, enhance, and maintain tenant and community relations
- Ensure timely processing and payments to vendors
- Ensure tenant covenants are being abided to as it relates to the maintenance of the property
- Assist in the leasing and marketing of the property

We see more so we can do more for Springfield Tower Square L.L.C .

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SOLUTIONS

Comparable properties. Incomparable insight.

CBRE has significant experience managing other similar properties in the Boston area including:





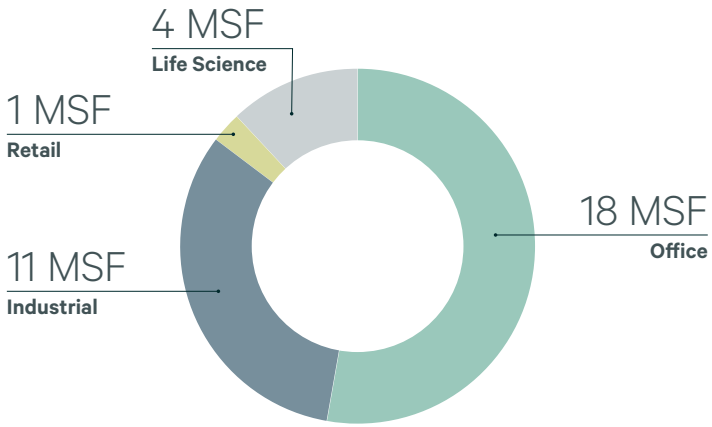
South Station, Boston	50 Milk Street, Boston	10 Fan Pier Boulevard, Boston
Ashkenazy Acquisition	Ponte Gadea	Barings
201,905 sq. ft.	274,446 sq. ft.	313,021 sq. ft.

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Greater Boston Property Management Capabilities

2025

CBRE Regional Property Management Comprises: 34 MSF



PORTFOLIO SIZE

# of Clients: 85

# of Properties: 245

# of Employees: 193

LOCATION OF ASSIGNMENTS TO CBRE GREATER BOSTON OFFICE LOCATIONS

City of Boston: 25%

Suburban Boston: 65%

Hartford: 6%

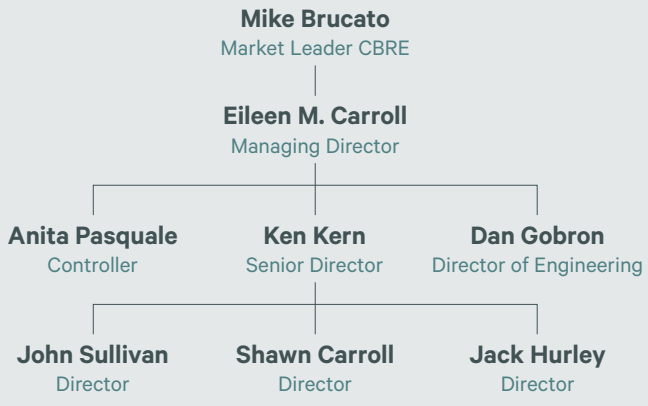
Providence: 2%

Southern NH: 2%

Top 20 Clients in Alphabetical Order:

- Anchorline Partners
- Clarion Partners
- CRG
- CV Properties
- DRA Advisors
- DWS
- GID Partners
- Nuveen
- Griffith Properties
- IQHQ
- James Campbell Company
- LaSalle Investment Management
- Lightstone Group
- Met Life
- Starwood Capital
- Stockbridge Capital
- The Fallon Company
- Trammell Crow
- Union Investment/Metzler
- Westbrook Partners

Senior Leadership Organization





Eileen M. Carroll
Managing Director
+1 617 594 1091
eileen.carroll@cbre.com

CBRE

Greater Boston Property Management Capabilities

2025

ACCOUNTING
Ensures significant audit, risk and control standards through accounting and financial reporting solutions that are customized to clients' needs, centralized through secure accounting hubs, and compliant with Sarbanes-Oxley Act and SSAE 16 requirements

AGENCY LEASING
Serves as owner's agent and partners with management to maximize results and enhance property value—through strategic planning, marketing and property repositioning

AXIS PORTAL
Provides an integrated management and leasing solution that allows for tenant work order systems, optimized web presence and faster speed to market

BUSINESS CONTINUITY
Reduces chances of property interruptions due to natural disasters and emergencies by developing, maintaining and testing business continuity plans; applying resources of CBRE network; and leveraging the proprietary National Emergency Operations Center

EXPERIENCE SERVICES (HOST)
Workplace and tenant experience services that bring people and technology together to connect employees to the environments,, amenties and communities that matter most

GLOBAL STANDARDS
Delivers operational excellence and transparency through 60 industry-leading standards worldwide, and benchmarks performance with "Environments for Excellence" internal audits

HUMAN RESOURCES
Attracts the best talent in the industry and offers excellent on-boarding, performance management, rewards and recognition, development, succession planning and career advancements

LEARNING & DEVELOPMENT
Maximizes success by training and retaining the top professionals and assisting employees with over 150 internal on-line and in-person courses

PROCUREMENT
Secures competitive pricing to lower operating expenses, reduce transaction costs of MRO purchases and enhance the quality of deliverables for clients by leveraging CBRE's national buying power

PROJECT MANAGEMENT
Oversees $22.3 billion in managed capital projects and new construction for more than 25,000 projects annually—reducing overall delivery costs, keeping projects on schedule and providing superior market knowledge for informed decision making

RISK MANAGEMENT
Ensures competitive insurance rates and proper asset protection, even in high hazard areas, by providing master Property, General and Umbrella liability with top insurance companies

SECURITY
Promotes a secure environment with cutting-edge security tools and services—includes comprehensive security, life safety, emergency response and disaster recovery plans; a site risk matrix with crime forecasting models to determine levels of risk; and property-specific Building Access Protocols

SUSTAINABILITY
Enables business and operational efficiencies that save costs and improve performance through strategic consulting for the greening of individual buildings or entire portfolios—services include industry-leading LEED® certification services and data tracking, measurement and verification

TECHNICAL SERVICES
Reduces expenses and extends the life of business systems by providing due diligence, performance testing and engineering analysis—includes more than 1,800 mobile and operating engineers and proprietary training platform

TENANT SERVICES
Enhances property image and ensures quality service delivery by implementing innovative tenant relations/retention programs—includes scalable concierge program (CBRE @ Your Service), world-class customer service staff training through Master Connection Associates and ongoing tenant satisfaction surveys

TRANSITION
Facilitates a streamlined process for seamless integration by leveraging Regional Property Management Directors of Operations, a host of tools including the Property Transition Checklist and best practices from past experience (last year CBRE transitioned over 183 MSF)

E4E ENGINEERING OPERATIONS REVIEW (EOR)
A vital component of the Environments for Excellence program, EOR is a compliance review measuring implementation of the Property Management Global Standards and engineering operations best practices. Benefits of the EOR include:

- Consistent internal control environment to ensure the safeguarding of client assets
- Baseline level of service delivery established
- Uniform service delivery
- Ensure against risk or financial loss to clients, CBRE, and employees

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CBRE

275 CHESTNUT STREET, SPRINGFIELD
LIST OF ANTICIPATED FEDERAL, STATE, AND LOCAL PERMITS AND APPROVALS

Agency Name	Permit / Approval	Estimated Timing
Federal		
Federal Aviation Administration	Determination of No Hazard to Air Navigation (if required for building and/or cranes)	At least 45 days before start date
U.S. Environmental Protection Agency	National Pollution Discharge Elimination System Construction General Permit Notice of Intent	At least 14 days before commencing construction activities
State		
Department of Environmental Protection	Construction Notification	At least 10 working days before starting work
	Demolition Notification	At least 10 working days before starting work
	Asbestos Notification (if required)	At least 10 working days before starting work
	Sewer Extension/Connection Permit (if required)	At least 90 days before extension/connection is constructed
Massachusetts Historical Commission	State Register Review	Minimum of 2 months
Local		
Planning Board	Site Plan Review (Municipal)	4-7 months (7 day review for completeness, public hearing within 45 days, 10 days for approval; timeline may be extended through review)
City Council	Special Permit (Parking Garage)	6-9 months (hearing within 65 days of complete submission, 90 days to decision after hearing, 20 day appeal period)
Department of Public Works	Road/Curb Cut Permit	Allow 72 hours for processing
	Permit to Open Public Way/Open Trench	Allow 72 hours for processing
Department of Inspectional Services	Building Permit	30 days after receipt
	Demolition Permit	30 days after receipt
	Plumbing Permit	30 days after receipt
	Sign Permit (if required)	30 days after receipt
	Electrical Permit	30 days after receipt

Zoning: Business B; Assumes Municipal and Parking uses; Site Plan Review and Special Permit may be allowed to be combined

Epsilon Associates, Inc.

Springfield Regional Justice Center

Division of Capital Asset Management and Maintenance (DCAMM)

DESIGN TEAM QUALIFICATIONS

October 9, 2025



Submitted to DCAMM
1 Ashburton Place, 15th Floor, Boston, MA 02108
Attention: Peter Woodford

KMW ARCHITECTURE

Appendix L Design Team

KMW Architecture

KMW Architecture has practiced in Boston for more than 50 years, specializing in the design of buildings for education, government, and cultural institutions, along with a select number of projects for public corporations. Over the past several decades, the firm has developed a distinguished national and international portfolio, completing more than fifty buildings across thirty campuses in the United States and abroad. These range in scale from the Center for Human Values at Princeton University to the Teachers' College in Singapore, with completed projects for Harvard, Princeton, Yale, and other leading universities. KMW is a past recipient of the American Institute of Architects Firm Award, which recognized it as "a small firm that is a true giant of American design."

KMW's institutional work has focused primarily on museums, while its government practice includes numerous U.S. courthouses, embassies, and research facilities. International commissions include U.S. embassies in Dhaka, Bangkok, and Athens, the Organization for the Prohibition of Chemical Weapons (OPCW) Headquarters in The Hague, a residential and multipurpose facility for the Catholic University in Lviv, Ukraine, and the National Institute of Education in Singapore, a ten-building, 1.2 million-square-foot campus.

Recent and representative projects include the Humanities and Social Sciences Building at the University of California, Santa Barbara; the Blanton Museum of Art at the University of Texas, Austin; the College of Business at the University of Wyoming; the Visual Arts Complex at the University of Colorado, Boulder; and the Performing Arts Centers at both Alfred University and Stowe, Vermont. Other recent projects include the U.S. Embassy in Athens, the U.S. Courthouse in Jefferson City, Missouri, and the Lindsay Center for Mathematics and Science at St. Paul's School.

Current work includes the Museum of Ceramic Art at Alfred University, the Fine Arts Center at the University of Rhode Island, the Dining Hall and Library at St. Paul's School, and a community library and cultural center in Fond-des-Blancs, Haiti. KMW also has projects under construction, including the School of Nursing at the University of Michigan, a Student Services Building at Stony Brook University, and a Humanities Building at the Hebrew University of Jerusalem in collaboration with local associated architects.

KMW is a design-principal–oriented practice led by Bruce Wood, operating with the original studio model established in the firm's early years. The firm deliberately undertakes a limited number of projects at one time, staggering design, documentation, and construction phases to maintain design focus and quality. KMW has received numerous honors, including the AIA Firm Award and multiple Harleston Parker Medals from the Boston Society of Architects for the most beautiful building in Boston—more than any other firm in the city's history.

Architecture

KMW Architecture will associate with Dietz & Company Architects of Springfield, a 100 percent women-owned business enterprise (WBE) founded in 1985 and one of the largest architecture firms in western Massachusetts. Dietz brings extensive experience in public, educational, housing, hospitality, and historic renovation projects and will provide local participation and support throughout all project phases, including construction administration. With offices in both Springfield and Boston, Dietz is ideally positioned to collaborate with KMW on project development and delivery.

The consulting team includes a group of highly qualified firms, many of which have successfully partnered with KMW on previous courthouse and institutional projects.

Appendix L Design Team

Urban Design

Larry Chan, FAIA, founding principal of Chan Krieger, will provide urban design guidance on building massing, scale, and form to ensure that the project integrates seamlessly with downtown Springfield and its immediate context. A longtime colleague of KMW, he will collaborate closely with KMW and Mikyoung Kim Design on site development and the design of the public entry plaza to strengthen the civic realm.

Structural Engineering

LeMessurier Consultants, one of Boston's leading structural engineering firms, has worked with KMW since the 1960s on projects of every scale and complexity. For the Springfield Regional Justice Center, LeMessurier will collaborate with Engineering Design Group (EDG), a certified Minority Business Enterprise (MBE) with whom they have an established working relationship.

Mechanical, HVAC, and Plumbing Engineering

Building Engineering Resources (BER), an MEP/FA/FP firm with offices in Massachusetts and Rhode Island, will lead mechanical, HVAC, and plumbing design. BER brings proven experience in electrification, decarbonization, and energy efficiency, and is currently collaborating with KMW on a major renovation project at the University of Rhode Island. For this project, BER will partner with VAV International, a certified MBE currently working with KMW on the Framingham District Court.

Electrical Engineering

BER will also oversee overall electrical design in coordination with ART Engineering, which will provide electrical, fire alarm, access control, and security systems design. ART is presently working with KMW and VAV on the Framingham District Court, coordinating with the Trial Court's security team. BER will manage integration between ART's low-voltage systems and Acentech's audiovisual and communications scope.

Civil Engineering

Brennan Consulting will provide civil engineering, surveying, environmental permitting, photogrammetry, and traffic consulting services from its offices in Burlington, MA, and Wolfeboro, NH. Brennan employs state-of-the-art technology and is both a Women-Owned Business Enterprise (WBE) and Disadvantaged Business Enterprise (DBE). This engagement reflects KMW's commitment to expanding opportunities for firms not previously engaged on its projects.

Geotechnical Engineering

GZA GeoEnvironmental will provide geotechnical engineering services. A nationally respected firm with multiple offices, including one on Main Street in Springfield, GZA has collaborated with KMW on numerous institutional projects, including the Fine Arts Center at the University of Rhode Island, which combined new construction and renovation without the need for major foundation alterations.

Security Consulting

Introba will provide security consulting services in association with DVS (Ducibella Venter Santore), who have worked with KMW for more than 20 years on courthouse projects nationwide. Exemption (n) - security or safety of persons or buildings

.

Appendix L Design Team

Landscape Architecture

Mikyoung Kim Design, a Massachusetts-certified WBE and MBE, will serve as landscape architect. The firm is internationally recognized for its human-centered design approach and award-winning urban landscapes. Mikyoung Kim Design will develop the public entry plaza and explore opportunities for roof terraces, creating spaces that balance openness, security, and civic dignity.

Code Consulting

Hastings Consulting will provide building code consulting services. Led by Kevin Hastings, formerly head of code consulting at R.W. Sullivan, the firm brings extensive experience in code interpretation, permitting, and the development of practical, compliant design solutions for complex building conditions.

Cost Estimating

Ellana, Inc., a Massachusetts WBE, will serve as cost estimator for the project. Ellana has collaborated with KMW on multiple institutional projects, including the Fine Arts Center at the University of Rhode Island, and is highly experienced in DCAMM's estimating formats, value engineering processes, and budget reconciliation between design and construction teams.

Specifications

Kalin Associates, one of the region's leading specification consultants, has provided services to KMW for over a decade. Kalin authored the DCAMM Master Specification and will ensure that project documents align with DCAMM standards and expectations, even though the courthouse will be delivered under a private construction contract.

Sustainability and LEED Consulting

The Green Engineer will serve as sustainability and LEED consultant, providing expertise in energy modeling, net-zero strategies, daylight analysis, material selection, and health and wellness certification. Notable projects include the Boston University Center for Computing and Data Sciences, the city's largest net-zero emissions, fossil-fuel-free building. The firm will play a key role in achieving the project's LEED Silver certification and compliance with the Commonwealth's decarbonization objectives.

Acoustics and Technology

Acentech, a national leader in acoustics, technology, and vibration consulting, will oversee all acoustic and audiovisual systems. A continuation of Bolt Beranek and Newman, founded in the 1960s, Acentech has collaborated with KMW on numerous courthouse and institutional projects. Their scope will include mechanical noise control, audiovisual systems, communications technology, and computational modeling to achieve optimal acoustic and technological performance.

A | Qualifications to undertake the project



KMW Architecture

SPRINGFIELD REGIONAL JUSTICE CENTER

A) Qualifications to undertake the project

Type

KMW is recognized for the design of Civic, Institutional, and Educational buildings and for the development of program based organization, context based siting and the creation of durable buildings with enduring images, unaffected by trends in design. We were selected by the State of Massachusetts to design its most significant new courthouse and by the General Services Administration, under their Design Excellence Program to design the US Courthouse in Cleveland Ohio, a 750,000 gsf high rise.

Courts design for twenty-five years

Since then we have been continuously involved in the design and construction of courthouses, both County and Federal, and have completed over 3 million sf of courthouse building. These include County Courthouses in Mecklenburg NC, Fairfax and Louden VA, and Litchfield CT, and United States Courthouses in Cleveland, Greenville TN and Jefferson City MO.

Recent experience

Our most recently completed Courthouse, named for Christopher S Bond is a 120,000 gsf, $54m US Courthouse in Jefferson City MO, built under a CM at risk process. Our most recent Courthouse project is the Litchfield Judicial District Courthouse in Torrington CT. KMW was selected by the State to act as a State representative architect in a design-build procurement process.

Owner's Side experience

Of interest, in Litchfield, the State elected to not complete a preliminary design for the project as part of the RFP material, as is often the case. In response, KMW undertook preliminary site and building design to test the program on the selected site, evaluated an existing office building for reuse potential, and prepared a detailed program layout that indicated locations, proximity, and program separations as well as public, private and detainee circulation systems.

During construction KMW represented the Courts and State's interest and provided review of documents, critical shop drawings, samples and construction quality. This effort involved review of interior finish systems and their revision to meet the State's needs.

Understanding of Courthouse Design

KMW understands the fundamental issues in courts design, the various organizational types used my different courts groups, the complexity of the design process and the need to simplify it while maintaining a fluid process which allows the participants to explore a wide range of options at all scales.



Yale Law School



Courtroom



Law Library

List of KMW Courthouses



Mecklenburg County Courthouse
Charlotte, NC
Completion Date 2007
Total Area 569,000 sf
Construction Cost $115,500,000



United States Courthouse
Jefferson City, Missouri

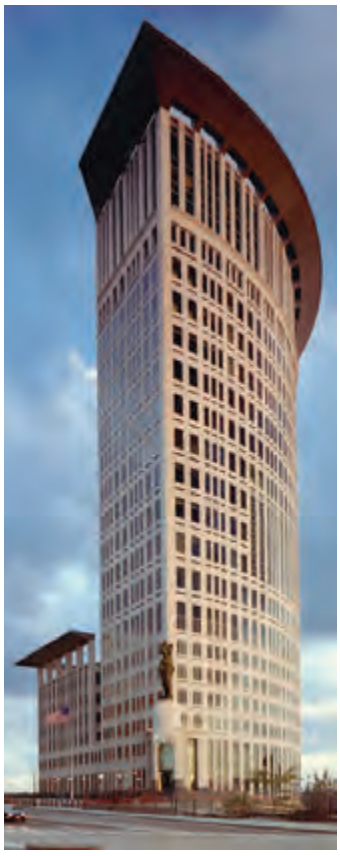
Completion Date: 2011
Total Area: 118, 000 gsf
Construction Cost: $54,000,000



Loudoun County Courts Complex
Leesburg, VA
Completion Date Phase1 '01; Phase 2 '03
Total Area 156,000 sf
Construction Cost $22,100,000



Fairfax County Courthouse
Fairfax, Virginia
Completion Date 2007
New Construction 312,000 sf
Renovation 267,000 sf
Construction Cost $95,000,000





Edward W. Brooke Courthouse
Boston, Massachusetts

Completion Date 1999
Total Area 425,000 sf
Construction Cost $81,000,000



James H. Quillen US Courthouse
Greeneville, Tennessee

Completion Date 2001
Total Area 154,800 sf
Construction Cost $22,800,000

Carl B. Stokes US Courthouse
Cleveland, OH
Completion Date 2002
Total Area 726,000 sf
Construction Cost $150,000,000



Litchfield Judicial District Courthouse
Litchfield, Connecticut

Completion Date Early 2017
Total Area 175,000 sf
Construction Cost $67,500,000

Appendix L Design Team





Appendix L Design Team



B | Experience with budgets and cost control

- Chart for budget / cost conformance



KMW Architecture

SPRINGFIELD REGIONAL JUSTICE CENTER

B) Experience with budgets and cost control, with some results from the firm's activities

Projects on budget

KMW has built effectively every building it has designed and has worked in every imaginable construction format. As process, we have always engaged independent cost consultants and have worked with them to clarify and revise scope to meet budgets.

Begin at Programming

Beginning at programming, we ask that the core program areas be defined. These are the items that the project must have to make it worth doing. We ask that subsequent items be listed in order of importance such, noting that priorities often change but that an approximate order is helpful.

Options with costs

In design, there are invariably options to be considered at many levels of design and for these we solicit opinions from our cost estimators about the relative cost of each option such that the review and selection is informed by the cost implications.

Cost Estimate at each phase

At each phase, we prepare cost estimates, review them in detail with the design team and make scope adjustments to the work using the core and prioritized program items for reference. We require key consultants to prepare drawings and narratives at early stages to make the scope more apparent to the estimators. Reference projects are also used for cost comparison.

Integrate with CM Estimates

As the project progresses estimates move from conceptual and area based to actual material and area take-offs. At this stage, we find that Construction Managers are effective in preparing parallel estimates in which the reconcile the scope and unit costs with estimates by the cost consultants.

Avoid delays

KMW recognizes the importance of cost estimating and understands that the 'stopping' effect of being over budget, the time that can be lost if an effective review and adjustment process is not in place and the potential cost of lost time in terms of escalation and use of the finished building.

Construction Cost control

A very key aspect of cost control is the management of change orders during construction. The key challenges to this are late program changes, late scope changes, insufficient time for document completion and coordination and unresolved or incomplete design.



Courtroom



Public area / waiting



Public entry

Appendix L Design Team

Chart for budget / cost conformance

Project	Budget	Cost	Construction
Lindsay Center for Math and Science St. Paul's School, Concord NY	$30m	$29.5m	CM-R
Faculty Housing St. Paul's School	$2m	$2m	GC-bid
Christopher Bond US Courthouse Jefferson City MO	$54m	$54m	CM-R
Carl B Stokes US Courthouse Cleveland OH	$150m	$150m	Multiple Prime
Gelb Science Center Philips Andover, Andover MA	$16.2m	$16.4m	CM-R
Blanton Art Museum University of Texas, Austin	$68m / $25m	$68m / $25m	CM-R
Wesleyan University Center Wesleyan, Middletown, CT	$30m	$30m	GC bid
Mecklenburg County Courthouse Charlotte, NC	$112m	$115.5m	GC bid
College of Business University of Wyoming, Laramie WY	$43m	$42m	GC bid
Performing Arts Center Spruce Peak at Stowe, VT	$7m	$7m	GC bid

Note: On CM-R projects, scope and cost were aligned throughout the project and at GMP.

C | Firm's capabilities

- Capabilities
- Sustainable Design



KMW Architecture

SPRINGFIELD REGIONAL JUSTICE CENTER

C) List of projects that demonstrate the firm's capabilities

Scope and cost

KMW has completed projects which range from renovations and a small addition at Princeton to an entire teacher's college in Singapore; ten buildings comprising 1.2 million square feet. Our largest recent single building is the Carl B Stokes US Courthouse at $150m while our most common building size and cost are of similar size to the proposed York County Courthouse. The St. Paul's Science building was $30M, the Christopher Bond Courthouse was $54m and the Litchfield Judicial District Courthouse is $67m.

Complexity

KMW has completed projects for the full range of program types, which include Campus Centers for UMass Boston and Wesleyan University which have complex, multi-level food service operations, the Hynes Convention Center, Back Bay Station, laboratories for colleges, universities and government agencies, high rise structures, a forensic burn lab for the ATF, and both low rise and high rise courthouses.

Schedule

KMW have completed projects under extended and shortened time schedules, including the headquarters of Arrow International in Reading PA where we completed the design and construction of a 167,000 gsf building in thirty months using a phased release process with packages for foundations, superstructure, enclosure, MEP and interior finishes. The project was the first building to win a national AIA honor award and a national interiors award in the same year.

Process

Our process in based on the discussion of possibilities which we facilitate with physical models, comprehensible drawings and diagrams, and interpersonal skills. We collect and process information, synthesize it into options which represent clear strategies, present and debate them and then incorporate feedback to further focus and refine the design choices to be made by the team. We emphasize the use of material that can be clearly understood by all team members.

Experience and Expertise

As architects, we are dependent on the expertise of many and a such engage consultants based on the needs of the project and rely on our experience to present issues to them and to debate their response. We focus on synthesizing information, generating ideas and developing designs and draw on consultants to provide criteria, interpretation and specialized design, which we integrate into a coherent whole. We find that our diverse project types inform our thinking about each new design project.



Connection



Conference / Judge



Symbols

Appendix L Design Team

Capabilities

Programming

Full programming and program verification / development

Planning and Precinct studies

Master Planning and Master Plan development

Architecture

Conceptual design / alternative option studies / development

Landscape

Integrated landscape design with architecture

Interior design / FF&E

Integrated FF&E with architecture

Team Leadership and Coordination

Consultant team and specialist integration

Construction documents

Single and Multiple bid package preparation / phased release

Construction administration

Shop drawing / Submittal review / Change orders / Field review

KMW is an independent design firm that engages consultants and specialist based on the needs of the project and is experienced with directing and coordinating their work.

Our interest in Architecture, Landscape and Interiors is focused on designing fully integrated projects where site, building and interiors are designed as a single entity with consistency and coherence.

KMW has received numerous national and regional awards including the American Institute of Architects Firm Award and treats each project as a first-tier design endeavor. Often described as the small firm that does large projects, the firm has received six Harleston Parker Medals, given by the City of Boston and the Boston Society of Architects for the most beautiful building in the city.

Sustainable Design & BIM Experience

KMW Sustainable Design

Building construction and operation have a substantial impact on the environment. Buildings use resources of energy and raw materials and also generate waste and emissions. New and renovated buildings should be accessible, durable, healthy, and minimize their impact on the environment.

A sustainable approach to building design requires consideration of all phases of the facility life cycle. This integrated approach strives to balance construction cost, environmental, and human benefits while achieving the purpose of the intended facility. The priorities of sustainable design are to avoid resource depletion and environmental degradation while creating environments that are livable and productive.

The issues of site sensitivity, durability of construction, and spaces that foster livability/workability have been central to the work of KMW for four decades.

As the impact of civilization on the climate has emerged over the past two decades, KMW has expanded the issues that form the basis of our work to include energy and resource conservation.

1 - Optimize Site Potential
The design process commences with proper site selection that considers location, orientation, ecosystems, transportation, energy and reuse of existing buildings.

2 - Optimize Energy Use
With the supply of fossil fuel decreasing and the impact of greenhouse gases on the climate increasing, it is essential to find ways to reduce load and increase efficiency in all projects and utilize renewable energy resources where possible.

3 - Protect and Conserve Water
Fresh water will become an increasingly rare resource in this century. Site run-off should be returned to the aquifer and water within the building used efficiently and recycled where possible.

4 -Careful Selection of Building Materials and Processes
Select materials or construction processes for the building that minimize impact on global warming, resource depletion, human toxicity and are durable and long lasting.

5 - Optimize Indoor Environmental Quality
The indoor environmental quality has a significant effect on human health, comfort and productivity. A sustainable building should optimize access to natural light and ventilation

6 - Optimize Operational and Maintenance Procedures
The objective is to use materials and systems that simplify and reduce maintenance requirements, are cost effective and reduce life cycle costs.



World Trade Center, Boston, MA



National Institute of Education, NTU



Christopher S. Bond U.S. Courthouse, Jefferson City, MO



College of Business, University of Wyoming

Appendix L Design Team

Sustainable Design & BIM Experience

The following USGBC - LEED certified projects display our use of sustainable design principles -- optimize site potential and energy use, protect and conserve water, careful selection of materials and resources, and optimize indoor air quality and operational maintenance procedures.

KMW has been a member of USGBC since 2000.

- **Goizuetta School of Business**
  Emory University - Atlanta, GA
  LEED EB version 1.0-GOLD Certified *(Existing Building)*
- **Center for Research & Doctoral Education**
  Emory University - Atlanta, GA
  LEED NC version 2.2 - GOLD Certified *(New Construction)*
- **College of Applied Science**
  Rochester Institute of Technology - Rochester, NY
  LEED version 2.2 - GOLD Certified
- **College of Business** at the University of Wyoming - Laramie, WY
  LEED NC version 2.2 - GOLD Certified
- **Christopher S. Bond United States Courthouse**
  Jefferson City, MO
  LEED NC version 2.2 - GOLD Certified
- **Visual Arts Complex** at the University of Colorado - Boulder, CO
  LEED NC version 2.2 - GOLD Certified
- **Lindsay Center for Mathematics and Science**
  St. Pauls's School - Concord, NH
  LEED NC version 3.0 - GOLD Certified
- **Littauer Fine Arts Library Relocation**
  Harvard University - Cambridge, MA
  LEED CI version 2.0- GOLD Certified *(Commercial Interiors)*
- **Mason Hall Renovation and FF&E, Fisher College of Business**
  The Ohio State University, Columbus, OH
  LEED Version 3.0 - SILVER Certified *(Commercial Interiors)*
- **Education and Social Sciences Building Complex;**
  Gevirtz Graduate School of Education
  Social Sciences & Media Studies
  Center for Film Television and New Media
  University of California - Santa Barbara, CA
  LEED NC version 2.2 - SILVER Certified
- **World Trade Center - West Office Building**, Boston, MA
  LEED O&M - SILVER Certified *(Operations & Maintenance)*
- **Seigle Hall - Social Sciences & Law Building**
  Washington University - St. Louis, MO
  LEED NC version 2.1 - Certified
- **National Institute of Education**
  Nanyang Technological University - Republic of Singapore
  National Energy Award

KMW Sustainable Design



Visual Arts Complex, University of Colorado Boulder



Goizueta School of Business, Emory University



Mason Hall, The Ohio State University



Lindsay Center for Mathematics & Science, St. Paul's School

KMW Building Information Modeling (BIM) Experience

Building Information Modeling, BIM, is the product of the development of computer modeling programs capable of interconnecting information, and computer processing speed that is fast enough to make the modeling and information sharing viable. Discussions in the industry have been focused on creating three dimensional models of an entire building, such that the model contains all of the information required to build the building. The extension of the use of the model is the generation of fabrication drawings and automated fabrication of components.

Various disciplines and contractors use the modeling software best suited to their needs. NavisWorks is the best known software used for integrating the component models into a single project model.

The most common software for architectural modeling is REVIT, a program that was developed privately and acquired by Autodesk, the provider of the previously common AutoCAD products. REVIT allows one to create a detailed three dimensional model. The conventional view of plans, sections and elevations are contained within the model.

KMW has committed to full conversion to REVIT, with all drawing stations and architects working in the REVIT program. While certain drawings are still made in AutoCAD, such as large scale plan and section details, trend is towards three dimensional models.

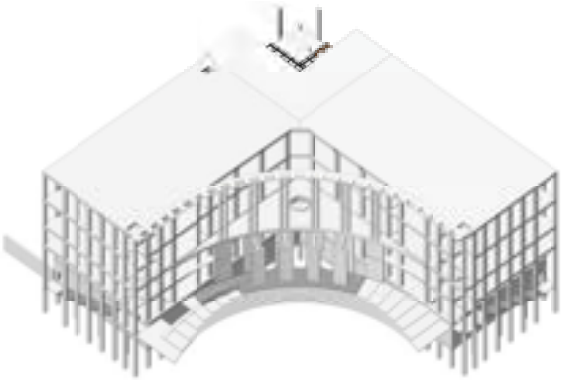
The use of models by builders and owners is dependant on their sophistication with computers, which has tended to lag behind designers. It is possible to issue conventional drawings from the model, and the model itself, giving builders and owners the option of using both.

During design it is possible to use the model for creating specific views, for coordination and for sequencing. Post construction the model can be updated for as-built conditions and alterations and with sufficient data input, can store specification information related to materials and equipment incorporated in the project. The model remains an instrument of service and can be used by the building owner similar to the use of construction coordination and as-built drawings and owner manuals.

In terms of the ST. Mark's School of Texas project, the drawing basis will be a REVIT model, which can be utilized as either conventional drawings or as a 3D model. This will allow for the application of the level of sophistication available to the authority, CM, and the Sub-contractor, to be applied, recognizing that this may change significantly during the course of the project. Agreement would need to be reached between the parties regarding specific details of ownership, updating and liability.



Exterior Rendering, Mandel Center for the Humanities, Brandeis University



Structural Model, Christopher S. Bond US Courthouse, Jefferson City, MO



Fundraising Rendering, Lindsay Math & Science Center, St. Paul's School



Exterior Rendering, School of Nursing , University of Michigan

D | Similar Projects

- Christopher S. Bond United States Court House
- Edward E. Brook Courthouse
- Mecklenburg County Courthouse
- Litchfield Judicial District Courthouse



KMW Architecture

Appendix L Design Team



Christopher S. Bond United States Court House

Jefferson City, Missouri

COMPLETION DATE	2011
TOTAL AREA	118, 000 GSF
CONSTRUCTION COST	$54,000,000

"This is going to be a signature for the community, for the area, for the judiciary."

- Christopher S. Bond, US Senator

Appendix L Design Team

KMW Architecture

Salient features	courts facility Government owned facility campus based setting Security considerations
Completion date	July 2011
Construction cost	$54,000,000
Total area	118,300 gsf

- *4 Courtrooms, Jury Deliberation and Support Spaces*
- *5 Judge's Chamber Suites*
- *Offices for government agencies*
- *Jury Assembly Suite*
- *Detainee Sallyport and Central Holding*
- *Secure Parking for 28 vehicles, surface parking for 65 vehicles*

REFERENCES

Michael Ryer, GSA PM during design T 215.446.4604

RECOGNITION

"This is absolutely spectacular. This is going to be a signature for the community, for the area, for the judiciary."

- Christopher S. Bond, US Senator

"Of the seven courthouse projects Cy Houston has seen in his 25 years with GSA, this has been the best performance, said the director of design and construction"

– News Tribune 9/28/2011



PROJECT NARRATIVE

Kallmann McKinnell & Wood, Architects designed this new federal courthouse under the GSA Design Excellence Program. This 118,300 gsf courthouse had many stakeholders. The challenge was to satisfy them all while maintaining the scope, budget and schedule. Occupying a derelict site that had housed functions of the State Prison (now decommissioned), City and State officials hope to rejuvenate the area, and the courthouse is seen as a stimulus project, with hopes that private developers will renovate the historic prison buildings.

The program elements are organized within a five story, "L" shaped footprint. A double height, sky lit lobby, fills the internal angle. Courtrooms and chambers are located on the upper two floors with daylight filled public waiting areas. Daylight is brought into the courtrooms by borrowed lights over the staff corridor. Office functions, requiring more frequent public access, are located on the entry and second floor, accessible by a monumental stair from the lobby. Jury Assembly, located on the entry level with a terrace overlooking the Missouri River, can also be used to host public receptions. Support spaces, the sallyport and secure staff parking are accommodated on the lower level.

The site plan created a public square as the focus of the development, embraced by the courthouse and fronting the historic prison building. By siting the building at one corner, the majority of the eight-acre site required minimal expenditures on site improvements.

The judges' desire for a courthouse that symbolizes the U.S. Judicial system was the governing principle of the architectural design, and is reflected in its stone clad exterior and columned terraces. Working with the Construction Manager on cost effective ways to realize this image, a stone-clad precast wall system was developed for the exterior.

Maintaining the schedule, even though presentations were added and review periods lengthened, was critically important to meeting the budget, and when a slippage in the schedule was identified, the scope of the early foundation package was increased to give the Construction Manager sufficient work to maintain their overall schedule.

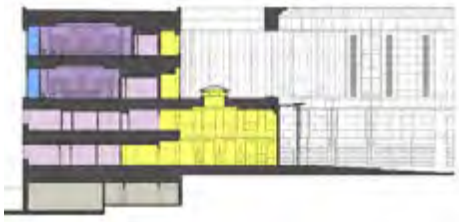
The Project was completed ahead of schedule and under budget.

Appendix L Design Team

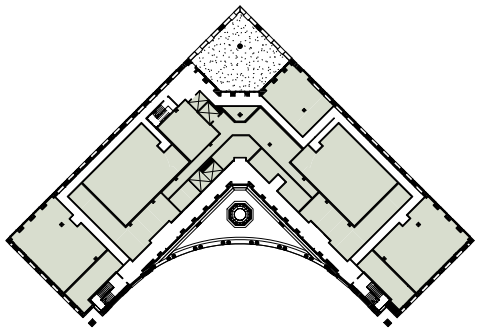
Christopher S. Bond United States Court House | Jefferson City, Missouri







Building Section Though Courtrooms and Lobby



Courtroom Level Plan Layout

Christopher S. Bond United States Court House | Jefferson City, Missouri





Appendix L Design Team



Appendix L Design Team



Appendix L Design Team



KMW Architecture

Edward W. Brooke Courthouse

Boston, Massachusetts

Completion Date	1999
Total Area	425,000 sf
Construction Cost	$81,000,000

Awards

· 2003 DCAM Design Excellence Award for New Construction
· 2002 BSA Honor Award for Architecture
· 2002 Golden Trowel Award for Outstanding use of Masonry
· 2002 BAC Craft Award for the Best Dimensional Stone Project
· 2001 Citation, National Center of State Courts
· 2001 Tucker Award of Excellence in Stone
· 2000 International Illumination Design Award
· 1999 AGC Build Massachusetts Merit Award

"A single building, if it is the right one, can bring order out of chaos and transform an urban mess into a civic symphony. That's the accomplishment of the courthouse on New Chardon Street in downtown Boston."

-Robert Campbell, Boston Globe, November 1998

"Ultimately, its simplicities and quiet dignity do give an appropriate form to our legal system, embodying the enduring qualities we look for in a house of justice."

-David Eisen, Boston Herald, November 1998



As part of a statewide courthouse improvement program, the Edward W. Brooke Courthouse was programmed to serve the expanded needs of the courts of Suffolk County in conjunction with Boston's two historic courthouses. During the final design stages, the project was expanded to incorporate an urban park between the courthouse and its neighbor, the State Services Center, and to refurbish and improve access to its raised plazas overlooking the park.

The Courthouse provides accommodation for four specialized court groups: Land Court; Probate and Family Court; Juvenile Court and Housing Court. The four court groups share eighteen courtrooms and twenty-four judges' lobbies. Each court group has a clerk's office, probation or counseling offices, and public transaction counters. Shared court support functions such as jury assembly, alternative dispute resolution facilities, central detention, court clinic and child care are provided for. The facility also includes the Suffolk County Registry of Deeds, the Administrative Offices of the Trial Courts (AOTC), and a small cafeteria. Three separate circulation systems, public, staff and prisoner are seamlessly incorporated into the design.

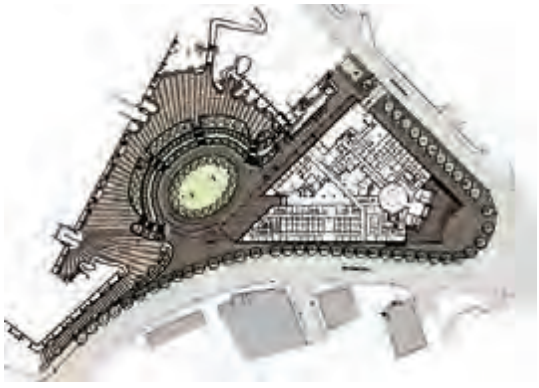
Located on the last parcel to be developed of the Boston's Government Center urban renewal plan of the 1960's, an irregularly shaped, sloping lot that had been used for surface parking, the courthouse renews the urban fabric. A four-story arcade along the west façade reconnects New Chardon and Merrimac Streets at mid-block, terminating in a monumental portico, signaling a second entrance into the building and framing the view into the park from New Chardon Street. The main entrance is located at the corner of Merrimac and New Chardon Streets, a prominent location suitable to the importance of the civic function within. Although the courthouse has its own identity, the sympathetic massing and the selection of compatible materials create a cohesive urban complex in a dialogue
with Paul Rudolph's adjacent State Services Center.

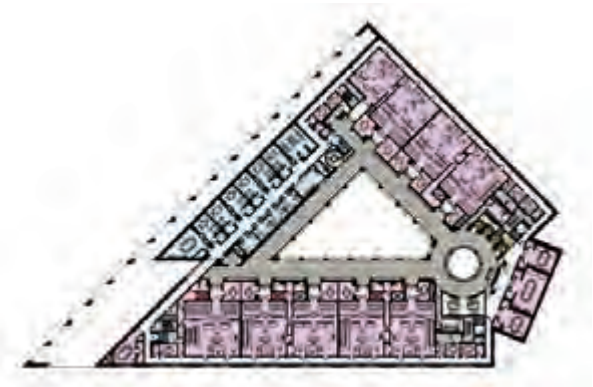
The courthouse is organized around a four-story, skylit atrium. The court transaction areas are located on the lower two floors, with the courtrooms and judges' chambers on the upper two. The top floor of the building houses the AOTC, which was designed to be remodeled into courtrooms for future expansion, and, utilizing the fifteen-foot slope of the site, a lower level of office spaces houses the Registry of Deeds. The central atrium provides generous and easily understood public access to all court functions. Behind the courtrooms, a private corridor connects the courtrooms with jury deliberation rooms, judges' chambers, and staff stairs and elevators. Deep clerestory windows from the courtrooms to the exterior wall bridge over these corridors, filling the courtrooms with natural light and providing court participants with a glimpse of the outside world.

Appendix L Design Team

Edward E. Brook Courthouse | Boston, MA







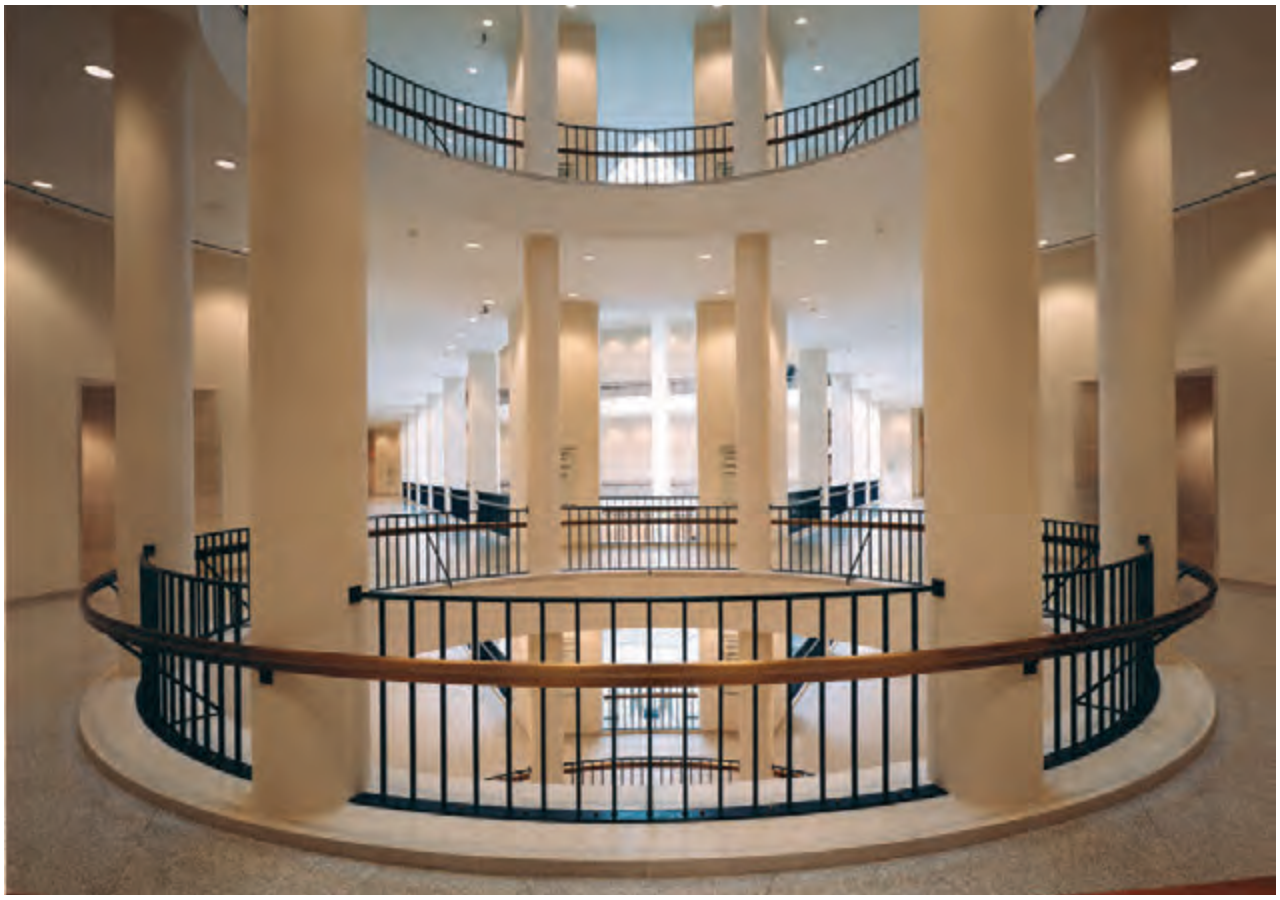




Appendix L Design Team



Edward E. Brook Courthouse | Boston, MA





Appendix L Design Team



Appendix L Design Team

KMW Architecture

Mecklenburg County Courthouse
Charlotte, North Carolina

"Everyone is quite pleased with the building. It lends a sense of dignity to the process."
- Judge Albert Diaz of the North Carolina Business Court

Completion Date	2007
Total Area	569,000 sf
Construction Cost	$115,500,000

Awards:
2009 Community Service Award
2010 National Center for State Courts:
Retrospective of Courthouse Design 2001-2010 Citation for Excellence

Publications:
AIA's Academy of Architecture for Justice Knowledge Community (AAJ), Justice Facility Review 2008
The Charlotte Observer, February 2007
World Architecture News, July 2008
The Contruction Specifier, November 2007
North Carolina Lawyer, September 2007

- *39 criminal, civil and family courtrooms*
- *Collegial judges' office suite*
- *Offices for the Court Clerk, Trial Court Administrator, and civil processing functions of the Sheriff's department*
- *Jury assembly, ADR, Child Care and Cafeteria facilities*



Sited at the eastern end of the Government District, the new Mecklenburg County Courthouse serves as the gatepost to downtown Charlotte from the east. The new courthouse consolidates the court functions previously housed in three separate buildings to provide accommodation for Superior and District Courts, including thirty-nine criminal, civil and family courtrooms, a collegial judges' office floor, the offices of the Court Clerk and Trial Court Administrator, civil processing functions of the Sheriff's department, jury assembly space.

The building has been organized to provide clear, easily understood circulation to all the functions. The perimeter of the triangular plan accommodates courtrooms and office space along the two street frontages, with the public elevators, and a monumental stair on the third side, overlooking the courtyard. At its center, public circulation encircles a day-lit atrium which provides orientation to first time visitors and offers a sense of spaciousness to offset the tensions frequently associated with the court's business. Behind the courtrooms, a private corridor connects them with the jury deliberation rooms, support spaces and staff stairs and elevators. Dedicated elevators connecting central holding with the courtroom holding cells handle detainee circulation.

The unique design of the atrium sets a semicircular form within a triangular space. Round columns define the inner semi-circle, supporting a public landscaped terrace at level four. The triangular space rises an additional two stories around the terrace and is roofed with shallow plantings which can be seen from the windows of the upper floors.

The highest volume functions have been located on the two entry levels, connected by escalators within the atrium to provide easy access between the entry floors. On the upper floors, courts have been organized by their function, with supporting offices and ancillary functions: criminal courts on levels three and four, civil courts on level five and family courts on level seven. The sixth floor is being built as shell space to provide for future expansion. The top floor is devoted to the judges' offices, conference spaces and library. The perimeter wall at this level has been pulled back to provide landscaped terraces at their windows.

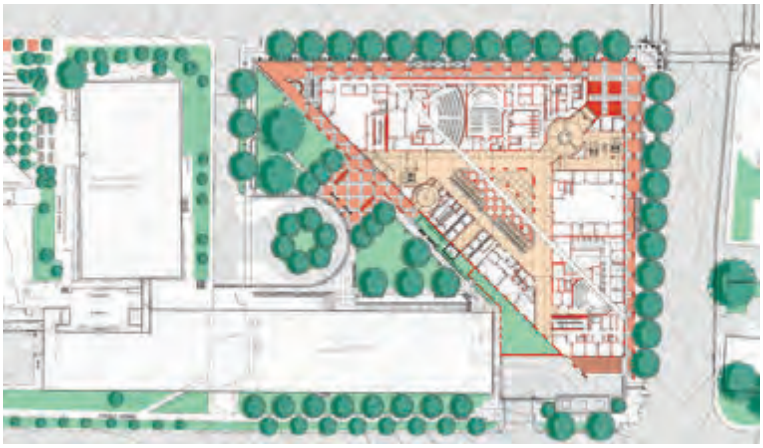
The design for the new courthouse reflects the importance of our justice system and the basic premise of equal access to justice for everyone. It strives to contribute physical as well as symbolic manifestations of its civic purpose both inside and outside of the building.

Appendix L Design Team

Mecklenburg County Courthouse | Charlotte, NC









Appendix L Design Team



Mecklenburg County Courthouse | Charlotte, NC





Appendix L Design Team



KMW Architecture



The Litchfield Judicial District Courthouse / Hartford, CT

COMPLETION DATE	EARLY 2017
CONSTRUCTION COST	$67,500,000
TOTAL AREA	175,000 GSF

OWNER

State of Connecticut, David Wlodkowski
860-593-9597 / 860-713-5934

KMW was selected by the State of Connecticut for the New Litchfield Judicial District Courthouse for its depth of Courthouse experience, and was engaged to assist in program development, RFQ and RFP preparation, qualifications and team review and selection, design development coordination and review, design adherence to the program and technical requirements and ongoing construction review, supported by a full team of consultants.

The new Courthouse will consolidate Courts operations from a number of aging Courts facilities in the County into a new 170,000 square foot building, being constructed in a Design Build format by KBE of Farmington CT. The facility will provide accommodation for Criminal, Civil, Family and Juvenile Courts, with associated transaction and administrative offices, judge's chambers, jury assembly and deliberation, and central and courtroom related detention areas. The project is under construction and will be completed in early 2017.

KMW developed the detailed program organization diagram, which was the basis for design submissions to ensure that functional relationships and adjacencies were maintained.

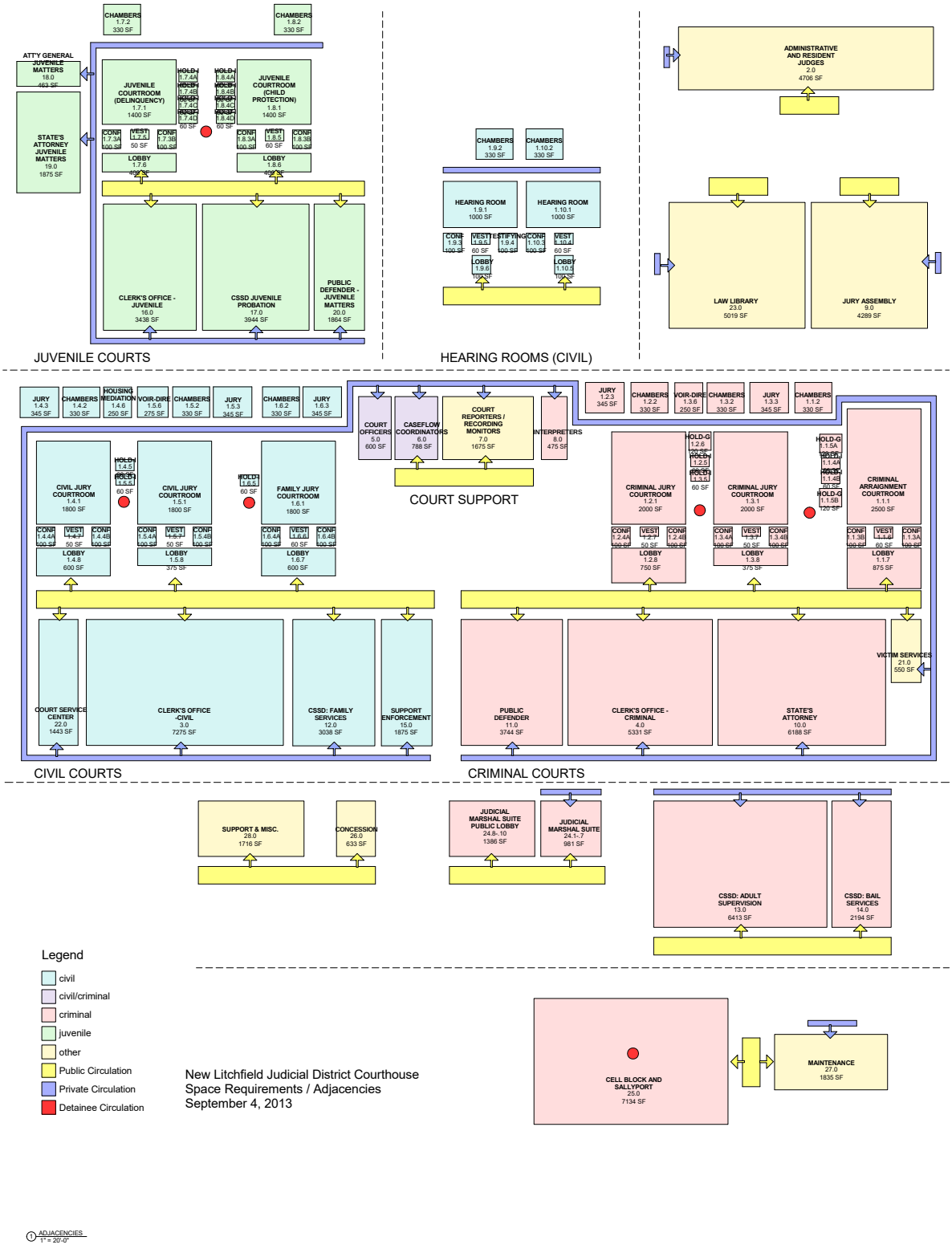
During detailed design and construction, KMW took on the role of designer for the courts, guiding design and material decisions and field resolution.

The State of Connecticut elected to procure the courthouse by a Design-Build process in which a contract would be awarded to a building contractor who would lead a team of architects and engineers and who would submit a comprehensive proposal to provide design and construction on a site provided by the State. This process provided relative security of cost and schedule in exchange for a fluid design process.

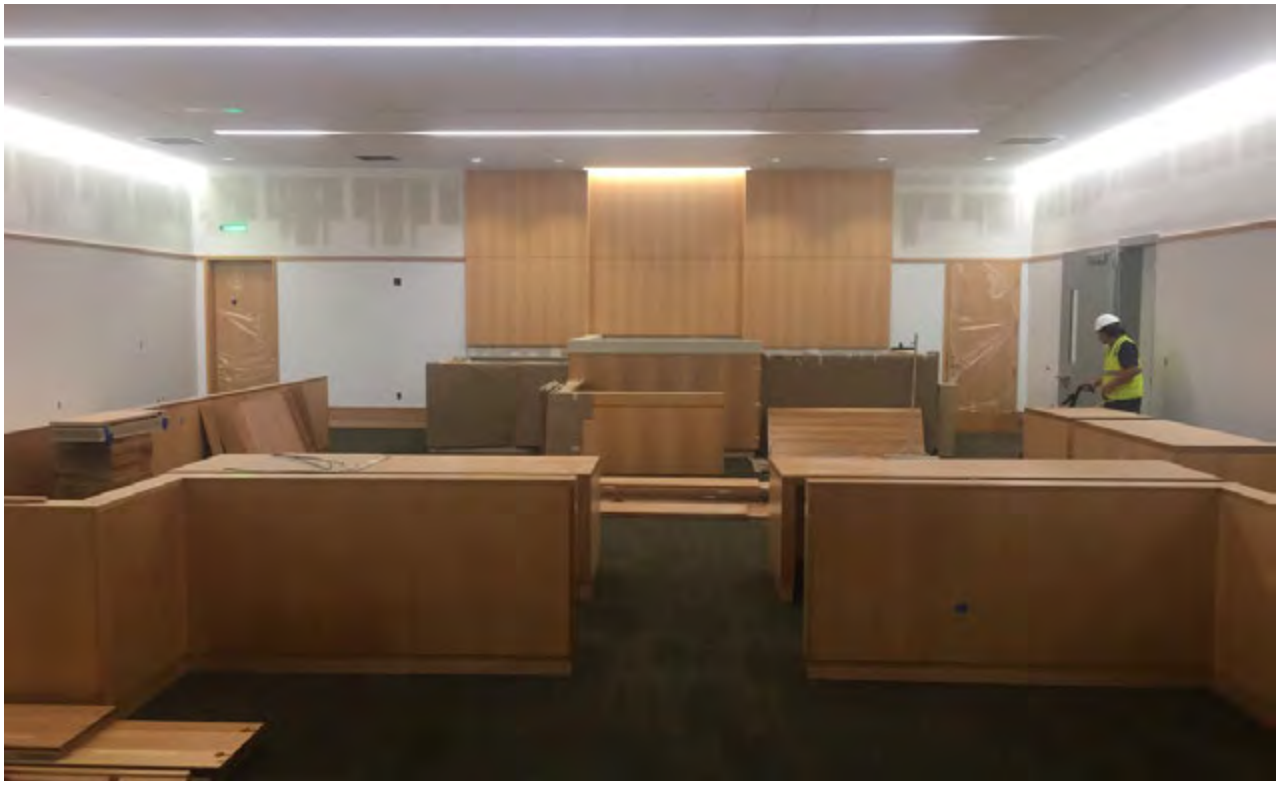
Three pre-qualified teams we invited to submit based on a detailed program, design requirements and the organization diagram prepared by KMW. Each submission included a detailed design, exterior images, and interior images of key spaces, as well as a proposed cost to provide a complete project. Items not illustrated were governed by the specifics of the RFP. KMW was charged with evaluating and recommending selection of a DB team based on the functional organization of the site and building.

Working with the head of Facilities for the State courts and the lead Courts Planner, KMW participated in design review, material selection, code and schedule review and ongoing adjustments of scope within the fixed project cost. At over 90% complete the project is fully meeting the requirements of the Courts who are preparing for a phased move-in during the second quarter of 2017.

Appendix L Design Team



KMW Architecture





E | KMW Business References



KMW Architecture

KMW Architecture

98 Magazine Street Boston, Massachusetts 02119 tel 617.267.0808 fax 617.267.6999

October 5, 2025

Springfield Regional Justice Center
KMW References



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david.barkin@ct.gov
860-713-5631

F | Appendix

- KMW Profile and Resumes
- Consultants Profiles Resumes & References:
  - Dietz & Company
  - Chan Krieger
  - LeMessurier Consultants (& EDG)
  - BER-Building Engineering Resources (& VAV)
  - ART Engineering
  - Brennan Consulting
  - GZA Geoenvironmental
  - Introba
  - Mikyoung Kim Design
  - Hastings Consulting
  - Ellana
  - Kalin Associates
  - The Green Engineer
  - Acentech
- M/WBE Certifications



KMW Architecture

KMW Architecture

www.kmwarch.com

Firm Description

KMW Architecture, Kallmann McKinnell and Wood, has been in practice in Boston for over 50 years and focusses on buildings for Education, Institutions and Government agencies, as well as a limited number of projects for public corporations. In recent years the largest proportion of projects have been for Colleges, Universities and Preparatory Schools, and to date the firm has completed over fifty buildings on 30 campuses across the country and overseas. In scale, these extend from a small Center for Human Values at Princeton, to an entire Teacher's College in Singapore and our completed projects include buildings for Harvard, Princeton, Yale and many leading Universities.

Institutional work is focused primarily on Museums. Government work is focused on United States Courthouses, Embassies and specialized Government research facilities. International work includes Embassies in Dhaka, Bangkok and Athens, the OPCW (Organization for the prohibition of Chemical Weapons) Headquarters in the Haig, a dormitory and multipurpose building at the Catholic University in Lviv, Ukraine and the National Institute of Education in Singapore-a ten building, 1.2m square foot campus.

Recent projects include the Humanities and Social Sciences Building at UC Santa Barbara, the Blanton Museum at UT Austin, the College of Business at UW Laramie, the Visual Arts Center at UC Boulder, the Performing Arts Center at Alfred University, the Performing Arts Center at Stowe VT, the Athens Embassy, the United States Courthouse in Jefferson City MO, and the Lindsay Center for Math and Science at St. Paul's.

Current projects include the Museum of Ceramic Art at Alfred University, the Fine Arts Center at URI, the Dining Hall and Library at St. Paul's, a small library and community center in Fond des Blancs, Haiti and preliminary planning studies for Math and Science at the Boston Latin School. In addition we have, under construction, a School of Nursing at the University of Michigan, a Student Services building at Stony Brook University and a Humanities building at the Hebrew University in Jerusalem with associated architects.

The firm is a private corporation, is design principal oriented and managed, and retains the original studio approach developed in the firm's early years. The firm has two principals, Bruce A Wood FAIA, and Lawrence Chan FAIA, and is led by Bruce Wood. The approach of the firm has been to undertake a limited number of projects and to offset the phases of design, documents, and construction, in order to maintain focus on the design of a several projects at one time. The firm is the recipient of numerous AIA awards, including the AIA firm award, and holds the most number of Harleston Parker awards, which is given annually by the Boston Society or Architects for the most beautiful building in Boston.

Awards

Edward W. Brooke Courthouse
· 2003 DCAM Design Excellence Award for New Construction
· 2002 BSA Honor Award for Architecture
· 2002 Golden Trowel Award for Outstanding Use of Masonry
· 2002 BAC Craft Award for the Best Dimensional Stone Project
· 2001 Tucker Award of Excellence, Building Stone Institute
· 2000 International Illumination Design Award
· 1999 AGC Build Massachusetts Merit Award

GSA National Laboratory Fire Testing Research Center
· 2004 Citation for Architecture / Engineering GSA Design Award

Harvard Business School, Shad Hall Athletic Center
· 1990 Harleston Parker Medal, City of Boston

Harvard Law School, Hauser Hall
· 1997 AIA Brick In Architecture Award
· 1996 Craft Award for Best Brick & Stone Project
· 1995 Illuminating Engineering Society - New England Section
· 1994 Harleston Parker Medal, City of Boston
· 1994 BSA Award for Design Excellence

Harvey W. Wiley Federal Building Center for Food Safety & Nutrition, U.S. Food & Drug Administration
· 2002 GSA Federal Design Award, Citation
· 2002 AGC Building Contractor's Award

Howard University Law Library
· 2003 Gold Citation, American School & University
· 2001 1st Award Design, The Masonry Institute

James H. Quillen United States Courthouse
· 2002 GSA Federal Construction Excellence Award
· 2002 Marvin Black Excellence in Partnering Award
· 2002 AGC Build Alabama Award

John B. Hynes Veterans Memorial Convention Center
· 1993 AIA Honor Award for Architecture
· 1991 BSA Honor Award for Architecture
· 1991 BSA Honor Award for Interiors
· 1989 Harleston Parker Medal, City of Boston
· 1989 Interiors Magazine, Award for Institutional Design
· 1989 Honor Award, American Consulting Engineers Council of New England

Ewing Kauffman Foundation Headquarters
· 2000 International Illumination Design Award

Mecklenburg County Courthouse
· 2009 Community Service Award

Motorgate Parking, Roosevelt Island, NY
· 1977 Bard Award, City Club of New York
· 1974 Award of Merit, Concrete Industry Board

National Institute of Education, Nanyang Technological University
· 2007 BSA Award for Design Excellence
· 2005 Energy Efficient Building Award Presented by the Building and Construction Authority

Newton Free Library, City of Newton
· 1994 AIA New England Honor Award for Architecture

Peabody-Essex Museum, Asian Export Wing
· 1991 BSA Export Award, Highest Honor
· 1991 BSA Interior Architecture Award
· 1990 Preservation Award, Salem Historical Society
· 1989 International Masonry Institute Award
· 1988 Design Award, New England Masonry Association

Princeton University, Louis Marx Jr. '53 Hall Center for Human Values
· 1999 AIA Brick in Architecture Award
· 1996 BSA Honor Award for Architecture
· 1993 Award for Building Additions, NJ Masonry Institute

University of California Riverside, Physical Sciences Building 1
· 2005 AIA Honor Award, AIA Inland CA Chapter

University of Missouri, Kansas City, Health Sciences Building
· 2008 Cornerstone Award, presented by the Economic Development Corp. of Kansas City

University of Texas, Austin , Jack S. Blanton Museum of Art
· 2007 Golden Trowel Award (Texas Masonry Institute)

University of Virginia, Biomedical Science & Medical Research Buildings
· 2002 Masonry Institute Mid-Atlantic Regional Award for Brick Design

Walters Art Museum
· 2003 Craftsmanship Award, Builder's Congress & Exchange
· 2003 Building Congress & Exchange Craftsmanship Award - Suspended Steel Stair

Washington University, Olin Library Expansion & Renovation
· 2004 AIA St. Louis Chapter Design Award

Washington University, George W. Brown School of Social Work
· 1999 Excellence in Masonry Merit Award, Masonry Institute of St. Louis

Washington University, James S. McDonnell Hall, School of Natural Sciences
· 1996 Tucker Award of Excellence, Building Stone Institute
· 1994 International Illumination Design Award - Award of Merit

Wesleyan University, Usdan Center & Fayerweather Renovation
· 2012 Brick in Architecture Silver Medal - Education

World Trade Center West, Office Building
· 2008 Green Roof Award of Excellence
· 2006 BSLA Honor Award for Landscape
· 2004 New England Sectional IESNA, International Illumination Design Award
· 2004 BSA Honor Award for Architecture
· 2003 AGC Honor Award

Yale University, Law School Expansion & Renovation
· 2003 BSA Honor Award for Architecture
· 2001 Tucker Award of Excellence, Building Stone Institute
· 2000 International Illumination Design Award
· 2000 Build Connecticut Award

Yale University, Bass Center for Molecular & Structural Biology
· 1997 AIA Honor Award for Architecture
· 1997 BSA Honor Award for Architecture

BRUCE WOOD, FAIA, ASLA, LEED AP

DESIGN PRINCIPAL

As principal in charge and lead designer, Bruce will directly manage and lead the effort for the design of the Courthouse, working with the team of in house architects and engineers to ensure that the Courthouse program is fully realized and integrated with all related building systems and that all functional, operational and aesthetic goals are met.

education

University of Guelph, Ontario
Bachelor of Landscape Architecture, with Distinction
Harvard University, Graduate School of Design
Master of Architecture

LEED Accredited Professional

organizations

American Institute of Architects
American Society of Landscape Architects
Boston Society of Architects
Construction Specifications Institute

years of experience
39 years

references
Department of Construction Services State of Connecticut
165 Capital Avenue Rm 460
Hartford CT. 06106
Contact: David Wlodkowski
C: 860-539 9597

State of MA -DCAMM
One Ashburton Place,
Boston, MA 02108
Contact: Ann Schiro, Assistant Director, 617 725 3177

Harry Debbes
FDA -Project Executor
6311 Belmont Circle,
Mt. Airy Rd, MD 21771
alpinetiger66@gmail.com





UMass Boston Campus Center, Boston, MA

relevant experience

The Litchfield Judicial District Court House is a 175,000 sf state courthouse in Torrington CT. The facility accommodates criminal, family and juvenile courts and is supported by courts administration, holding cells, a law library and jury assembly. KMW is engaged in this project for the state of Connecticut as the design build criteria architect and has developed the program, participated in the D-B team selection provided decision documents and construction quality review to the division of construction service

Edward W. Brooke Courthouse in Boston MA is a 425,000 sf. Specialized Courtrooms, judges lobbies, registry of deeds, administration offices & transaction centers, The Edward W. Brooke Courthouse accommodats four specialized court groups: Land Court; Probate and Family Court; Juvenile Court and Housing Court. The four court groups share eighteen courtrooms and twenty-four judges' lobbies. Each court group has a clerk's office, probation or counseling offices, and public transaction counters. Shared court support functions such as jury assembly, alternative dispute resolution facilities and central detention.

Campus Center, U Mass Boston is a 331,000 sf building whichProvide a new entrance to the Harbor campus that accommodates a variety of university services: Office and academic support spaces, Student and faculty dining, ballroom, a University Room which acts as an interior public plaza, Bookstore, food court, a game room and a parking for 166 cars.

The Harvey W. Wiley Federal Center **for Food Safety & Nutrition US Food & Drug Administration,** College Park, Maryland is a 410,000 sf building which provides facilities suitable for a first–rate, scientific organization, to inspire research and review work, support recruitment and interaction with international agencies such as the World Health Organization.

Donald Eurich LEED AP CSL

PROJECT MANAGER

As project manager, Donald will be responsible for the coordination of KMW efforts with the entire project team of engineers, consultants and specialists to ensure the integration of design and documents and the accurate translation of the program and design into a completed building project.

education

Master of Architecture
Rice University
Bachelor of Arts (Art History/Architecture)
Wesleyan University

certifications
LEED Accredited Professional

organizations

Boston Society of Architects
National Trust for Historic Preservation
US Green Building Council

years of experience
27 years

references
Stephan Chait
Director of Capital Projects,
UMass Building Authority
t: 774.445.7250

Tim Barker
Founding Principal
Paradigm Architects
135 N Meramec Ave, #400
St. Louis, MO 63105
t: 314.725.8440

Jess Galloway
Principal
Booziotis & Company Architects
2400A Empire Central,
Dallas, TX 75235
t: 214. 350.5051





Edward W. Brookle Courthouse

relevant experience

Edward W. Brooke Courthouse in Boston MA is a 425,000 sf. Specialized Courtrooms, judges lobbies, registry of deeds, administration offices & transaction centers, The Edward W. Brooke Courthouse accommodats four specialized court groups: Land Court; Probate and Family Court; Juvenile Court and Housing Court. The four court groups share eighteen courtrooms and twenty-four judges' lobbies. Each court group has a clerk's office, probation or counseling offices, and public transaction counters. Shared court support functions such as jury assembly, alternative dispute resolution facilities and central detention.

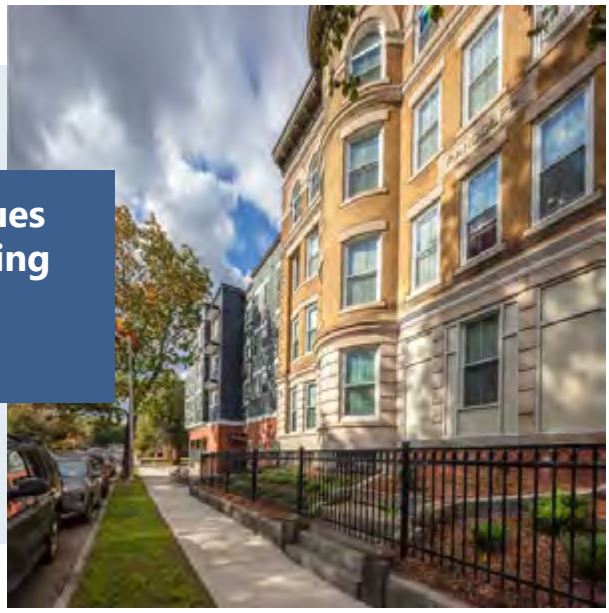
The Jack S. Blanton Museum of Art at the University of Texas, Austin is a 176,000 sf comprised of two buildings devoted to art education connected by tunnel for operational efficiency. Provide a museum and educational complex for the University with gallery, curatorial, educational and public gathering spaces. The new museum site is the center of a cultural precinct and provides a new southern gateway to the campus and a threshold between city and campus.

Campus Center, U Mass Boston is a 331,000 sf building whichProvide a new entrance to the Harbor campus that accommodates a variety of university services: Office and academic support spaces, Student and faculty dining, ballroom, a University Room which acts as an interior public plaza, Bookstore, food court, a game room and a parking for 166 cars.

Harry & Suzane Siegle Hall Social Siences and Law School Building is a 141,000 sf. in St Louis, MO. The building is a new multi-disciplinary academic classroom and office facility located at Hilltop Campus. which is within sight of a major urban intersection in St. Louis. The building accommodates programs for the School of Law and the Departments of Economics, Political Sciences, and Education within the School of Arts & Sciences.

D&Co. | DIETZ & COMPANY ARCHITECTS
EMPLOYEE-OWNED COMPANY

"Serving community values and client needs by shaping responsive architectural solutions."



Library Commons – Holyoke, MA

FIRM OVERVIEW

Established in 1985 and located in Springfield, MA, Dietz & Company Architects, Inc. has a regional practice throughout New England. With roots in Springfield Massachusetts and now a second office in Cambridge, MA, Dietz & Company has grown and is a well-recognized firm throughout the state. From project feasibility and site analysis, to construction documents and contract administration, each phase represents an opportunity to serve our clients. Honesty, quality, and design integrity are values we bring to every project.

Areas of practice include large-scale multi-family and elderly housing, educational institutions, historic renovations, hospitality, and commercial projects.

Communication is a focal point in all we do. We are experienced at working with committees, institutional organizations, and large populations with diverse needs. Our ability to facilitate discussion among varying interest groups and to communicate openly and effectively with our clients is critical to our projects. We know how to listen to and facilitate group discussions, collate information, create feasible and pleasing design solutions, and present a coherent and coordinated final program and layout.

We are dedicated to developing healthy and sustainable communities and have been since the early 1990s. Dietz & Company Architects has several architects on staff, two of which are LEED accredited, who are well versed in green building systems and techniques. Several of our design projects have received recognition and awards for their energy efficiency and "smart growth" examples.

Our focus on project management ensures that projects are well-staffed and completed on schedule and on or under budget. Our project architects meet weekly to review staffing and deadlines and prioritize existing and future tasks. If a project requires additional staffing to meet a deadline, we have the capacity and structure to make it happen

Our Staff

Our thirty-one person staff includes ten registered architects, fifteen architectural staff, and three administrative staff members, all of whom are highly skilled. Their expertise is augmented by regular in-house and external seminars. Our staff has extensive experience in all phases of design and construction. They hold a thorough knowledge of building codes, regulations, bidding laws, construction techniques, methods and materials, and building science. Dietz & Company Architects has designed a wide range of project types and scales from multifamily housing, public schools, and

mixed-use community centers to large scale, neighborhood re-design and master planning

Our staff has extensive experience in all phases of the design and construction of a variety of building types and uses and a thorough knowledge of building codes (including extensive knowledge of the MA State Building and Stretch Codes), regulations, bidding laws, construction techniques, methods and materials, and new building systems. All of our architects are well-versed on the MA State Building Code and regularly update their knowledge on the matter.



Walkling Court – Medford, MA

Housing Experience

Dietz & Company Architects has been serving the needs of the for-profit and not-for-profit housing market for over thirty years. Our client base has included local housing authorities, non-profit community development organizations and tenant organizations, as well as various private and for profit entities. We have an extensive background in housing renovation and new construction having completed numerous family, senior, and special needs housing projects. A sample of recently completed and in progress projects include:

- Roosevelt Towers - Cambridge, MA
- Millers River Apartments - Cambridge, MA
- Bentley Apartments - Great Barrington, MA
- 330 Cole Avenue - Williamstown, MA
- Plaza Apartments - South Hadley, MA
- Campello Apartments - Brockton, MA
- Walkling Court - Medford, MA
- Parsons Village - Easthampton, MA
- Sergeant House - Northampton, MA
- Shirley Meadows -Devens, MA
- Library Commons - Holyoke, MA
- Rosewood Way - Agawam, MA

Green Design

From the very beginning, Dietz & Company Architects has been dedicated to interpreting our clients' ideas while building healthy, sustainable communities. We were ahead of the curve in advocating for energy-efficient building techniques and practicing green design. Dietz & Company Architects routinely designs high performance buildings and implements a "best practice" approach for energy conservation and sustainable materials whenever it can be determined to be cost-effective for our clients. Our portfolio includes a number of projects that have surpassed EnergyStar® certification requirements and have been designed using highly durable, low-maintenance materials. Our firm has five LEED (Leadership in Energy and Environmental Design) Accredited Professionals on staff who can champion your quest for an energy and cost-efficient building.



Millers River – Cambridge, MA



330 Cole Avenue – Williamstown, MA

D&Co. DIETZ & COMPANY ARCHITECTS



Courthouse & Secure Facility Experience

Over the years, Dietz & Company Architects has worked on a number of projects across Massachusetts for the Massachusetts Trial Court System, and the Hampshire and Hampden County Sheriff's Departments. We have also completed projects for Massachusetts State Office Buildings in Springfield and Pittsfield. Projects that we have worked on include:

- **Clinton District Courthouse** – Roof replacement and accessibility upgrades
- **Chicopee Courthouse** - Chicopee, MA - Renovated courthouse cell area to upgrade safety processes and security system, Included cell redesign and enlargement, a new sally port and holding doors and a new security camera system throughout.
- **Holyoke District Courthouse -** prepared designs for the replacement of the courthouse roof and its central mechanical systems and ductwork. Accessibility improvements at the entrances and within the courtroom and common areas completed the project.
- **Springfield State Office Building**
  - Comprehensive planning study
  - Roof Replacement
  - Workplace optimization and occupancy study
  - Office relocations
- **Hampshire Sheriff's Department** - New wastewater grinding station, emergency generator and HVAC replacement, and Modular buildings study and renovations
- **Hampshire County Hall of Records** - Northampton, MA - Abbreviated Certified Study for HVAC improvements, building envelope repairs, and accessibility compliance upgrades.
- **Middlesex Jail & House of Corrections** Work Release Building Improvements - Billerica, MA - Provided study services for removal of decommissioned underground ol tank and building egress improvements.
- **Pittsfield State Office Building** - Design and construction administration services for Building Envelope masonry repairs, window replacements, and Maintenance Upgrades to toilet rooms and common areas, as well as a new elevator and MAAB/ADA accessibility improvements.
- **Hampden County Sheriff's Department**
  - Medium Security Facility Investigation/recommendations for Code Compliance and HVAC Corrections
  - Western MA Women's Correctional Center New Waste Water Treatment Building (through construction docs)
  - Western MA Women's Correction Center Pre-Trial Housing Unit Pod Office Modifications (through construction docs)
  - Medium Security Facility HVAC Rooftop Unit Replacement Study
  - Correctional Facility Lift Station Upgrades



LEE H. MORRISSETTE AIA, LEED AP

Principal
Dietz & Company Architects, Inc.

EDUCATION

Syracuse University, School of Architecture
Bachelor of Architecture, 2002

REGISTRATION

Massachusetts, No. 20720, acquired 2009

Connecticut, No. 15094, acquired 2021

Massachusetts Certified Public Purchasing Official, 2020 (recertified 2023)

PROFESSIONAL ACTIVITIES

American Institute of Architects

NCARB

PROFESSIONAL EXPERIENCE

Lee Morrissette joined Dietz & Company Architects in 2019. He brings 20 years of experience to Dietz & Company, having worked for firms in and around Boston, MA, Boulder, CO and Syracuse, NY. Mr. Morrissette has worked on a variety of projects in the educational, commercial, and residential sectors and brings his commitment to lasting, sustainable, high-quality design to the company.

PROJECT EXPERIENCE

Senior Housing

WALKLING COURT - MEDFORD, MA
Principal-in-Charge/Senior Project Architect

Redevelopment of the Walkling Court elderly housing development to include 198 units of senior and disable housing and the addition of 40 units of affordable multi-family housing. Project completed through Construction Documents and currently on-hold pending funding.

MILLERS RIVER APARTMENTS - CAMBRIDGE, MA
Senior Project Architect

Comprehensive interior and exterior renovations and community building addition to 300 unit affordable senior housing high rise. Scope of work included all existing residential units, interior public spaces, MEP systems, exterior envelope and site work. Pursuing Enterprise Green Communities Certification.

Senior Centers

WILMINGTON ELDERLY SERVICES FACILITY - WILMINGTON, MA
Principal-in-Charge/Senior Project Architect

Feasibility study and design for a new construction 18,000sf senior center. Project currently in design development phase.

Multi-Family Housing

GREENSTEAD GROVE - LUDLOW, MA
Principal-in-Charge

New construction of 43 affordable residential townhouse and apartment units and a community building. Designed to DHCD standards and projected to be Energy Star certified. Project currently in Construction Administration.

DIETZ & COMPANY ARCHITECTS

- Workplace optimization and occupancy study
- Office relocations

CHICOPEE CITY HALL – CHICOPEE, MA
Principal-in-Charge/Project Architect

Reprogramming and modernization of the interior departmental office spaces of historic Chicopee City Hall to improve services to the public. Scope includes full upgrades to MEP/FP systems, complete finish upgrades and restoration of historic finishes, accessibility improvements including a wheelchair lift to access a bridge connecting the Main Building to the Annex building, new doors, electronic security system and new furniture systems.

FORMER CHICOPEE LIBRARY – CHICOPEE, MA
Principal-in-Charge / Project Architect

Repurpose and renovate this historic building as a civic center for a variety of functions including trade shows, farmers markets, business incubator spaces, and rental space for private events. The design was prepared to preserve historic features of the building while also creating open spaces to accommodate new proposed functions. Historic elements are being preserved and refinished and complimented by modern design elements. This design included almost full replacement of the building's MEP/FP systems and the site utility lines. Exterior improvements include major reconstruction of the exterior limestone and brick masonry walls window replacements, slate tile replacment, and improvements to the roof structure support.

NORTHAMPTON CITY HALL EXTERIOR RESTORATION – NORTHAMPTON, MA
Principal-in-Charge / Project Architect

Significant deterioration at the wood building trim and portions of the stucco require restoration work. Funding limitations required a phased approach to addressing the various building issues. Phase 1, currently in bidding phase included research to determine preservation practices as defined by the Secretary of the Interior's Standards for the Treatment of Historic Properties. These practices determined the approaches for repairs to cracking of the stucco, repairs to bulging stucco areas, repairs to historic wood trim at the roof eaves, entrance porch and balcony columns / railings and crenelated turrets flanking the main entrance stair. Future phases also designed include repairs to the stone masonry base, replacement of the crenelated turrets, replacement of the standing seam metal roofing, replacement and repairs at doors and windows.

Housing

47 STATE STREET APARTMENT BUILDING - NORTHAMPTON, MA
Project Architect

Provided services ranging from site analysis through design, bidding and construction administration services for a new six-unit apartment building. This Energy Star compliant building was designed to fit within and compliment the context of historic buildings and town houses on State Street. This was part of the 36 Bedford Terrace project.



DANI GARBER-LETITIA AIA, CPHC®

Senior Architect
Dietz & Company Architects, Inc.

EDUCATION

Wentworth Institute of Technology
Boston, MA
Master of Architecture, 2010

Wentworth Institute of Technology
Boston, MA
Bachelor of Science in Architecture, 2009

REGISTRATION

Massachusetts, No. 952454, acquired 2019

Certified Passive House Consultant, Phius, acquired 2025

Massachusetts Certified Public Purchasing Official, 2018 (Re-certified 2024)

PROFESSIONAL ACTIVITIES

American Institute of Architects

Boston Society of Architects

PROFESSIONAL EXPERIENCE

Dani Garber-Letitia joined Dietz & Company Architects in 2021. She is incredibly detail-oriented and brings her diligent work ethic and investigative approach to problem solving to the firm. She specializes in the areas of project management, communications, organization, and oversight. Prior to her work at Dietz & Company Architects, Dani worked for 7 years as an Owner's Project Manger representing public and private based clients on their K-12 and affordable housing projects in Massachusetts. Prior to that, Dani worked for 4 years at various architecture firms in Boston, MA on residential and institutional design projects.

Dani is part of the team at our Cambridge, MA location.

PROJECT EXPERIENCE

Housing

MECHANICAL & ENVELOPE UPGRADES AT FRANKLIN FIELD, BUILDINGS #7 - #13 - BOSTON, MA
Senior Architect

A $40M deep energy retrofit for Boston Housing Authority to seven of the nineteen buildings within their Franklin Field development. The project includes upgrading 126 units of affordable family housing with complete envelope renovations and the addition of ducted heating, cooling and ventilation systems in response to requirements from the new on site geothermal energy system conversion. The three-story, concrete frame, masonry brick and CMU block infill buildings were originally built in 1956 and last received a comprehensive upgrade in 1983. To date, Dani has been the direct contact of the owner and has lead the design team from concept through Construction Documents phase.

WORCESTER HOUSING AUTHORITY INDEFINITE QUANTITY CONTRACT - WORCESTER, MA
Senior Architect

Various House Doctor projects at Worcester Housing Authority's 19-story, 166 unit Belmont Apartment complex. Dani lead the design team through a $300k lower roof replacement from EPDM to PVC due to expansion joint deterioration, a concept report for a complete envelope upgrade, and a HVAC unit replacement effort.

REDEVELOPMENT OF WALKING COURT, PHASE 1 - MEDFORD, MA
Project Architect

DIETZ & COMPANY ARCHITECTS

A $115M affordable housing redevelopment for the Medford Housing Authority. The project includes replacing the existing 144 units of affordable senior and disabled housing from the 1960's with 198 units in an 185,000 SF six story podium construction (five stories of wood frame over one story of concrete and steel frame podium parking) building on the existing 4.7-acre Walkling Court Elderly Development site. The redevelopment includes rezoning the property for this Phase 1 as well as Phase 2, the addition of 40 units of affordable family housing within one four-story apartment building and three two-story townhouse buildings.

NEEDHAM HOUSING AUTHORITY PROPERTY CONDITION REPORTS - NEEDHAM, MA
Project Architect

Property Conditions Reports for three of the six Needham Housing Authority properties; Seabeds Way, Captain Cook, and High Rock Estates, in order to determine whether the properties qualify for the RAD/ Section 18 Blended repositioning program by the Department of Housing and Urban Development (HUD) for comprehensive renovations. Dani lead the coordination process with all consultants to thoroughly document the site, report on all recommended upgrades, and estimate and prioritize said upgrades.

Housing Experience with Prior Firm

UNDISCLOSED PROJECT & LOCATION
Project Manager (OPM)

A $1.3M new construction project which created 15 beds and varied interior and exterior common spaces for a local group home. Dani was the project lead from the Schematic Design phase through the Closeout Phase. She assisted ensuring the project adhered to the requirements of DHCD and CEDAC awarded funding, procuring the Construction Manager and other owner consultants, and keeping the project on budget and within schedule through the COVID-19 pandemic.

MYSTIC WATER WORKS APARTMENTS - SOMERVILLE, MA
Assistant Project Manager (OPM)

Somerville Housing Authority's $9.3M rehabilitation of the historic 19th Century, long-vacant former Water Works building. The project created 25 one-bedroom units for seniors and persons with disabilities, including five low-income units. Dani was on the project from the Design Development phase through project closeout. Specifically, she assisted in securing Federal and State Historic Tax Credits, reducing project costs, procuring the Construction Manager and other required consultants, and keeping the project on schedule through construction for critical tax credit deadlines.

GOLDA MEIR HOUSE - NEWTON, MA
Assistant Project Manager (OPM)

A $20M renovation and upgrade to Golda Meir House, a 200-unit senior affordable housing development owned and operated by 2Life Communities (formerly Jewish Community Housing for the Elderly). The renovation included improving accessibility to units, renovations of common areas, and envelope improvements. The work was undertaken while the building was occupied, requiring extremely close daily, and sometimes hourly, coordination with the residents and the building management.

D&Co. | DIETZ & COMPANY ARCHITECTS

REFERENCES

Hearthway Inc. - 330 Cole Avenue; Highland Woods; Bentley Apartments
Matt Kropke - Real Estate Development Project Manager
413- 344-4824

Worcester Housing Authority – Belmont Apartment Complex; Various House Doctor Projects
Brandon Franks – Architect, Modernization Dept.
508-614-5827

Boston Housing Authority – Franklin Field
Sarah Morkos – Senior Project Manager
978-635-6638

DCAMM – Springfield State Office Building
Tiffany Yu – Senior Project Manager, Office of Planning
857-310-6327

Cambridge Housing Authority - Millers River Apartments
Bryan Mah – Deputy Director of Planning and Development
631-327-1012

LAWRENCE A. CHAN FAIA
Principal, Chan Urban Design
116 Lincoln St, Unit 2B, Boston MA 02111, LarryChanFAIA@gmail.com, (617) 733-8246

Larry Chan integrates architecture and urban design to create projects that complement their context, promote urbanity, and offer delight to those who use and interact with the places he helps create. His vision is for architecture to be innovative and integral to its surroundings, and urban design to inspire the architecture. Larry has over 45 years of professional experience designing and planning institutional and public projects across North America and overseas, particularly initiatives that engage complex urban settings. As an architect, urban designer, master planner, and teacher, Larry brings a unique perspective and creativity to understanding and implementing design and planning endeavors.

Professional Practice
- *Founder & Principal,* **Chan Urban Design,** Boston MA, 2013-present
- *Principal,* **Chan Krieger NBBJ,** Cambridge MA, 2010-2013
- *Co-Founder & President,* **Chan Krieger & Associates,** Cambridge MA, 1984-2010

Public Service
- *Member,* **MEPA Citizen Advisory Committee,** Reserved Channel 20-Year Development Review, South Boston MA, 2024-present
- *Member,* Board of Directors, **Boston Society of Architects,** 2006-2011, 2018-2020
- *President,* **Boston Society of Architects**, 2010
- *Member,* **Brookline Comprehensive Plan Committee**, Town of Brookline MA, 2000-2004
- *Member,* **Growth Management Advisory Board,** Maryland-National Capital Park & Planning Commission, Silver Spring MD, 1990-1992

Education
- *Master of Architecture in Urban Design*, **Harvard University,** Cambridge MA, 1977
- *Master of Architecture,* **University of California**, Berkeley CA, 1975
- *Bachelor of Arts (Fine Arts),* **City College of New York**, New York NY, 1972

Examples of Relevant Projects & References
***Mass Turnpike Air Rights Development Plan, Boston MA**, 2024-present*— Urban design consultant for public engagement, planning, development and engineering feasibility assessment, and design and engineering for the Reconnecting Chinatown project for Parcels 19, 20, 21, and 22 as a priority area to further the improvement of the public realm and other beneficial uses over the Massachusetts Turnpike as well as re-establish connections between Boston's Chinatown and South End Districts that have been disjointed by the highway since the 1950s.
Client: **STOSS Landscape Urbanism**, Boston MA, Chris Stoss, Principal, cr@stoss.net, (617) 899-8190

***Malaysia Vision Valley New City Master Plan, Negeri Sembilan, Malaysia**, 2015-2017* — Master planner and lead consultant for a 25-year master plan of a new city sited on 27,500 acres of palm plantation land earmarked for two million people and 1.5 billion square feet of development. The master plan establishes six design principals that emphasize: • Integrate new development with existing natural surroundings and communities, • establish a comprehensive network of mixed-use, transit-oriented development, • preserve 50% of the land for open space, renewed forests, and agriculture, • implement sustainable development strategies against climate change, • balance development with landscape, and • establish a dynamic downtown integrated with a multi-modal transit system and an iconic terminal for the planned high-speed rail corridor connecting Kuala Lumpur and Singapore.
Client: **Brunsfield International Ltd**, Kuala Lumpur, Malaysia, Gan Thian Leong, Managing Director, gtl@brunsfield.com, +60-3-7966-9188

UMass Boston Campus Master Plan, Boston MA*, 2007-2013* — Campus master planner and lead consultant for a 25-year campus master plan to provide student enrollment growth, new construction, and facility improvements. Ongoing construction since 2014 to present day have implemented most of the master plan goals including: • demolition of the deteriorated two-level 2,000-car garage structure upon which campus buildings and campus quad sat, • relocate the central quad to terra firma to help unify the campus, create a sense of place and community, connect to the natural resources of the Columbia Point Peninsula, and improve connections to and through the campus, • Introduce new landscape, quadrangles, courtyards, and promenades to enhance and improve pedestrian circulation and wayfinding between campus buildings, the natural surroundings, and adjacent neighborhoods, • replace the original star communication and infrastructure network with, and integrated into, a new campus ring road, and • identify sites for new campus facilities, including those that have been completed to-date: Science Center, Academic Classroom Building, Residence Halls, Garage, Baseball Field, and Riverfront Park integrated with Boston's Harborwalk.
Client: **Division of Capital Asset Management and Maintenance**, Ellen O'Connor, Vice Chancellor for Administration and Finance (retired), eoconnor01@aol.com, (617) 710-2095

Examples of Relevant Awards
Shanghai Bund Waterfront Master Plan & Design, Shanghai, China, completed 2010
- *2012 Gold Award for Best Urban Regeneration Project,* MIPIM (Le marché international des professionnels de l'immobilier), Cannes, France
- *2009 Award for Architecture,* Cityscape Global Awards, Dubai, UAE
- *2009 Special Award in Urban Planning,* Cityscape Global Awards, Dubai, UAE
- *2007 Winner,* Two-Stage International Design Competition, Municipal Urban Planning Administration Bureau, Shanghai, China

City Hall Plaza Community Arcade, Boston MA, completed 2001
- *2001 Design Award,* AGC of Massachusetts

City Hall Plaza/Government Center Master Plan*,* Boston MA, completed 1998
- *1998 Merit Award,* American Society of Landscape Architects

Urban Design Guidelines for the Central Artery Air Rights*,* Boston MA, completed 1990
- *1992 Citation,* Progressive Architecture



FIRM INTRODUCTION

LeMessurier, with offices in Boston, Philadelphia, and Portland, is a structural engineering and enclosure consulting firm that has partnered with architects, owners, and construction teams for more than sixty years to push the limit of what is expected of design teams. Our sixty-five-person community of engineers, enclosure consultants, modelers, and support staff tackles projects ranging from the largest and most complex to the smallest and simplest with equal vigor. We bring a legacy of innovation and scientific inquiry to every opportunity. With our endless curiosity and iterative process, we develop streamlined solutions to meet or exceed the needs of every project. We derive satisfaction from the trusted relationships we develop with our clients.

A LeMessurier goal is to lead embodied carbon reductions in structural and enclosure systems consistent with sustainable best practices. Our priority is to look toward material quantity optimization through unique and project-specific solutions. We continuously provide our clients with strategies to improve their buildings' carbon footprint by using, where appropriate, conventional wood and mass timber, hybrid steel and timber systems, or carbon-sequestering and reduced portland cement concrete mixes.

Our workplace encourages collaboration, learning, and growth. We provide a stimulating environment that welcomes teamwork, promotes mentorship, and actively removes barriers to employee growth. A genuine open-door policy, regular team meetings, and employee-driven learning sessions help shape the future of LeMessurier.

LeMessurier.

COURTHOUSE



Ashley U.S. Courthouse

ASHLEY U.S. COURTHOUSE TOLEDO, OH

92,000 SF ADDITION

Renovation of the historic courthouse and the addition of a 92,000 sf annex located east of the courthouse with a "Glass Porch", a double-height public circulation atrium leading to the four district courts. The design includes solar array panels that meet GSA's energy and greenhouse gas reduction goals.



John Joseph Moakley United States Courthouse

JOHN JOSEPH MOAKLEY UNITED STATES COURTHOUSE BOSTON, MA

769,000 SF

The main entrance is flanked by repeating arches along each sidewalk, grounding this courthouse in history, tradition and fundamentals. Facing Boston Harbor is a 350-foot wide, 90-foot high conoid glass wall, recalling the classical arch shape with a sweeping panorama of modernity. Achieving the goal of the transparency of the justice system was paramount for the project, and realized only through innovative design and construction detailing provided by LeMessurier.



United States Courthouse

UNITED STATES COURTHOUSE CEDAR RAPIDS, IA

287,600 SF

An innovative structural design creates an openness and transparency critical for this justice system building while maintaining security features. Long slender columns stand outside the opulent glass wall creating continuous suspended corridors linking the offices with the courts. Employing a state-of-the-art progressive collapse method, the steel framing and concrete slabs are designed to withstand the damage of columns, preventing building collapse.

LeMessurier.



George N. Covett Courthouse



Harold D. Donohue Federal Building and United States Courthouse



Edward T. Gignoux United States Courthouse

COURTHOUSE

GEORGE N. COVETT COURTHOUSE BROCKTON, MA

145,000 SF

This four-story trial court building houses facilities for district, probate, family, juvenile, and housing courts. Included in the structure are 13 courtrooms, jury facilities, child care center, and detention cells in the basement level. The main entry area is a circular tower with an interior open two-story space and a cable supported canopy on the outside of the tower. Due to the high water table the basement slab is 3'-0" thick concrete to be able to resist hydrostatic uplift pressure.

HAROLD D. DONOHUE FEDERAL BUILDING AND UNITED STATES COURTHOUSE, EXPANSION AND RENOVATION WORCESTER, MA

89,300 RENOVATION | 9,370 EXPANSION

The expansion consisted of three new courtrooms and ancillary facilities located in the existing light well. A study of the building's mass distribution was made and an estimate of the lateral resistance change under seismic loads due to the new infill areas was made in order to decide to seismically upgrade the building. An innovative framing scheme and removal of heavy masonry interior walls minimized the net effect of the infill areas so that a seismic upgrade was feasible with additional bracings to supplement the existing lateral load system.

EDWARD T. GIGNOUX UNITED STATES COURTHOUSE RESTORATION PORTLAND, ME

94,000 SF

Extensive modernization included restructuring the existing roof to accommodate two new courtrooms in the 1931-32 addition. The principal features and details of the first and second floors of the 1911 building were rehabilitated and restored. GSA

LeMessurier.



Jose V. Toledo United States Post Office and Courthouse



Newbury District Court



Edward J. Sullivan Courthouse

COURTHOUSE

JOSE V. TOLEDO UNITED STATES POST OFFICE AND COURTHOUSE RENOVATION SAN JUAN, PR

113,000 SF

The 1914 original four-story building was seismically upgraded with reinforced concrete shear walls on mini-pile foundations and designed to resist 100% of the lateral earthquake load. The 1940 seven-story addition was seismically upgraded locally with reinforced concrete wall thickening and infilling. A reinforced concrete framed slab at grade, designed to tie the two structures together, was constructed to prevent local pile failure due to the poor liquefiable soils below.

NEWBURY DISTRICT COURT NEWBURYPORT, MA

60,000 SF

This courthouse, located in Essex County, is a three-story diagonally braced steel building. It houses four courtrooms, a law library and judicial offices and serves the citizens of Amesbury and Newburyport. This project was completed in 18 months, ten percent under budget.

EDWARD J. SULLIVAN COURTHOUSE CAMBRIDGE, MA

641,000 SF

This 22-story (with three basement levels) building is the largest court facility in the state and houses many court functions. The majority of the courthouse provides space for the Superior Court, which is centrally located on the middle floor, and District Courts (located above). A central core on each level contains elevators, stairs and restrooms. Secured elevators closer to the ends of the building provide access to other court support spaces. The jail occupies the upper levels and functions as a related but separate entity.

LeMessurier.



Cumberland County Courthouse



Hampden County Courthouse



Waltham District Court

COURTHOUSE

Ashley U.S. Courthouse | Toledo, OH

Cumberland County Courthouse | Addition and Renovation | Portland, ME

Edward J. Sullivan Courthouse | Cambridge, MA

Edward T. Gignoux United States Courthouse | Restoration | Portland, ME

George N. Covett Courthouse | Brockton, MA

Hampden County Courthouse | Springfield, MA

Harold D. Donohue Federal Building and United States Courthouse | Expansion and Renovation | Worcester, MA

John Joseph Moakley United States Courthouse | Boston, MA

Jose V. Toledo United States Post Office and Courthouse Renovation | San Juan, PR

Newbury District Court | Newburyport, MA

Strafford County Courthouse | Durham, NH

United States Courthouse | Cedar Rapids, IA

Waltham District Court Renovation | Waltham, MA

Warren B. Rudman United States Courthouse | Concord, NH

LeMessurier.



Education | Master of Science, Civil Engineering, Northeastern University | Bachelor of Architectural Engineering, The Pennsylvania State University

Registrations | Professional Engineer, Structural, Massachusetts

Professional Affiliations | American Society of Civil Engineers | Structural Engineering Institute | Structural Engineers Association of Massachusetts | American Institute of Steel Construction | Boston Society for Architecture

Certifications | MCPPO - Massachusetts Certified Public Purchasing Official | OSHA-10 Hour

WILLIAM D. LOVALLO, PE

MANAGING PRINCIPAL | PRINCIPAL-IN-CHARGE

In more than 35 years at LeMessurier, Bill has cultivated new and lasting relationships with our clients. Working closely with designers, developers, builders, and institutional stakeholders, he has perfected the craft of elegant problem solving.

Medford Fire Headquarters | Medford, MA | Structural engineering services for a new Fire Department Headquarters building, following a feasibility study phase on strategies for renovation, renovation and expansion, and replacement of existing facilities.

Ipswich Public Safety Facility | Ipswich, MA | A new, flexible facility that includes Police, Fire, Emergency Communications, the Harbormaster, Emergency Management, and Animal Control.

Dedham Public Safety Building | Dedham, MA | 49,000 sf building that will combine police, fire, town hall and senior center with 32,000 sf of covered parking partially beneath the building.

Crocker Elementary School | Fitchburg, MA | A two-story, 116,000 sf elementary school for 845 students and includes a gymnasium, cafeteria, and media and art center.

Suffolk County House of Corrections | Boston, MA | 400,000 sf complex composed of six buildings for maximum, medium and minimum-security populations with administrative and athletic services.

Berlin Federal Correctional Institution | Berlin, NH | 484,000 sf medium security federal correction institution that houses approximately 1,200 inmates in six housing units and includes educational, vocational and prison industry spaces, along with healthcare, administrative and food services areas.

Dearborn STEM Academy | Boston, MA | A public school for Boston totaling 128,000 sf over four levels, designed for the STEM educational program and offers shared open teaching, flexible classrooms, and a large, open atrium connecting common educational areas and exploratory spaces for grades 6-12.

Josiah Quincy Upper School | Boston, MA | 178,000 sf, six-story school for grades 6-12 serving 650 students, including community-oriented public spaces such as a cafeteria, media center, gymnasium and auditorium on the first and second floors, allowing public access and establishing a division between shared spaces and academic spaces. This zero-carbon building is fueled entirely with electricity, including the school's full-service kitchen. Rooftop photovoltaic arrays provide 14% of the power to operate the building.

Milton Hershey School | Hershey, PA | 465,000 sf of construction including a high school, middle school, an expansion to the existing power plant, a gymnasium and activity rooms and 220,000 sf of renovations including the adaptive reuse of the existing middle school into a student center.

Montrose School | Arts & Athletics Center | Medfield, MA | 15,000 sf facility including a basketball court, performance stage and a balcony.

Boston Fire Department | Engine 3 Fire House | Boston, MA

Salem Police Station | Salem, NH

Boston College | Campus Police Station | Chestnut Hill, MA

LeMessurier.



NATHAN C. ROY, PE

PRINCIPAL | PROJECT MANAGER

Education | Master of Science, Civil Engineering, University of Massachusetts, Amherst | Bachelor of Science, Civil Engineering, University of Massachusetts, Amherst

Registrations | Professional Engineer, Structural, Massachusetts, Maine, New York, Tennessee

Professional Affiliations | Structural Engineers Association of Massachusetts (SEAMass), past President | American Institute of Steel Construction

Publications | "Glass and Timber – Reflecting the Outdoors Within", School Construction News, N. Varney, N. Roy, July 2025 | "From Past to Present" N. Roy, Structure Magazine, October 2024 | "Artistic Connections" N. Roy, K. Palmer, K. Bergeron, M. Prattico, Modern Steel Construction, April 2024 | "Saving the Wall" N. Roy, K. Palmer, and W. Miller, Civil Engineering, July 2023 | "Boston University Center for Computing & Data Sciences – Design-Assist and Temporary Conditions" N. Roy, , J. Hamelin, D. Smythe and A Simon, Structure Magazine, Nov. 2022 | "Boston University Center for Computing and Data Sciences" N.Roy, I. Baig, J. Hamelin, L. Timbers, Structure Magazine, Jan. 2022 | "A Field House on Ice," N.C. Roy, M.E. Smith and D.E. Fischer, Modern Steel Construction, Sept. 2021 | "Night Moves on Boylston," N.C. Roy and E.A. Rhile, Structure Magazine, Oct. 2018 | "Handle with Care," P.J. Cheever and N.C. Roy, Structure Magazine, Sept. 2018 | "High Five," E.M. Hines, M.V. Ravindra, N.C. Roy and G.D. Shreve, Modern Steel Construction Magazine, Jul. 2012

Nathan Roy is a dedicated structural engineer who takes pride in developing simple, elegant structural solutions supporting building architecture. With 19 years of experience, he has proven expertise in delivering exceptional structural designs for new buildings and historic renovations, providing comprehensive solutions for academic/higher education, including computing and data science, athletics, and science facilities.

Ashley U.S. Courthouse | Toledo, OH | 92,000 sf addition located east of the courthouse with a "Glass Porch", a double-height public circulation atrium leading to the four district courts and renovation of the historic courthouse, including solar array panels that meet GSA's energy and greenhouse gas reduction goals.

East Boston Police Station | East Boston, MA | Police station consisting of offices, holding areas, and support and public spaces.

DCAMM, Information Technology Division | Springfield Data Center | Springfield, MA | This building provides the Massachusetts' ITD space for computer infrastructure for current and future data storage needs as well as office and conference rooms for employees and visitors to maintain and access the data. The site is home to the original Springfield Technical High School. The entire soWuth façade and portions of the east and west facades were temporarily braced, the school was demolished and the façade was reattached to the new structure.

Poplar Street Pump Station | Somerville, MA | The Poplar Street Pump Station is part of the Union Square Stormwater Mitigation Program. Street rainwater runoff that could overwhelm wastewater treatment plants will be diverted to a 2.5 million gallon stormwater retention tank buried beneath a landscaped home for the ArtFarm urban agriculture program. The 6,000 SF building includes a truck enclosure, screening equipment, and dedicated support spaces for electrical systems, controls, operations, and mechanical systems.

University of Massachusetts | Physical Sciences Building and West Experiment Station | Amherst, MA | The two buildings create a Physical Science District and include a green plaza over the basement level and links the District to other buildings via two bridges and a tunnel.

Dorchester Boys & Girls Club Fieldhouse | Dorchester, MA | 80,000 sf sports facility with a fieldhouse stacked over 2 floors that include basketball courts, a hung running track, and support and flex spaces. An additional wing includes a theater, teaching kitchen, studios for student use as well as a main lobby with a monumental stair.

Boston Public Library

- **Johnson Building | Boston, MA |** Renovation and addition to the 1972 Philip Johnson addition. The project included 156,000 sf of renovations to the Reference, General Collections, Children's, and Teen's sections and a two-story Boylston Hall, which includes additional entry points and retail on the northwest corner.
- **Roslindale Branch | Roslindale, MA |** A complete renovation of a 1960's library including a welcoming entry, community room, reading lounges, computer stations and an urban reading garden.

Flynn Cruiseport Boston | Boston, MA | 120,000 sf renovation of a 1919 military warehouse into a 21st century cruise terminal.

Brookline High School | Brookline, MA | Expansion including a four-story academic building, three-story STEM building, renovations to the 3rd floor of the main building and the Tappan gymnasium, as well as improvements to Cypress Field.

Massachusetts College of Art and Design | Tower Revitalization Study | Boston, MA

LeMessurier.

References

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Building Engineering Resources, Inc.

Company Profile

PROJECT TYPES

- Assisted Living
- Clean Rooms
- College/Universities
- Data Centers
- Educational
- Historic Preservation
- Hospitals
- Industrial
- Laboratories
- Libraries
- Medical Offices
- Municipal
- Nursing Homes
- Office Buildings
- Places of Worship
- Public Safety
- Recreational
- Retail
- Supermarkets
- Tenant Improvement
- Theatres



Building Engineering Resources, Inc. was established in 1994 as a Mechanical, Electrical, Plumbing and Fire Protection consulting engineering firm offering professional services in the building design and construction industry. The company is comprised of (38) full time employees located between our main office in North Easton, Massachusetts and our Rhode Island office located in Warwick. Our Professional services include feasibility studies, master planning, value engineering and engineering design services for construction documents and construction administration.

BER is dedicated to providing the highest standard of quality to our clients. The firm brings together a wide range of knowledge and specialized experience from past and present engineering opportunities.

BER is committed to providing Energy Efficient and Sustainable Design practices on every project. The firm recognizes our responsibility to each client and takes great pride in the successful completion of each project. The collective experience of the firm has brought together a team of professionals dedicated to providing an innovative approach to each project and responsive service to our clients.

66 Main Street North Easton, MA 02356 T 508.230.0260 F 508.230.0265 www.ber-engineering.com
351 Centerville Road Warwick, RI 02886 T 401.384.7682

D E S I G N | K N O W L E D G E | S O L U T I O N S

Building Engineering Resources, Inc.

Sample Projects



SANOFI – CAMBRIDGE CROSSING
450 Water Street
Cambridge, Massachusetts
(Work completed at Vanderweil)

New 43-acre mixed-use campus for Sanofi that was developed from the ground-up in its efforts to consolidate multiple remote sites and operations. While at Vanderweil, Evan was part of the project design team for the fit-out of the new 9-story, 400,000sf building for Sanofi. 450 Water Street serves as life science office space for Sanofi. The team worked closely with base building design team to integrate the infrastructure systems to support Sanofi's operational requirements. The building also contains ground floor retail, a terrace, fixed fitness equipment, conference center and access to (2) MBTA stops. The Office building achieved LEED v4: ID+C Gold Certification. The campus incorporates state-of-the-art environmental features including advanced heating/cooling systems utilizing chilled beam technology to achieve low energy usage target. Operational resiliency, controls integration, and system maintenance were closely considered with Sanofi throughout the design process.

RHODE ISLAND ATTORNEY GENERAL'S OFFICE
Providence, Rhode Island
MEP/FP services for the phased renovation of all (4) levels of the existing facility totaling 43,000sf. The building remained operational throughout the renovation. Program included updating the facility with modern technology and improved security, secured executive offices, conference rooms, board rooms, library spaces, café, training rooms, new restrooms/showers at lower level, upgrades of existing restrooms and lower level Court Room.

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D E S I G N | K N O W L E D G E | S O L U T I O N S

Building Engineering Resources, Inc.

Sample Projects

RI ENERGY CUMBERLAND CAMPUS
Cumberland, Rhode Island
MEP/FP services provided for 30,000sf RIE Gas Control Center (GCC) and 40,000 sf Training and Business Continuity Center. The GCC serves as the central control room for all RIE gas operations throughout the state. The training center features training labs and classroom environments for RIE Electrical and Gas divisions Electrical infrastructure included redundant pad mount transformers, paralleling 750kW generators, central UPS (N+1). HVAC infrastructure included air-cooled chiller plant, low-temperature boiler plant, redundant air handling systems, energy recovery chiller, and exhaust energy recovery units. Low voltage design included coordination of redundant ISPs, redundant MDFs, gas control center console and video wall provisions, and AV coordination. Pre-action fire protection systems were provided for all MDF and control center spaces.

UNIVERSITY OF RHODE ISLAND - FINE ARTS CENTER
Kingston, Rhode Island
MEP/FP services provided for the 100,000sf phased project to renew the Fine Arts Center at the University of Rhode Island. The project features both renovation and new construction. A new 71,000sf building will feature studios for Dance, Sculpture, Choral, Drawing, Digital Design, Print, and Painting. HVAC scope included a new Central Plant featuring air-cooled chillers and low temperature boiler plant. Electrical scope included a new main electric service to the Fine Arts Center and re-feeding existing pods. A new emergency generator will serve Life Safety and standby power requirements.

MASSDOT DISTRICT 4 HEADQUARTERS (*In Construction*)
Arlington, Massachusetts
BER is providing M/P/FP services for the new 47,000sf MassDOT Headquarters facility will be constructed in Arlington, MA for District 4. The facility will feature Administrative and Engineering offices, conference space, and a Materials Testing Lab. This facility is the first whole-building government/public building to achieve Passive House Design Certification (Phius). The facility will be all-electric and is targeting net-zero.

Building Engineering Resources, Inc.

Sample Projects

RI DCYF FEMALE YOUTH RESIDENTIAL FACILITY *(In Construction)*
Exeter, Rhode Island
MEP/FP services for the construction of a new 32,000sf, single-story, Type VB, 24-hour residential facility for (16) female youth, including educational, therapeutic, and dining services. Project to include additional storage shed, gazebo, gardens, and ball courts. Site work includes new entry road and utility connections. Building is designed for all electric operation and will feature geothermal heat pumps.

QUONSET AIR NATIONAL GUARD BASE
HEADQUARTERS, MEDICAL AND DINING FACILITY
Quonset State Airport , Rhode Island
MEP/FP engineering services for a new 38,000sf Headquarters, Medical and Dining Facility. This is a multi-phased project from Concept through Construction. The new Headquarters will have the added capability of functioning as a Command and Control Center in emergencies, operating around the clock to support contingencies. Building features HVAC ventilation energy recovery and intuitive lighting controls for low reduced energy usage.

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D E S I G N | K N O W L E D G E | S O L U T I O N S

Building Engineering Resources, Inc.

Team Resumes



EVAN PLANTE, PE, LEED AP BD+C
PRINCIPAL/SR. MECHANICAL ENGINEER

Evan is a Principal and Sr. Mechanical Engineer with over 12 years of experience in the design of mechanical systems. Prior to joining BER 4 years ago, Evan was with a large Boston firm where his responsibilities included conceptual design, development of construction documents, construction administration, assessment and troubleshooting of mechanical systems, and project management. His strengths include sustainable HVAC system design, system life cycle evaluation, and Owner engagement at all stages of the design process. Evan thrives on projects with challenges that require imaginative and analytical solutions combined with the ability to create logical engineering decisions for clients. Mr. Plante holds a BS from University of New Hampshire in Mechanical Engineering.

Registrations: Connecticut, Massachusetts, Rhode Island, Vermont



DANIEL J. CARROLL, PE
DEPARTMENT HEAD/SR. ELECTRICAL ENGINEER

Dan has over 35 years of experience in electrical systems design and has been with BER for over 10 years. Dan is the Department Head for our Electrical Department and is responsible for project quality control, Company Standards and overseeing staff and providing support through all phases of project design. Prior to joining our team Dan worked for both Contractor and Engineering Firms as Project Engineer and Project Manager. His vast experience includes the design of lighting systems, lighting/dimming controls systems, electrical distribution systems, fire alarm systems, energy management systems, research lab fit-outs, computer rooms with redundant uninterrupted power supply (UPS) systems and pre-action fire alarm systems. Dan has extensive experience in designing electrical systems for LEED Certified buildings, redundant electrical power distribution systems and the integration of renewal energy sources into the electrical power distribution system. Mr. Carroll holds a BS from University of Lowell in Electrical Engineering.

Registrations: Arizona, Connecticut, Maine, Massachusetts, New Hampshire Rhode Island, Vermont

Building Engineering Resources, Inc.

Team Resumes



CHRISTOPHER T. UNIACKE
DEPARTMENT HEAD/PLUMBING-FIRE PROTECTION

Chris has over 30 years of experience in the field of plumbing and fire protection design and has been with BER for 20 years. Mr. Uniacke's extensive experience includes design and layout with contract documents and specifications, field observations, systems trouble evaluations, project management and construction administration. His areas of expertise includes piping layout and design, plumbing system design in a wide variety of buildings and client types that have included municipals, manufacturing, educational, mixed-use, colleges/universities, laboratories, historical buildings, office buildings and mill conversions. Chris is knowledgeable in sustainable plumbing and fire protection designs for a multitude of project types. He is skilled in designs for high-efficiency plumbing systems to meet the latest Energy Code and Owner demands, giving each client the best operating systems. His knowledge encompasses specialized fire protection systems unique for high hazard areas within facilities with manufacturing and storage occupancies. Chris brings a creative approach to a project to offer clients a unique design to meet all building requirements.

66 Main Street North Easton, MA 02356 T 508.230.0260 F 508.230.0265 www.ber-engineering.com
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DESIGN | KNOWLEDGE | SOLUTIONS

References

CLIENT REFERENCES

Ms. Katherine Kittredge – Associate Director Campus Design
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Mr. Michael Steinbrecher, CCM, LEEDP AP, MCPPO, CSL
Project Director for URI Fine Arts Renovation Project
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VAV International Inc. *Consulting Mechanical Engineers*

Summary Firm Profile

OFFICE VITALS:

- **Established-** **1984.**
- **Principal-** **Semoon Oh,** PE (40+ years of experience, The Pennsylvania State Univ. '78)
- **Disciplines-** **Mechanical, Plumbing & Fire Protection Engineering.**
- **Staff-** **10 engineers, 4 registered.**
- **Specialty-** **Retrofit Projects, Public & Private Projects, LEED, fast track & phased construction,**
- **Certified -** **SDO MBE.**

JUDICIAL EXPERIENCE:

- **Middlesex Superior Cout-** a new 157,000 SF to temporarily replace the Cambridge Thorndyke facility. A private development in Woburn leased by the State.
- **Norfolk Regional Justic Center**- a new 132,000 SF DCAMM project located in Quincy. All-electric.
- **Suffolk County Jail**- chiller and boiler plant replacement project while fully occupied. Boston.
- **Department of Youth Service**- new 58,000 SF building in Taunton, with a full program including a secured dormitory wing. All-electric.
- **State Police Academy**- central boiler plat replacement and general MEP system upgrade, in New Braintree.


Middlesex


State Police


Suffolk County Jail


Norfolk Regional

RELATED EXPERIENCE:

- Williamsburg Public safety complex.
- State House hearing room renovation.
- Woburn Fire Department headquarters and maintenance buildings.
- Woburn Fire Department station #4.
- Burlington Fire Department headquarters.
- Boston Fire Department headquarters study.

OTHER EXPERIENCE:

Colleges: UMass Amherst, UMass Lowell, UMass Dartmouth, Worcester State, Quinsigamond CC, Roxbury Community College, Bunker Hill Community College, North Shore Community College. Harvard, MIT, BU, BC, Dean College, Babson College, Wellesley College, Curry College, Northeastern University, Showa Institute, Stone Hill College, Laboure Nursing School, Smith College, Revier College.

K-12 Schools: **HS-** Revere, Lowell, Wilmington, Essex Aggy, Mt. Greylock Regional. MS- Peabody, Yarmouth Mattacheese, Andover Dougherty, North Reading, Lexington Diamond, Lexington Clarke. ES- Newton Cabot, Woburn Wyman-Hurld, Lexington LCP, Lexington Hastings, Springfield DeBerry, Springfield Brightwood, Amesbury, Pine Grove, East Gloucester, Taunton Mulcahey, Easton, Northridge Balmer, Westwood Hanlon. Private- Phillips Academy Andover, Park School, Carroll School, League School, Woodstock CT School.

Hi/Bio Tech: Goodstart Genetics, Anrad, RepliGen, Copley Pharmaceutical, Armstrong Pharmaceutical, Cubist, Genzyme, Biogen, ArQule, Charles River Lab, ImmunoGen, Zygo, Matheson Gas, Raytheon, Waters.

Residential: $24M Brook House Condos, RiverMead Senior Campus, Benchmark Senior Living (12), Epoch Senior Living, Shelter Group, Manning Apartments, Putnam Gardens, Artist Live/work, Hammond Homes Condo.

Office Bldgs: Cummings Center (1.4M SF), Trade Center 128 (500K SF), MIT Lincoln Lab (65K SF), Ask This Old House (30K SF), Chapel Bridge (400K SF), Apple Hill II & III (130K SF), MediTech (4 x 80K SF).

Central Plants: Boston Public Library, McCormack State Office Building, Brook House, MCC Bedford Campus, Springfield Tech CC, Deaconess Waltham Hospital, Carney Hospital, NEEP Ice Storage, MediTech Ice Storage, Simons 1.8MW CHP, 200-ton Geothermal System, Brook House CoGen, Phillips Academy Gelb Central Chiller Plant.

SEMOON OH, PE
PRINCIPAL



Semoon's 40+ years of experience covers wide spectrum of projects, both new and retrofit.

His expertise shines in retrofit projects involving minimum business interruption, phased construction, energy performance, and innovative designs to preserve architectural elements.

He is involved in design of every project to assure that his 40+ years of engineering experience is integrated into the design.

Project Assignment:
Principal In Charge

Education:
Penn State University, Bachelor of Architectural Engineering, 1978.

Registration:
Massachusetts 31457

Position:
VAV International, Inc., President, 1984- present.

Certification:
Massachusetts MBE (SDO) & DBE (DOT).

Project Experience Types:
- Public c149A, c149, c25A, as well as private.
- Judicial.
- Public Schools K-12.
- Colleges- Labs, classes, athletic facilities, residence, dining, transportation, band.
- Biotech, pharmaceutical, clean rooms, Labs.
- Hospitals.
- Manufacturing Plants.
- Senior Living- IL, AL, ALZ, SNF.
- Innovative- Geothermal, CoGen, VRF, energy recovery.

Judicial:
- Middlesex Superior Cout- a new 157,000 SF to temporarily replace the Cambridge Thorndyke facility. A private development in Woburn leased by the State.
- Norfolk Regional Justic Center- a new 132,000 SF DCAMM project located in Quincy. All-electric.
- Suffolk County Jail- chiller and boiler plant replacement project while fully occupied. Boston.
- Department of Youth Service- new 58,000 SF building in Taunton, with a full program including a secured dormitory wing. All-electric.
- State Police Academy- central boiler plat replacement and general MEP system upgrade, in New Braintree.

Higher Education:
- UM Amherst- Vivariums at LSL & M4N, Physical Science, Goessmann Lab, Lovely Microbiology, Morrill 4N, Morrill South, NE Residence, Champions Center, Marching Band, Transit Center, Totman Wet Lab, Mahar Auditorium.
- UM Lowell- Solar Lab, Dry Lab, Ngwa Lab, Robotics Lab, Concrete Lab, Southwick Infrastructure, Olsen Hall, Wannalancit Hall, ETIC ECM, Saab ETIC Addition.
- UM Dartmouth- SENG, Textile Lab, Manke Lab, Maple Ridge & Chestnut Residence Towers, Dining Hall.
- Others- Tufts U House Doctor, NSCC Allied Health, Worcester State Admin., MCAD Kennedy Campus Center, Bunker Hill CC, MSCC Bedford, Roxbury CC, Dean College, Holyoke CC, Nichols College, Clark University, Quinsigamond CC.

K-12 Education:
- Public HS- Lowell, Revere, North Attleborough, Boston Arts Academy, Pentucket Regional, Mt. Greylock Regional, Wilmington, Essex Aggy, O'Bryan School for Math & Science.
- Public MS- Peabody, North Reading, Lexington Diamond, Lexington Clarke, Yarmouth Mattacheese, Andover.
- Public ES- Stoughton South, Peabody Welch, Lexington Hastings, Lexington Bridge & Bowman Classroom additions, Westwood Hanlon, East Gloucester, Easton, Amesbury, Springfield DeBerry, Springfield Brightwood, Newton Cabot, Pine Grove, Ipswich, Taunton Mulcahey, Northridge Balmer. Pre-K- Lexington LCP.
- Charter Schools- Worcester AKF, Devens Francis Parker.
- Private Schools- Dean School for Autistic Spectrum Children, Carrol School for Dyslexic Children, Phillips Andover Academy, Woodstock Academy CT, Xaverian Brothers.

Other Project Types:
- Libraries, Food Plants, Manufacturing, Pharmaceutical, Labs, **Hi** Tech/ Clean Rooms.

Carbon Neutral & NZE Experience:
- Geothermal- DYS Taunton, Burlington Fox Hill School, Newton Countryside School, Lexington Hastings School, Amherst Fort River Elementary School, Holyoke Community Center, River Mead Senior Campus, Pond View 200-unit Condominiums.
- Air to Water Heat Pump- Quincy Regional Justice Center, 50 Herald, Suffolk U Dorm.
- VRF Systems- Lexington LCP, Wellesley Senior Center, Walpole Community Center, Andover Senior Center, Randolph Intercultural, Peabody Welch ES, Lexington Visitor's Center.

VAV International, Inc. *Consulting Mechanical Engineers*
400 West Cummings Park Suite-4700 Woburn Massachusetts 01801 (781)935-7228 www.vavint.com

SPRINGFIELD JUSTICE CENTER REFERENCES

09/ 29/ 2025

1. Project- **Middlesex Superior Cout**



   a. Project description- a new 157,000 SF to temporarily replace the Cambridge Thorndyke facility, but have been in use continuously by different courts since its development. A private development by Cummings Properties in Woburn, leased by the State.
   b. Reference firm- Cummings Properties, LLC.
   c. Reference persons-
      1) Jim Trudeau, Chief Design Officer (781)935-8000.
      2) Bill Cummings, Founder- (781)935-8000.

2. Project- **Norfolk Regional Justic Center**



   a. Project description- a new 132,000 SF DCAMM project located in Quincy. All-electric, Opt-In Energy Code & Executive Order 594 compliant, NZE ready.
   b. Reference firm- Schwartz Silver Architects.
   c. Reference person-
      1) Peter Kleiner, Principal- (617)602-5463

3. Project- **Department of Youth Service**



   a. Project description- a new 58,000 SF building in Taunton, with a full program including a secured dormitory wing. All-electric, Opt-In Energy Code & Executive Order 594 compliant, NZE ready, based on geothermal system.
   b. Reference firm- Studio G Architects.
   c. Reference person-
      1) Gail Sullivan, Managing Principal- (617)524-5558.
      2) Sally Gibson, Senior Associate- (617)524-5558.

Firm Profile - ART Engineering Corp.

MBE Certified

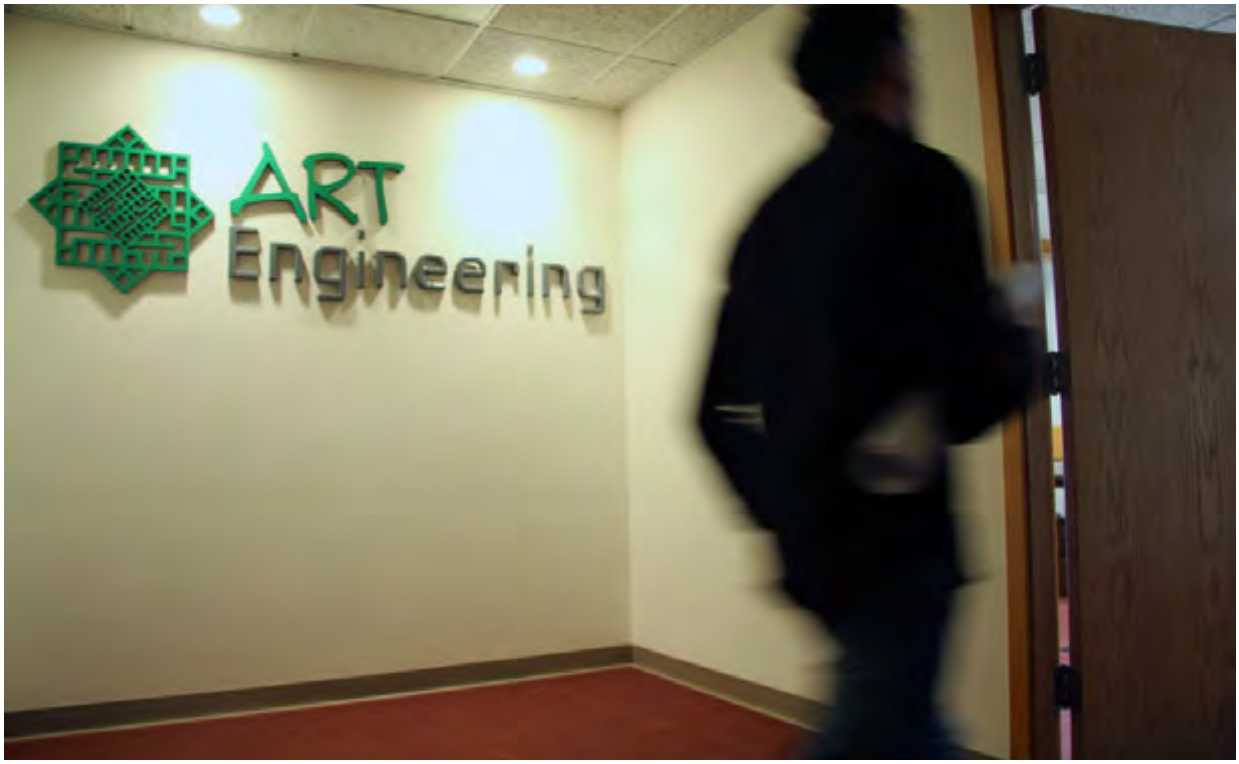
Electrical Engineering

Founded in 2002, ART Engineering Corporation (ART) is a full-service electrical engineering firm specializing in electrical, telecommunications, audiovisual, and security systems designs for the educational, institutional, commercial, defense, transportation, and residential markets. Based in Worcester, Massachusetts, ART serves public and private sector clients throughout the State. Our experience includes numerous projects for local municipalities and State agencies publicly bid through Chapter 149 and 30.

Our team of engineers and designers works closely with architects, developers, contractors, and owners to create electrical construction documents with broad functionality. ART is dedicated to providing high quality, responsive, energy efficient, and innovative electrical design solutions to our clients. ART strives to deliver designs are between 30-50% more energy efficient than Code.

Customer service and client satisfaction are the keystone of our business. Our expertise and exceptional attention to detail ensure a high level of quality and reliability in our designs, each of which is overseen by a registered Professional Engineer. The ART engineering approach ensures a seamless transition between design and construction. Our staff includes three engineers, a master electrician and seven design and support staff.

We believe that in order to maintain a vital position in the industry, it is important to use state-of-the-art technology to meet client requests for BIM projects. Our design team is well versed in the latest BIM technology and with the latest version of Revit® MEP, ART Engineering is constructing a brighter future.



ART Offices, Worcester, MA

Sample Projects - ART Engineering

DPH Labs

Jamaica Plain, MA, Date of Completion Winter 2026/27

Electrical, fire alarm, and telecommunications design for renovations of existing building into BSL-2 and BSL-3 labs, and office space.

- Gross square feet: 208,000
- Estimated project cost: $181M
- Lighting design is 39% more efficient than code.



DPH Labs

Daniel F. Burns Apartments

Cambridge, MA, Date of Completion Summer 2022

Electrical, fire alarm, security, and telecommunications systems design for modernization of two residential buildings.

- 198 housing units in two midrise buildings
- Estimate Project Cost: $45M
- The project meets Energy Star and Enterprise Green Communities standards for existing buildings.



Burns Apartments

South High School

Worcester, MA, Date of Completion Summer 2021

Electrical, fire alarm, security, and telecommunications systems design for a new high school.

- Gross square feet: 360,000
- Estimated project cost: $215M
- LEED Gold Certification



South High School

38 Front Street FL 3, Worcester, MA 0160811Office: 508.797.0333

North Shore Community College
Lynn, MA

Project Designer: Shepley Bulfinch
General Contractor: DeIulis Brothers Construction Co., Inc.
Project Cost: $23,000,000
Gross Square Feet: 41,500
Completion Date: 2017
Sustainability: LEED Silver



The project includes 3-story extension to the current McGee Building. The new addition will add 10 large classrooms, an integrated and customer-friendly Student Success Center, an academic technology hub and professional development area, an updated testing and assessment center, as well as new administrative offices and conference room.

ART was selected to provide electrical, fire alarm, security, and telecommunications design for the administration and classroom building. The project is designed in Autodesk Revit MEP Building Information Modeling (BIM) software. LED lighting was installed throughout the building. The lighting reduces the lighting power density from a code maximum value of 1.2 W/ft² to 0.5 W/ft², making the design 59% better than code. The lighting is integrated with automatic lighting controls and plug load controls, this contributes an additional 10% reduction in power consumption associated with reduced run time during scheduled operating hours.

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Chapel Renovations, UMass Amherst
Amherst, MA

Project Designer: Finegold Alexander Architects
General Contractor: Barr & Barr
Project Cost: $21,000,000
Gross Square Feet: 15,000
Completion Date: 2016
Sustainability: LEED Gold



The Old Chapel at the University of Massachusetts, Amherst, is the University's most recognizable building on campus. Listed on the National Register of Historic Places, the 1884 granite building had fallen into disrepair by 1999 and was shuttered. Finegold Alexander developed a program for two multi-functional spaces to foster student collaboration and to host major events including lectures, banquets, and theatrical productions.

ART was selected to provide electrical, fire alarm, security, and telecommunications design for the multi-functional building. The project is designed in Autodesk Revit MEP Building Information Modeling (BIM) software. LED lighting was installed throughout the building. The lighting reduces the lighting power density from a code maximum value of 1.2 W/ft² to 1 W/ft², making the design 20% better than code. The lighting is integrated with automatic lighting controls, this contributes an additional 10% reduction in power consumption associated with reduced run time during scheduled operating hours.

38 Front Street FL 3, Worcester, MA 0160811Office: 508.797.0333

South High Community School
Worcester, MA

Project Designer: Lamoureux Pagano Associates
General Contractor: Fontaine Bros., Inc.
Project Cost: $215,000,000
Gross Square Feet: 360,000
Completion Date: 2021
Sustainability: LEED Silver



The design by Lamoureux Pagano Associates has four levels and is comprised of a main structure with a gym, auditorium, cafeteria, and a media center. Separate wings will house the school's various grades. Vocational programs for culinary arts and automotive tech training as well as a football field, rain garden, a solar canopied parking lot and a raised crosswalk are featured in the design.

ART was selected to provide electrical, fire alarm, security, and telecommunications design for the school. The project is designed in Autodesk Revit MEP Building Information Modeling (BIM) software. LED lighting was installed throughout the building. The lighting reduces the lighting power density from a code maximum value of 0.81 W/ft² to 0.48 W/ft², making the design 48% better than code. The lighting is integrated with automatic lighting controls and plug load control, this contributes an additional 10% reduction in power consumption associated with reduced run time during scheduled operating hours. The project includes a 791.2kW roof and parking canopy mounted solar photovoltaic (PV) system. The PV system is estimated to offset 50% of the buildings electrical power consumption.

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Lowell Justice Center
Lowell, MA

Project Designer: Finegold Alexander Architects
General Contractor: Dimeo Construction Company
Project Cost: $ 184,900,000
Gross Square Feet: 263,000
Completion Date: 2020
Sustainability: LEED Platinum



The Lowell Justice Center houses the operations of the Superior, District, Housing, Juvenile and Probate, and Family Courts. It contains office space for court staff, a Court Service Center, Law Library, the Registry of Deeds, Office of the District Attorney, and a Grand Jury Room, with a total of 17 courtrooms and associated detainee holding cells. The Justice Center is located in the Hamilton Canal District within the Lowell National Historic Park, the nine-story modern courthouse is the cornerstone of Lowell's Hamilton Canal District development master plan.

ART was selected to provide electrical and telecommunications design for the courthouse. The project is designed in Autodesk Revit MEP Building Information Modeling (BIM) software. LED lighting was installed throughout the building. The lighting reduces the lighting power density from a code maximum value of 1.19 W/ft² to 0.58 W/ft², making the design 51% better than code. The lighting is integrated with automatic lighting controls and plug load control, this contributes an additional 10% reduction in power consumption associated with reduced run time during scheduled operating hours. The project includes a 288.32kW roof and parking canopy mounted solar photovoltaic (PV) system.

Resumes - ART Engineering Corp.

Azim Rawji, PE

Principal-In-Charge

A 38 Front Street, FL 3
Worcester, Massachusetts 01608
T (+1) 508 797 0333
E azim@artengineering.us



Bio

Azim founded ART Engineering in 2002, since its founding, the company has continued to grow, serving clients within the private and public-sector markets. With over 28 years of experience, Azim brings a wealth of knowledge in designing electrical systems and developing construction documents, a proven track record of successful projects, including onsite renewable generation, electrification in achieving building decarbonization, and reducing energy consumption.

Education

Kings College London - University of London, UK
M.Eng. Electronic Engineering design, 1995
Graduated with First Class Degree
Recipient of Thomson Engineering Prize

Worcester Polytechnic Institute, Worcester, Massachusetts
Exchange Student 1992-1993

Professional Experience

ART Engineering Corporation
President & Founder
Worcester, MA, 2002-Present

Professional Registration

Registered Professional Engineer (Electrical) - MA
MA - #41765

Professional Participation

IEEE, NFPA, BICSI, NSPE, WMAIA

Relevant Projects

Massachusetts Convention Center Authority (MCCA)
Feasability Studies, SD, DD, CD, CA for electrical systems for various interior and exterior renovation projects, 2022-Present

Division of Capital Asset Management and Maintenance (DCAMM)
Wilkens Science and Engineering Center, Cape Cod Community College, Barnstable, MA
Study and electrical systems design for new scince center
Project Completion Summer 2022

Massachusetts School Building Authority (MSBA)
Doherty High School, Worcester, MA
Study and electrical systems design for a new high school
Project Completion Summer 2025

Division of Capital Asset Management and Maintenance (DCAMM)
Chelsea Soldiers' Home, Chelsea, MA
Study and electrical systems design for new 154-bed veterans home
Project Completion Spring 2021

Recognition

LEED Platinum
Lowell Justice Center, Lowell, MA

LEED Gold
Chapel Renovations UMass, Amherst, MA
USACE, Middletown, CT
South High School, Worcester, MA

LEED Silver
NSCC Administration Building, Lynn, MA
Frederick E. Berry Library, Salem, MA
Division of Unemployment, Brockton, MA
Nelson Place Elementary School, Worcester, MA
Beal Elementary School, Shrewsbury, MA

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References

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Florence, MA 01062
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Email: kw@joneswhitsett.com

Frank Tedesco, AIA
Mount Vernon Group Architects
178 Albion Street, Suite 240
Wakefield, MA 01880
Phone: (781) 213-5030
Email: ftedesco@mvgarchitects.com

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Firm Overview

Brennan Consulting, Inc.
24 Ray Ave, Suite 203
Burlington, MA 01803

Tax ID Number: 81-4133468
DUNS Number: 034477475
UEI: QK69B73HXV36

Corporate Officers

Laureen Poulakis, President
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781-273-3434 ext. 110
Lpoulakis@Brennanconsults.com

Christopher Emilius, PE, Principal
24 Ray Ave, Suite 203
Burlington, MA 01803
781-273-3434 ext. 100
CEmilius@Brennanconsults.com

Year Founded:1961 in New Jersey

MA Branch Opened: 1997

Year Incorporated: 2016 in Burlington, MA

Years in Business: 63

Brennan Consulting, Inc. is a leading provider of civil and transportation engineering services, along with comprehensive surveying and mapping solutions, with over 60 years of experience delivering high-quality, cost-effective solutions. Brennan Consulting's roots began in 1961 as a family-run business named GEOD Consulting in Newfoundland, New Jersey. Driven by a passion for Land Surveying, the founding family saw an exciting opportunity to expand their expertise and serve a wider clientele. This led to the strategic opening of a new branch in Burlington, Massachusetts which was led by Chris Emilius. A few years later, Chris was joined by Laureen Poulakis, who brought her expertise in sales and became a key partner in growing the Burlington branch. In 2016, to honor their mother's memory and symbolize a new chapter, Chris and Laureen acquired the Burlington branch and renamed it Brennan Consulting.

Brennan Consulting is conveniently located at 24 Ray Ave in Burlington, MA, serving clients across New England. We are fully compliant with all registration and permit requirements for the Commonwealth of Massachusetts. Brennan Consulting is proud to be a certified Woman's Business Enterprise (WBE) through the Commonwealth of Massachusetts, as well as a Federally certified Disadvantaged Business Enterprise (DBE), fostering diversity in the engineering industry.

Brennan has completed hundreds of civil engineering and survey and mapping projects for contractors, consulting engineers, highway authorities, federal, state, and municipal agencies. We have earned a solid reputation for providing accurate and cost-effective, professional services for our many repeat clients. Most projects are awarded based on our qualifications and exemplary past performance. With our extensive network of field crews dispersed across the state, we're equipped to handle projects in any region. Our team of 35 dedicated professionals boasts a strong balance of expertise. This includes 18 experienced field engineers, 8 project surveyors, 4 civil engineers, and skilled support staff led by our two founding principals. We provide a full suite of civil engineering services, including site planning, stormwater management, traffic engineering, and land surveying, all delivered with a focus on cost-effectiveness. Our strong reputation and history of successful projects, often awarded based on qualifications, demonstrate our ability to consistently deliver exemplary results. We are confident we can bring this same level of success to your project. Please review our relevant project experience below

OUR WORLD IS ACCURACY AND PRECISION

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Relevant Projects & References

Roosevelt Elementary School, Worcester, MA



Brennan delivered land surveying, civil, site, hydraulic & hydrology engineering, and an access/egress study. Key to the project was a 5-acre stormwater detention basin managing 2-year through 100-year storms. A traffic operations study aimed to reduce queueing on Grafton Street. Designs included separate bus and parent drop-off, new parking, and reconfigured existing parking, along with all necessary stormwater permitting. The project is currently under construction.

Start - Completion Date: June 2022 – Ongoing
Client Contact: Mr. Ryan Hacker, Assistant Director of Facilities Worcester Public Schools, 774-418-1780

The Devens Public Safety Facility, Devens, MA



The Devens Public Safety Project involved the reconstruction of a prior school into a Police and Fire Station for the Town of Devens. The public safety building is 30,745 square feet. The building will house the Devens Fire Department, Massachusetts State Police, and the Nashoba Valley Regional Dispatch District. Brennan performed the land survey, civil/site engineering, traffic impact analysis and permitting. The contract documents were bid June 2023. The stormwater analysis followed the Devens Green Initiative which required the existing conditions to be raw land, making the design to meet the DEP Standards extremely difficult. Parking and accessibility were designed.

Completion Date: May 2021 – June 2023
Client Contact: Paul Durand, Winter Street Architects, 978-744-7379

Green Meadow Elementary School, Maynard, MA



The GMES project consists of the demolition of an existing school and the construction of a new, 2-story, 90,000+ SF elementary school building behind it. A Traffic Impact Study of the local street network was conducted in accordance with the MSBA Mod 4. The project is entering the Design Development phase where Brennan is performing the Civil/Site Design including stormwater analysis, grading and drainage, utility access, accessibility, etc. Extensive permitting is ongoing with the Town Planning and Zoning Board. The project is within a BVW requiring utilization of the DEP Stormwater Guidelines.

Start Date - Completion Date: March 2022 – Ongoing
Client Contact: Chris LeBlanc, Mount Vernon Group, 413-377-2866

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Firm:
Brennan Consulting, Inc.

Project Role:
Principal in Charge

Education:
BS - Civil Engineering/New Jersey Institute of Technology/1986 MBA - Northeastern University/Pending

Professional Registrations:
MA PE, #37458
NH PE, #10301
CT PE, #23055
RI PE, #7652
NY PE, #73998
NJ PE, #38791

Affiliations:
American Planning Association

Boston Society of Civil Engineers

American Society of Civil Engineers

Institute of Transportation Engineers

Society of American Military Engineers

Christopher Emilius, PE, Principal

Professional Experience:

Mr. Emilius has over 35 years of professional engineering experience serving as Principal in charge for a wide range of survey, traffic impact analysis, site development, drainage analysis, storm water management designs, utility designs/relocation, and transportation projects throughout New England and the tri-state, New Jersey, New York, and Pennsylvania areas. He has been involved through the permitting, preliminary, and final design phases of various civil engineering projects, concentrating on the areas of site studies/designs, stormwater management systems, surveying, utilities, highways, intersections and interchanges.

Project Experience:

Watertown Housing Authority, Watertown, MA | Principal

Mr. Emilius is the principal in charge of designing stormwater management systems to alleviate residential basement flooding in two large multifamily housing developments in Watertown, MA. The developments are approximately 10 acres encompassing 31 buildings. Watertown is an MS4 municipality which requires extensive measures to mitigate drainage flows contributing to the Charles River. The sites have high groundwater (in most cases above the basement floor elevations) and poor soils which create a difficult environment in which to mitigate stormwater flows. Using best management practices, and innovative attenuating methods, Brennan is both alleviating the basement flooding and reducing flows to the Charles River.

Alden Fire Station, Revere, MA | Principal

Mr. Emilius was the principal in charge of performing civil engineering design, traffic engineering and land surveying for this fire station project. The project includes site layout, stormwater management, traffic studies/analysis, and existing conditions/boundary survey. A complete Storm Water Management design addressing all DEP Storm Water Standards is being developed. Infiltration systems are being designed to mimic the watersheds presently feeding three discharge locations. The Traffic services included MassDOT Access Permits with TCP's, roadway designs, turning radius movements, pavement markings, signing and safety/sight distance analysis.

Billerica Fire Station, MA | Principal

Mr. Emilius was the principal in charge of the site design, traffic mitigation and construction document submission of the Billerica Fire Station. The tasks included site design layout, stormwater management, grading and drainage, and traffic management and control plans in accordance with MassDOT standards. The TMP/TCP plans facilitated the access and egress of construction vehicles and material from Route 3/Boston Road to the site. Mr. Emilius was also in charge of the site design, traffic impact analysis, sewer and utility connections, and permitting at the local and state level. Construction documents include plan development for the designs and construction details and the submission of site specifications.

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East Broadway Improvements Somerville, MA | Project Manager

Wayne assumed the role of project manager for the East Broadway Reconstruction project in Somerville. The East Broadway project included the reconstruction of ½ mile of Broadway and the reduction of lanes from two to one in each direction (a road diet) to make the corridor more user friendly to a variety of transportation modes. As an example, the removal of the travel lane afforded the opportunity to provide a buffered bicycle lane along the entire project, creating a safer biking experience for all. The project also included new water main installation, drainage improvements and lining of the existing brick and clay sewers. Construction Is complete on this $8 million project.

Somerville High School, Somerville, MA | Project Manager

Mr. Keefner managed this project in which a Traffic Impact and Access Study (TIAS) was performed to analyze the impact of the proposed Somerville High School project on surrounding traffic operations. The survey included a two- to three-block radius in all directions from the project site, with general and specific existing conditions and potential safety hazards noted and located. The study area included 12 intersections in Somerville, including a safety analysis and intersection capacity analysis. It also included pedestrian access and bicycle accommodations study.

Beacon Street Roadway/Streetscape Improvements, City of Somerville | Project Manager

Wayne was project manager and lead designer for the Beacon Street Roadway and Streetscape Improvement project, which entailed the full-depth reconstruction of Beacon Street from Oxford Street to the Cambridge city line. The design included upgraded pedestrian access and was the first MassDOT project with a cycle track (a dedicated travel lane exclusively for bicycles separated from moving traffic by parked vehicles). His work on the project included detailed comparisons of traffic operations and analysis of development opportunities with alternative signalized intersection improvements. Construction is complete on this $9.5 million, 1.1-mile project.

Clarendon Hill Towers, Somerville, MA | Project Manager

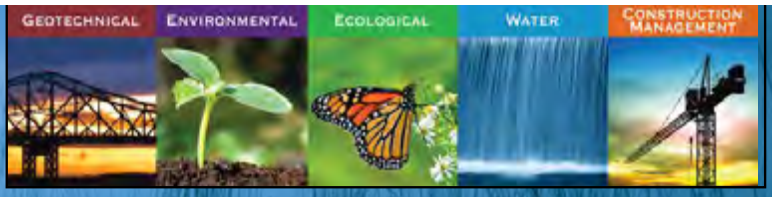
Wayne assumed the role of project manager for this important and ambitious upgrade to an existing housing development on Alewife Brook Parkway. A 591-unit mixed-market housing development that will replace and revitalize the existing public housing project. As lead engineer, he provided a roadway safety audit, intersection capacity analysis, traffic analysis, TIAS, and field survey, as well as the 25% design.

Route 36 (Center Street), Town of Pembroke, Pembroke, MA | Project Manager

Wayne was project manager and lead designer for the Route 36 project which entails redesign, upgrades and reconstruction of portions of Route 36 in Pembroke between the Town Center and Route 27. The scope of the project is the full depth reclamation of approximately 2 miles of roadway including pedestrian upgrades and drainage improvements. Activities included preparation of plans, specifications and estimates, signal warrants for multiple intersections affected by the project, traffic operations analysis, and preliminary/final design of traffic signals, signing and striping plans as well as environmental permitting.

Route 3A, Town of Hingham, Hingham, MA | Project Manager

Wayne was the project manager for this 1.5-mile roadway safety Improvement project located along the Hingham waterfront. The major elements of the project Include a new off-street shared use path, conversion of the existing rotary to a modern roundabout and a road diet, reducing the number of travel lanes from 4 to 2 for a portion of the project. The project also Includes the redesign and re-signalization of three Intersections along the corridor, ADA upgrades along the length of the project and stormwater management Improvements. Wayne was responsible for roadway and drainage design, preparation of the plans, specifications and estimate and was responsible for coordination with the town stakeholders. This project Is currently n design with an estimated cost of $14 million.



Known for excellence.
Built on trust.

GZA Profile

Every day, GZA's experts build on a legacy of trust through their personal commitment to excellence.

Don Goldberg and Bill Zoino founded GZA in 1964 on the values of integrity, professionalism, and loyalty. Since then, the company has grown from a small consulting partnership to a major multi-disciplinary, employee-owned firm that focuses on environmental, geotechnical, ecological, water, and construction management services. With a staff of more than 750 people in 32 offices across the United States, we have completed over thousands of projects for a wide array of public and private clients for the past 60 years and counting.

Because GZA experts are trained across disciplines, clients benefit from the knowledge and experience of all our staff and in-house resources who are available for every project at any time. With the ability to manage unpredictability, remain nimble, and mobilize quickly, GZA responds to client inquiries with urgency, sensitivity, knowledge and value, while remaining mindful of project costs and schedule.

There is a free flow of information and support amongst our employees and offices, enabling us to provide every client with access to our extensive knowledge and experience base regardless of project location. Quite simply, the collective knowledge of the entire company is available to each client on every project for an experience that is uniquely GZA.

Clients trust GZA because of our honesty, commitment to excellence, and ability to deliver expert solutions that help them succeed. They know that GZA helps reduce their project risks and strives to maximize results and value through comprehensive analysis each step of the way, regardless of the size or complexity of a project. It is why we are known for excellence, built on trust.



With a staff of interrelated professionals dedicated to providing high-level expertise on complex projects above, below and at ground-level, GZA's experts provide seamless integration across practice areas, client type, and location. As an employee-owned, private company, GZA's staff is motivated to propel the firm forward, seeking integrated, complex, and interesting projects that underscore a commitment to client satisfaction, environmental stewardship and best practices in science, engineering and construction.

GZA's Core Services

- Geotechnical
- Environmental
- Ecological
- Water
- Construction Management

Known for excellence.
Built on trust.

GZA Profile

SERVICES

Known for excellence. Built on trust. Excelling as a multi-disciplinary, multi-office firm of proactive, bright, and dedicated people, GZA supports our clients and our profession through demonstrated expertise in each of our five core service areas. Woven together, these services integrate with each of our client-focused markets, providing unparalleled value from a single company.



Geotechnical Services

- Subsurface Investigations
- Deep and Shallow Foundation Solutions
- Rock Slope Characterization, Stability Assessment, Rock Fall Mitigation
- Soil Slope Analysis and Stabilization Design
- Tunneling and Underground Construction
- Earth Support Design and Dewatering
- Seismic Evaluation
- Geothermal System Design
- Landfill Design
- Instrumentation and Deep Foundation Testing



Environmental Services

- Environmental Site Assessment and Investigation
- Site Remediation
- Environmental Health and Safety Regulatory Compliance
- Air Quality
- Hazardous Materials Management / Demolition
- Sustainability Advisory Services
- Environmental Planning
- Impact Statements & Assessments
- Transportation Planning Traffic & Parking Studies
- Urban Planning & Design
- Noise & Acoustics



Ecological Services

- Wetland Delineation, Assessment and Design
- Biodiversity, Habitat and Rare Species Assessment
- Aquatic Toxicity Testing
- Environmental Impact Studies
- Natural Resource Permitting
- Erosion and Sedimentation Control Design and Compliance Monitoring
- Ecological Restoration Design
- Invasive Species Management
- Water Quality Assessment and Planning
- Marine and Freshwater Habitat Analysis



Water Consulting Services

- Marine and Waterfront Structures
- Dams and Levees
- Water Resources
- Climate Change and Hazard Planning



Construction Management Services

- Project Management
- Program Management
- Demolition and Decommissioning
- High Risk Remediation/ Specialty Clean Construction
- Construction-Related Building Services
- Asbestos, Lead, PCB's, and Mold Abatement

PROJECT PROFILE

Soldiers' Home Long-Term Care Project

Holyoke, MA



Project Highlights

- Geotechnical Engineering
- Geothermal Feasibility Study
- LSP Services
- Natural Resources Services
- Construction Documentation and Observation Services

Challenge: Payette Associates, Inc. retained GZA to provide geotechnical engineering, LSP services and natural resources services for design and reconstruction of the state-owned and operated Soldiers' Home in Holyoke. The project is made more complicated by the requirement to maintain function of the existing hospital/long-term care facility while the new building is constructed and brought online. The site was further complicated by a thick deposit of poor quality (loose) soils underling a portion of the proposed building footprint.

Solution: The new Soldiers' Home in Holyoke long-term care facility will consist of a new 9-story building providing 234 beds and approximately 348,000 square feet sited on grounds of the existing Soldiers' Home at Holyoke. A new 4,960 SF Maintenance Garage for storage and servicing of facility maintenance equipment, to be attached to the Soldiers' Home facility at the southwest corner of the basement level and a new Canopy will be constructed as an outdoor covered space over new landscaped area south of the main entrance. The canopy will include a portion of work physically attached to the Soldiers' Home to serve as a covered drop-off area for patients, visitors, and staff.

GZA provided the following services:

- Geotechnical Engineering – subsurface explorations and geotechnical design recommendations for foundations, ground improvement, mechanically stabilized earth (MSE) slopes, retaining walls and other site construction. Design for large-scale temporary support of excavation systems.
- LSP Services - Soil Precharacterization for Management and Disposal
- Natural Resources – Wetland evaluation/delineation and permitting support
- Geothermal Feasibility Evaluation, included drilling two geothermal test wells to confirm site suitability and obtain for use in design of the full-scale ground source heating and cooling
- Construction Phase Services

Benefit: GZA provided innovative solutions to complicated geotechnical concerns related to prior development at the site, including areas of deep poor-quality/undocumented fill placed during construction of the original facility in the 1950's and 1960's. GZA recommended a combination of ground improvement and mechanically stabilized earth construction to increase slope stability and reduce the potential for large total and differential settlement of supported infrastructure. GZA designed an extensive soldier pile and lagging system with tie-backs to support the existing hospital building during construction of the new facility, which will require excavations up to 25 feet deep as close as 20-feet from the existing buildings that must remain functional until the new facility is in operation. Data from the geothermal feasibility study was used to optimize design of the well field for the ground source heating/cooling system.

GZA also performed a large-scale exploration program to pre-characterize site soils and identify likely management requirements prior to the start of excavation which helped to reduce uncertainty regarding the cost of management of the approximately 70,000 cubic yards of excavated soil which will be generated during the course of the project.

PROJECT PROFILE

Lynn District Courthouse Renovation and Addition

Lynn, MA



Rendering by Leers Weinzapfel Associates

Project Highlights

- 1970's courthouse to be renovated and expanded
- GZA performed borings for geotechnical and environmental purposes
- GZA provided geotechnical recommendations to support the addition on spread footings as the existing courthouse is supported.
- Challenges include managing post construction settlement, temporary excavation support, groundwater control and permanent site retaining wall close to the property line.
- Construction to begin in 2026

GZA provided geotechnical and environmental services to architect, Leers Weinzapfel Associates, whose end client was the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM).

Challenge: GZA performed borings with geotechnical and environmental sampling for the proposed addition to the existing courthouse on Washington Street. The 3-story addition with basement will cover a footprint of 7,000 square feet. Subsurface conditions consisted of 5 to 8 feet of fill over approximately 6 to 9 feet of natural clay over glacial till/bedrock. With the intent of pre-characterizing soil to be disposed, GZA identified one location with elevated contaminants requiring additional sampling/testing and reporting to the MASSDEP. The existing courthouse is supported on spread footings.

Geotechnical implications of the conditions encountered included: potential settlement due to compressible clay, the needs for permanent groundwater control, underpinning for the existing foundations, temporary excavation support due to Washington Street's location within about 5 feet of the building footprint, a site retaining wall within 3 feet of property line, and offsite disposal of soil and groundwater.

***Solution*:** Geotechnical analyses indicated that post-construction, differential settlement of the clay was tolerable, but new raises in grade at the main entrance would require lightweight fill to address potential clay settlement. Additional explorations helped evaluate the foundation grade of the eight underpinning locations loads.

Benefit: GZA identified geotechnical and environmental issues to address during design for the project. Working with the project team, GZA has identified and addressed the project challenges.

PROJECT PROFILE

Greenfield Trial Court - Geotechnical and Environmental Services – LEED Gold

Greenfield, MA



Project Highlights

- Comprehensive geotechnical and environmental services
- Recommendations for combined deep foundation systems due to site constraints/vibrations
- Prepared technical specifications
- Deep foundation design and construction quality assurance
- Sensitive adjacent structure assessment and monitoring

Challenge: GZA was engaged by DCAMM/Leers Weinzapfel Architects to provide geotechnical and environmental consulting services for the $50 million renovation and expansion of the Franklin County Trial Court. The first phase involved demolition of a portion of the existing courthouse and utility relocation. The second phase involved constructing the new courthouse building portion and site work. The project schedule required substantial completion and opening of the new courthouse building within 24 months to mitigate costs associated with relocated courthouse activities.

Solution: In support of the design, GZA provided the following services:

- Test borings, test pits, and ground penetrating radar to assess subsurface conditions at the Site.
- Chemical precharacterization of site soils to allow for "load and go" operations for excavated soils and evaluated on site reuse of soil as fill materials to reduce the cost of off-site soil disposal.
- Developed geotechnical recommendations for the proposed building. Issues included existing building on existing shallow foundations that had settled, new building portion on deep foundations, use of drilled mini-piles for support proximate to the existing building to mitigate potential vibrations, lateral earth pressures and groundwater control for lower level of the building; underpinning existing building, lateral earth support and reuse of excavated soils.
- Prepared technical specifications for earthwork, soil management, drilled piles, driven piles, dewatering, and lateral earth support.

During construction GZA reviewed contractor submittals and provided construction observation/documentation services for foundation construction and soil management. GZA provided environmental and LSP services relative to removal of an existing (non-leaking) underground storage tank and assessment of contaminants in urban fill. GZA prepared soil disposal documents including LSP Opinion letters and Material Shipping Records for off-Site disposal of excess soils.

Benefit: GZA's services allowed for streamlining of foundation construction and soil management operations to meet the project schedule and provided cost-effective solutions for a geotechnically-complicated site.



Pile Driving Crane with Pre-Auger attachment



Mini-Pile drilling rig installing first drilled mini pile

RESUME



Nathaniel L. Russell, P.E.

Associate Principal / Civil & Geotechnical Engineer

Summary of Experience

Mr. Russell leads GZA's Civil and Geotechnical Engineering practice in GZA's Springfield, Massachusetts office. His experience includes Geotechnical Engineering and Design, Site/Civil Engineering (land development), Site Investigations, Landfill Design and Permitting, Stormwater / ESCP Design and Permitting, Wetland Permitting, Environmental Remediation / Brownfields Redevelopment, Alternative Energy Site Development, Project Management, Construction Management / Construction Quality Assurance, and Litigation Support.

Geotechnical experience includes developing and executing or overseeing subsurface exploration programs, design of shallow and deep foundation systems (spread footings, steel H-piles, timber piles, micro piles, and helical piles), MSE retaining walls, estimating settlements, and preparing design-phase reports, design and specification of temporary support of excavation systems (soil nail wall and soldier pile/lagging), as well as performing and overseeing construction monitoring. Construction phase experience includes geotechnical inspection and site preparation including deep and shallow foundation systems, major earthwork projects (excavation and filling), rock removal (blasting). He has performed field inspection and laboratory testing for asphalt, soils, concrete, groundwater, and other construction materials.

Education

B.S., 2003, Civil Engineering, Lehigh University
M.S., 2006, Geotechnical Engineering, University of California

Licenses & Registrations

2008, Professional Engineer, Massachusetts, #47719
2014, Professional Engineer, Connecticut, #PEN.0030556
2016, Professional Engineer, Vermont, #018.0117996
2016, Professional Engineer, New York, #096236
MA Solid Waste Facility Third Party Inspector TIPX263211
Nuclear Density Gauge Certified
49 CFR 172 (H)

Areas of Specialization

- Geotechnical Engineering
- Civil Engineering
- Stormwater Management
- Subsurface Investigations
- Solid Waste Management
- Construction Monitoring
- Construction Management
- Environmental Permitting

Relevant Project Experience

CIVIL/GEOTECHNICAL ENGINEERING

Principal In Charge, Civil/Geotechnical Engineer, Woods Hole Ferry Terminal Reconstruction, Falmouth, Massachusetts. GZA is providing extensive engineering support to the Steamship Authority (SSA) for the ongoing +$150-million reconstruction of Woods Hole Ferry Terminal and relocation of their administrative offices to an off-site location. Mr. Russell is managing GZA's civil engineering services for the phased reconstruction of the Ferry Terminal, including replacement of all three slips (completed), and new terminal storage buildings (under construction), The project included design of a new MassDEP compliant stormwater management system, new utility services (water, electric, communications and sanitary sewer) and associated infrastructure improvements.

Principal in Charge, Carriage Grove Residential Development, Belchertown, Massachusetts. GZA is providing comprehensive civil engineering services for the proposed residential development on the former Belchertown State School property. GZA's services include site/civil design, landscape architecture, stormwater management, geotechnical engineering, environmental and natural resources, and land-use and environmental permitting for the +100 unit development. The project also involves rehabilitation of existing historic structures on the parcel.

Principal in Charge, New Playground Facilities at Public Elementary Schools, Springfield, Massachusetts. Principal in charge for design and construction of twenty-five school playground projects with a construction budget of approximately $12mm funded by the Elementary and Secondary School Emergency Relief III grant. The GZA

RESUME

Nathaniel L. Russell, P.E.

Senior Project Manager / Civil & Geotechnical Engineer

team successfully lead design and construction of the construction project administered by the City of Springfield. GZA provided civil engineering (site design, stormwater management and geotechnical), landscape architecture and construction management services for the project.

Principal in Charge/Geotechnical Engineer, Soldiers' Home in Holyoke, Holyoke, Massachusetts. GZA is providing extensive geotechnical engineering support for the ongoing design and construction of the +$400-million reconstruction of Soldiers' Home in Holyoke project. The project includes phased construction of the new 9-story hospital building, demolition of the existing facility and reconstruction of site parking facilities and other infrastructure. In support of the design, GZA is providing geotechnical engineering support for construction of the new hospital building, design of temporary support of excavation, geotechnical evaluation, and preliminary design of large retaining walls to support new access roads, geothermal evaluation including installation of two geothermal test wells. Mr. Russell led GZA's geotechnical engineering services during design and is the Principal in Charge for construction of the project.

Geotechnical Engineer, University of Massachusetts, Various Projects, Amherst, Massachusetts. Mr. Russell has provided geotechnical engineering services on multiple high-profile projects on the University of Massachusetts' flag-ship campus, including:

Undergraduate / Graduate and Family Student Housing (P3). Mr. Russell provided geotechnical services during design of the large undergraduate and graduate student family housing project. The project includes redevelopment of the former Lincoln Apartments dormitory complex and the North Village apartment complex. The undergraduate housing project will include construction of three new multi-story dormitory style buildings providing approximately 800 new beds as well as on-premises services including dining, study, and recreational spaces. Reconstruction of the North Village apartments will provide townhouse style apartments for up to 120 graduate students and their families.

Mr. Russell planned and oversaw implementation of the subsurface exploration program and development of geotechnical engineering recommendations for supporting the new buildings, as well as managing GZA's construction-phase services for the project.

Student Union Renovation. Mr. Russell provided geotechnical services during design and construction of renovations to the Student Union Building (SUR). The SUR project involved significant alterations to the 1950s era building, resulting in increased foundation loading, including raising a large portion of the roof and removing interior floors and support columns to create new multi-story spaces. Mr. Russell planned and directed the subsurface exploration program and development of engineering recommendations new foundations (micro piles) to support the increased and redistributed loads and meet current building code requirements. Mr. Russell led GZA's team during construction, including reviewing contractor's submittals and requests for information, coordinating field staff for construction observation, and participating in construction meetings with the Architect, Construction Manager and provide technical guidance during construction.

Integrated Design Building, Amherst, Massachusetts. Mr. Russell provided geotechnical services during construction of the Integrated Design Building. Mr. Russell reviewed submittals and requests for information, met with the owner's representative and their testing agency to review subsurface conditions encountered during construction of the building foundation and provided technical guidance during construction.

Geotechnical Engineer, Upper Van Horn Reservoir Dam Phase II Evaluation/Conceptual Design and Design/Permitting Rehabilitation Projects, Springfield, Massachusetts. Mr. Russell was the lead geotechnical engineer on both of these projects related to investigations and design and permitting for improvements needed to bring the Upper Van Horn Reservoir Dam into Good Condition. The project includes study, design and permitting of large-scale rehabilitation of the dam, including permitting and approvals through Massachusetts Environmental Policy Act (MEPA), Section 401, 404, Wetlands Protection Act, Chapter 253, among others.

Geotechnical Engineer, Western Massachusetts Behavioral Facility, Holyoke, Massachusetts. Mr. Russell led GZA's geotechnical services during design and construction of a new healthcare facility, coordination of subsurface explorations, assessment of



Nathaniel L. Russell, P.E.

Senior Project Manager / Civil & Geotechnical Engineer

geotechnical conditions at the site, development of geotechnical design recommendations for the new building, and construction phase geotechnical services.

Geotechnical Engineer, Bushnell South Parking Garage, Hartford, Connecticut. Project consisted of construction of a 6-story parking garage in Hartford supported on H-piles with ultimate capacities of up to 894 kips. The H-piles consisted of HP14x117 and HP12x84. The piles were driven up to 50 feet to bedrock. Mr. Russell led GZA's geotechnical services including subsurface explorations, pile design, and construction phase services including review of contractor submittals, observation and logging pile installation, and pre-production PDA testing.

Geotechnical Engineer, Wahconah Regional Middle School, Dalton, Massachusetts. Mr. Russell provided geotechnical services during design of the Town of Dalton's new middle school, including evaluation of available existing geotechnical data, coordination of supplemental subsurface explorations, assessment of geotechnical conditions at the site, development of geotechnical design recommendations for the new school, and preparation of construction documents.

Geotechnical Engineer, Taconic High School, Pittsfield, Massachusetts. Mr. Russell provided geotechnical services during design and construction of the City of Pittsfield's new technical high school. Mr. Russell reviewed submittals and requests for information, met with the owner's representative and their testing agency to review subsurface conditions encountered during construction of the building foundation and provided technical guidance during construction. Mr. Russell oversaw GZA's field services during construction, including managing on-site staff and providing on-call support to junior engineers.

Geotechnical Engineer, Lower Van Horn Dam Rehabilitation, Springfield, Massachusetts. Mr. Russell provided geotechnical engineering and senior engineering field support during rehabilitation of the Lower Van Horn Dam, a High Hazard Class dam owned by the City of Springfield and located immediately upgradient of the expansive campus of Baystate Medical Center, the region's only Level 1 Trauma Center and the City's largest employer. Mr. Russell provided assistance to junior-level field staff responsible for routine observation and documentation of field repairs to ensure the work performed was in accordance to the contract drawings and specifications. Mr. Russell attended meetings with the owner and their dam repair contractor as well as assisting the project team develop solutions for unforeseen conditions encountered during construction, including mitigation of deposits of buried organics encountered within the embankment fill and abandonment of unknown conduits encountered in the embankment.

Geotechnical Engineer, Massachusetts Museum of Contemporary Art (MASS MoCA) Phase III, North Adams, Massachusetts. Mr. Russell led the subsurface investigation and geotechnical evaluation for the redevelopment of an historic mill building (Building No. 6) to expand exhibition space at the MASS MoCA. GZA's work on the project included review of historic data, coordination, and oversight of the subsurface investigation, including one test boring and test pit excavation, geotechnical and corrosivity testing and development of engineering recommendations for foundation support. By utilizing data from historic subsurface investigations by the USACE, significant time and cost savings were achieved during the field-work portion of the project.

Affiliations/Memberships

- Member, American Society of Civil Engineers (ASCE/G-I)
- Association of Dam Safety Officials
- Boston Society of Civil Engineers

Training

- OSHA 40-Hour Trained
- OSHA 10-Hour Trained
- OSHA 8-Hour Supervisor Trained

Appendix L Design Team

GZA References:

Sarah Radding, AIA LEED Green Associate
Senior Associate
Payette
290 Congress Street, 5th Floor
Boston MA
617-895-1032

Danica Kane, AIA
Associate
Leers, Weinzapfel Associates
75 Kneeland Street, Suite 301
Boston, MA
857-327-9141

Susan Ruch
Director of Environmental Services
Commonwealth of Massachusetts
Division of Capital Asset Management and Maintenance
1 Ashburton Place, 15th Floor
Boston, MA
617-727-4050

Introba stands for personal relationships and inspired designs.

Introba

Introba is one of the world's largest building engineering and consulting firms.

Introba is a global team of planners, engineers, and consultants dedicated to transforming the built environment. With more than 800 employees in offices across the United States, Canada, the United Kingdom, Serbia, and Australia, Introba is one of the world's largest building engineering and consulting firms. Our dedicated team of professionals are noted leaders in their respective fields. We solve our clients' challenges through collaboration, cutting-edge digital solutions, emerging innovation, industry-leading carbon-negative strategies, and a range of specialty services. We are focused on developing cost-effective resolutions tailored to the individual needs of our clients, no matter the size or scale. Curious and innovative, we are driven to create a more resilient world with living systems that are smart, secure, adaptable, and connected.

Introba's full range of services includes mechanical, electrical, plumbing, and fire protection (MEPFP) systems; sustainability, IT, communications, security, and lighting; energy consulting; design analytics; medical equipment planning; life cycle assessments; district energy systems; and a range of advisory and specialty services. We plan and design fully integrated systems that enable buildings and infrastructure to operate seamlessly at the highest level of efficiency and value.

Introba has proudly provided municipal, state, and federal governments with innovative, long-term solutions for challenging project assignments for 70+ years. Our employees' commitment, integrity, and excellence have earned us a reputation for being a trusted, valued, and respected consulting and engineering firm. We deliver the highest quality of integrated design and consulting services by providing value to our clients and exceeding their expectations. We specialize in the planning, design, and construction management of judicial facilities with a goal of ensuring that our client's environment is conducive to efficiently and consistently reaching the most effective outcomes.



WEBSITE

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July 1953

OFFICE LOCATIONS

Atlanta, Georgia
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New Haven, Connecticut
New York, New York
Oakland, California
San Diego, California
Seattle, Washington
St. Louis, Missouri
Washington, DC

Introba

CLIENT
General Services Administration

CLIENT REFERENCE
Scott Teman
U.S. Court of Appeals for 2nd Circuit
212.857.8721
Scott_teman@ca2.uscourts.gov

CONSTRUCTION VALUE
$314 Million

PROJECT DESIGN START
January 2007

CONSTRUCTION COMPLETION
January 2013

DBE PERCENTAGE
Percentage Required: XX%
Percentage Achieved: XX%

PARTNERS/ SUBCONSULTANTS
Architect: Beyer Blinder Belle

INTROBA ROLE
Subconsultant

- Pre-Design Master Plan Services
- Physical and Electronic Security System Designs



NEW YORK, NEW YORK, USA

Thurgood Marshall U.S. Federal Courthouse

Introba was responsible for the bulk demolition of the existing interiors, and for providing the Security Master Plan and Security Electronics Systems Design, for the renovated Courthouse spaces. The project included the Historic preservation of this 33-story high-rise Courthouse in Downtown New York, a complete infrastructure upgrade and replacement, a complete security system replacement, and a new state-of-the-art detention facility for high-profile government cases. The security design was challenged by the historic preservation of the building while integrating the latest USMS security requirements for Federal Courthouses.

We worked closely with the Marshal's representatives and the balance of the design team to achieve the necessary security requirements and maintain the historic preservation of the building. The physical and electronic systems, designed by us, included GSA Federal Building Standards Compliance, as well as USMS Standards Compliance, prisoner movement and detention areas, USMS Standards Compliance judicial spaces, controls, and monitoring of those spaces, public corridors and lobby spaces to the building, and new security control rooms for monitoring and controlling all the systems for this building. A new access control system, integrated with a new digital video system, complemented the electronic portion of the upgrade portion of the project.

SUSTAINABLE COMPONENTS

LEED Gold Target

AWARDS / CERTIFICATIONS

Awards: General Services Administration — Honor Award; New York Landmarks Conservancy — Chairman's Award

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CLIENT
General Services Administration

CLIENT REFERENCE
Melissa Sarko
Ennead Architects, LLP
320 West 13th Street
New York, New York 10014
212.792.5988
msarko@ennead.com

CONSTRUCTION VALUE
$200.9 Million

CONSTRUCTION COMPLETION
August 2022

PARTNERS/ SUBCONSULTANTS
Architect: Ennead Architects

INTROBA ROLE
Subconsultant
- Security Systems Consulting & Engineering



HARRISBURG, PENNSYLVANIA, USA

Harrisburg U.S. Federal Courthouse

Introba (formerly Ross & Baruzzini) provided security consulting and engineering services for the new state-of-the-art U.S. Federal Courthouse located in Harrisburg, PA. The new 243,000 gsf courthouse will be located at 6th and Reily Streets. This courthouse will contain a total of eight courtrooms and eleven chambers. The facility is currently under construction and is planned to be a LEED certified building in accordance with Federal Government guidelines. Courtrooms and United States Marshall Service facilities implemented the latest federal guidelines for court facilities, and Introba was responsible for the implementation of the latest United States Marshall Service security criteria and operational requirements for this Courthouse.

We worked closely with security representatives from the General Services Administration, United States Marshall Services, Federal Protective Services (DHS), Court Security Office Division, and the US Attorney's Office as part of the security program development of the electronic security systems design for all of the stakeholders that will occupy the building. We also worked with the Client and Design Team to develop the physical security criteria for the Courthouse, including site situation placement and vehicular and pedestrian site access for the public, staff, and prisoner movement.

SUSTAINABLE COMPONENTS

LEED Gold Target.

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CLIENT
General Services Administration

CONSTRUCTION VALUE
$167.5 Million

INTROBA ROLE
- Security Consulting and Engineering



NASHVILLE, TENNESSEE, USA

Fred D. Thompson US Federal Courthouse and Federal Building

Introba provided security services for the state-of-the-art 275,000gsf facility consisting of eight (8) courtrooms, eleven (11) judges' chambers on six (6) tenant floors, and a basement level with structured parking. The facility is still under construction and is planned to be a LEED building in accordance with Federal Government guidelines. Courtrooms and United States Marshall Service facilities implemented the latest federal guidelines for court facilities. Introba was responsible for implementing the latest United States Marshall Service security criteria and operational requirements for this Courthouse.

We worked closely with the General Services Administration security representatives, the Court Security Office Division of the United States Marshall Service, and the Prisoner Movement/Space Planners for the United States Marshall Service as part of the security program development implementation as the security electronics systems design. The security criteria for the physical aspects of the Courthouse, site situation placement, and vehicular pedestrian access for public, staff and prisoner movement are all key elements included in this state-of-the-art courthouse facility.

SUSTAINABLE COMPONENTS

LEED Gold Target.

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Jeffrey D. Venter

Senior Principal, Security

Jeffrey has 45 years of master plans, security criteria development, and systems design experience for government facilities, museums and libraries, mixed-use, sports and entertainment, corporate HQ, commercial, and critical infrastructure facilities. Jeffrey has displayed conceptualization and threat assessment perspectives on all projects. He oversees the team project management for the design and engineering of physical security and electronic systems, fire protection, and life safety design criteria. He works closely with ownership, developers, and architects to develop realistic security profiles and design criteria, which allows contracting and costing professionals to integrate security elements into the project infrastructure, CPTED principles, forced entry, ballistic, explosive event, arson, and CBR protection.

YEARS OF EXPERIENCE
45 Years

YEARS WITH INTROBA
36 Years

EDUCATION
Bachelor of Electrical Engineering, University of New Haven

Fiber Optics, Technical Writing, Greater New Haven Technical College

Electrical A & B, Advanced Electronics, 400 Cycle Fire Fighting /Life Safety, Flight Deck Electronics, United States Naval Schools

AFFILIATIONS
American Institute of Architects (AIA)

National Fire Protection Association (NFPA)

American Society for Industrial Security (ASIS) Security Industry Association (SIA)

AWARDS
CONSULT 2018, Security Specifiers Technical Security Symposium, Elliot A. Boxer Baum Memorial Award for the Red Wings Arena

PROJECT EXPERIENCE

General Services Administration, Boston Federal Courthouse | Boston, Massachusetts
Principal-In-Charge and Project Manager for all security consulting and engineering services, including extensive meetings with USMS, FPS, USAO, CSO, and GSA. This 1M sf, $220M facility included specialty spaces for other Government agencies, as well as the extensive Court program for this 10-story Courthouse facility. Design responsibilities included CCTV, access control, intrusion detection, prisoner transport and detention controls, vehicle arrest devices and controls, interface, and design for perimeter and FPS security criteria and operations.

General Services Administration, Harrisburg Federal Courthouse | Harrisburg, Pennsylvania
Senior Principal for the new $194M, state-of-the-art federal courthouse. Scope included security systems, utilizing the latest US Court, US Marshals Service, US Attorneys, and Homeland Security Standards. Scope also included facilitating the security aspects of the threat and risk assessment, physical security designs related to the operational security, and the USMS prisoner movement and Federal Judges' protocols.

General Services Administration, Reading Federal Courthouse | Reading, Pennsylvania
Principal for the fit-out of an existing office building for a new federal courthouse. Scope of work included physical and electronic security systems design for the US Courts, US Marshals Service, US Attorneys, and Department of Homeland Security (Federal Protective Services) using the latest federal security standards and guidelines.

General Services Administration, Fred D. Thompson U.S. Courthouse and Federal Building | Nashville, Tennessee
Principal for the state-of-the-art 350,000 sf courthouse. Courtrooms and United States Marshall Service facilities will implement the latest federal guidelines for court facilities, and Jeff was responsible for the implementation of the latest United States Marshall Service security criteria and operational requirements for this Courthouse. The security criteria for the physical aspects of the Courthouse, site situation placement, and vehicular pedestrian access for both public, staff, and prisoner movement are all key elements that are being included in this state-of-the-art courthouse facility.

General Services Administration, Christopher S. Bond United States Federal Courthouse | Jefferson City, Missouri
Principal for complete security and consulting services for the new courthouse named after Christopher Bond. The facility was designed to the latest USMS security criteria and requirements and ensured that all aspects of the security designs and USMS operations would proceed unimpeded. It provides space for two district courtrooms and two magistrate courtrooms. In addition, there is space for a bankruptcy chamber, the U.S. Marshals Service, U.S. Attorney, Probation, and Pretrial Services. There is also space for GSA and local congressional offices.

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SPRINGFIELD COURTHOUSE RFQ
LANDSCAPE ARCHITECTURE
MYK
MIKYOUNG KIM
Qualifications
09 | 26| 2025

Our team is a collaborative studio that brings together art and resilient design in the civic realm, infusing our shared experiences with a sense of wonder through, color, light, and water play.

About Mikyoung Kim

Mikyoung Kim is renowned for its artful and memorable public parks, gardens, and plazas that resonate globally. As a leader in innovative and resilient designs, the firm brings extensive experience in urban planning that fosters economic development while nurturing human health and wellness. Our work embodies a creative spirit, seamlessly weaving unique perspectives into each public space we craft. Our efforts have garnered some of the profession's highest honors, including Fast Company's Top Ten Most Innovative Companies in North America Award, the Cooper Hewitt Smithsonian Museum National Design Award, and the American Society of Landscape Architects' National Design Medal. MYK has also received the American Society of Landscape Architects' Firm of the Year Award.

Our Work

For over two decades, MYK has been devoted to designing iconic civic spaces that invite exploration and engagement throughout the seasons, from dawn to dusk. Our design philosophy emphasizes the creation of authentic landmark destinations that foster rich cultural and ecological experiences. We believe that shared spaces serve as platforms for evolution and transformation, strengthening community bonds and promoting health and wellness. Our work is dedicated to amplifying community voices, creating environments that not only inspire but also enhance the resilience, vitality, and character of the neighborhoods we serve.

Mikyoung Kim is deeply committed to the vital role that civic spaces play in economic and community development. Our designs foster a sense of wonder, encourage nature discovery, and promote human resilience. We prioritize flexible programming that seamlessly integrates everyday experiences with iconic events, ensuring each park's success as it evolves with the community.

Mikyoung Kim is proud to be a certified minority- and women-owned business.

MIKYOUNG KIM

Prudential Exchange

Creating a signature urban plaza to complement the region's top-performing mixed-use destination, offering a vibrant space for dynamic programming and meaningful neighborhood engagement.



Project Typology
Urban Plaza

Year of project
2017

Project Size
20,900 sf

MYK Design Team

Client
Boston Properties



MIKYOUNG KIM

Located in the heart of Boston's Back Bay, between the Mandarin Oriental Hotel and the Hynes Convention Center, this plaza was designed alongside a LEED Platinum commercial building. The plaza is a self-sustaining space that uses energy from the building's wind turbines to power the landscape. Stormwater from the rooftops is collected and repurposed to irrigate the plantings on site. This vibrant public space connects to major entrances, including the new 888 Boylston office tower, the Eataly Food Court, and the Prudential Retail Arcade, ensuring year-round activity. It also serves as a flexible gathering spot for events, from weekly concerts to annual sports celebrations.

The plaza features sculpted planters and a grove of stainless steel wind vanes. The planters rise out of flowing paving bands and offer multiple seating areas throughout the space. The wind vanes, equipped with color-changing lights, are programmed to respond to wind intensity, creating a dynamic light display that reflects real-time wind conditions, turning the plaza into an interactive experience.

Boston University Booth Theater

This modern performance complex will offer both indoor and outdoor opportunities for the performing arts, and can also be used as a seasonal outdoor event space.



Eric Laignel

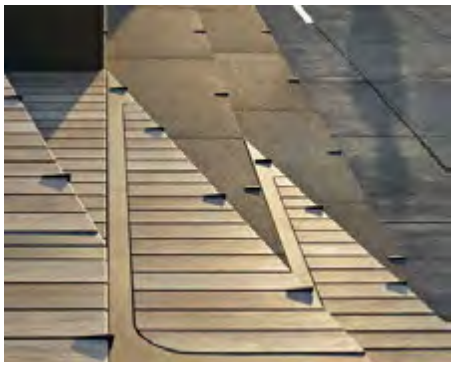
Project Typology
Urban Plaza & Streetscape

Year of Project
2018

Project Size
0.75 Acres

Client
Boston University

To accomplish the goal of relocating the theater arts back on campus, Boston University commissioned the design of the new Booth Theater and arts plaza. This modern performance complex will offer both indoor and outdoor opportunities for the performing arts, and can also be used as a seasonal outdoor event space. The stepped landscape celebrates the grade change and the building's transparent facade, providing much-needed gathering spaces along Commonwealth Avenue for students. Custom planters and wood seating encourage flexible programming and enliven the streetscape. A new bike path is integrated into the road realignment.



MIKYOUNG KIM



Little Rock Courthouse

This garden provided the sculpture with the appropriate spatial and textural setting as originally intended.



Project Typology
Urban Plaza

Year of project
2009

project Size
45,000 SF

Client
US GSA



MIKYOUNG KIM

In the city of Little Rock, Mikyoung Kim Design developed a town commons that is framed by a post office from 1881 that is on the national historic registry and a new Federal courthouse built in 2009. Blending the vocabularies of sculpture and landscape architecture, we envisioned this site intervention to be a predominate part of the pedestrian approach to the building while also establishing a destination in this civic landscape. Working closely with the community, the federal judges, and the General Services Administration, we developed a plan that integrated new circulation patterns and resolved security issues with an elegant planter solution along the street face of the park. The town green space leads up to a public square that extends from the street and frames the historic building and courthouse. This centrally located sculpture on the grounds of the courthouse provides a place of respite and reflection for the Little Rock citizens. Smaller circulation areas, with specialized paving, park amenities and a sculptural stainless steel fountain offer respite from the busy street life along the main arterial road of this urban center.

Children's National at Walter Reed

A one-of-a-kind innovation hub and research center for Children's National Hospital.



Alan Karchmer

Project Typology
Health Campus

Year of project
2021

Project Size
10 acres

Client
Children's National Medical Center

MYK has developed a one-of-a-kind innovation hub and research center for Children's National Hospital. On the 12-acre site of the former Walter Reed National Military Medical Center, Children's National is a public/private development partnership project. Conceived of as a research center in an ecological park, the landscape and architecture work together to create a groundbreaking destination for the Center for Genetic Medicine Research and Children's National's Rare Disease Institute. Included in the planning is an outpatient care center for patients in the region.



MIKYOUNG KIM



Mikyoung Kim, FASLA
Founding Principal



Education
Harvard University Design School
Masters in Landscape Architecture

Oberlin College and Conservatory
B.A. Sculpture and Art History
Minor in Music

Minority and Woman Owned Certification
Massachusetts, New York, North Carolina, and Virginia

Licensure
Landscape Architect, Massachusetts

Mikyoung Kim is a landscape architect and founding principal of Mikyoung Kim. Through her leadership, her studio integrates the latest neurodiversity research into the firm's body of work, from large urban parks to restorative gardens. Her practice is situated at the intersection of human health and environmental stewardship. For nearly three decades, Mikyoung has crafted an exceptional body of work that explores the intersection of art and science; defining the art of ecology and restorative experience. As a multi-disciplinary office, the firms ideas emerge through a responsive and collaborative approach with our clients that imagines possibilities across disciplines.

Mikyoung Kim has been named by *Fast Company* as one of the most innovative architecture firms in the world. Her firm has received the Cooper Hewitt National Design Award the ASLA Firm of the Year Award, and the American Society of Landscape Architects Design Medal. Mikyoung has been named as an AD Innovator by *Architectural Digest* and has been awarded over fifty national and regional design excellence awards from leading organizations such as the American Society of Landscape Architects and the American Institute of Architects. Her work is part of the Smithsonian Museum's "American Voices Collection." From the Harvard Graduate School of Design, Mikyoung has been a recipient of the Veronica Rudge Green Prize, the Jacob Weidenman Prize, and was named as an Olmsted Scholar.

Mikyoung has taught at the Harvard Graduate School of Design and is a Professor Emerita at the Rhode Island School of Design. Mikyoung currently serves on the Harvard University Design Advisory Group, as a board member with the Van Alen Institute, and as a commissioner for Boston's Civic Design Commission, appointed by Mayor Martin Walsh. She has served on numerous juries including the design jury for the American Academy in Rome, the ASLA Council of Fellows, and the Heinz Award for the Arts and Humanities. Her work has been highlighted in numerous publications, including *The New York Times, The Washington Post, The Guardian, Architectural Record, Dwell Magazine, Surface Magazine, National Geographic, Metropolis,* and *The Chicago Tribune*.

HASTINGS CONSULTING
Building, Fire & Access Codes - Fire Protection Engineering

Firm Description

Hastings Consulting, Inc. provides expert building code, access code, and fire code consulting, as well as fire protection engineering services. All design and construction project types and sizes are supported. The firm was founded by Kevin S. Hastings. He is a licensed fire protection engineer with over 28 years of code consulting experience. Throughout his career he has worked on a wide range of project types throughout the United States and abroad. Mr. Hastings has consulted on new construction and renovation projects including public and private schools, colleges and universities, hospitals, multi-family residential, retail, office, industrial, and various types of public facilities among other project types. Kevin has served on various code development committees and has been a frequent lecturer presenting code seminars for architects, building owners, and building officials.

HASTINGS CONSULTING
Building, Fire & Access Codes - Fire Protection Engineering

Referenced Projects

Kevin Hastings has provided code consulting services for the following related projects:

1. **Massachusetts Trial Courts Temporary Space**
   Quincy, Massachusetts
   Code consulting services to renovate and existing office building to create trial courts and support spaces.

2. **Framingham District Court**
   Framingham, Massachusetts
   Code consulting services for an existing building conditions study of the existing district courthouse.

3. **Cambridge Probate and Family Court**
   Framingham, Massachusetts
   Code consulting services for an existing building conditions study of the existing courthouse to evaluate it for continued court use or potential new future uses.

4. **Massachusetts State Police Headquarters**
   Framingham, Massachusetts
   Code consulting services were provided for renovations of the existing cafeteria space to convert it to office space, a new detached hazardous material storage container, and refurbishment of the indoor pool.

Appendix L Design Team



Kevin S. Hastings, P.E., LEED AP
President

Kevin Hastings is a licensed fire protection engineer with over 20 years of expert code consulting experience. Throughout his career he has worked on a wide range of project types throughout the United States and abroad. He is a member of the Massachusetts Board of Building Regulations and Standards Existing Buildings Subcommittee. He also serves on the Massachusetts Architectural Board Sub-Committee on Regulations. Kevin has been a frequent lecturer presenting code seminars for architectural firms, building owners, and the various professional organizations.

Hastings Consulting provides building code, access code, and fire code consulting, as well as fire protection engineering services. The company provides services for all construction project types and sizes, in addition to expert witness services for litigation and insurance companies.

HASTINGS CONSULTING
Building, Fire & Access Codes - Fire Protection Engineering

Education

Worcester Polytechnic Institute – B. S., Mechanical Engineering
Worcester Polytechnic Institute – M. S., Fire Protection Engineering

Work Experience

1996-2017 R. W. Sullivan Engineering, Boston, MA
Principal, Director of Code Department

2017 - Hastings Consulting, Inc., Holliston, MA
President & Founder

Professional Registration

Professional Engineer - Massachusetts License No. 41651 (FP)

Certifications

Certified Building Inspector - Commonwealth of Massachusetts
ICC Certified Building Plans Examiner
ICC Certified Accessibility Inspector & Plans Examiner
LEED Accredited Professional

Committees

Massachusetts State Building Code (7th, 8th, 9th & 10th Editions)
Existing Buildings Subcommittee

Massachusetts Architectural Access Board Subcommittee on Regulations, Chairman (2010-2015)

Associations

National Fire Protection Association (NFPA)
Society of Fire Protection Engineers (SFPE)
International Code Council (ICC)
Salamander Fire Protection Engineering Society

References

Nick Palumbo, CPC, LEED AP
Facilities Project Manager
WPI – Worcester Polytechnic Institute
508-831-5225
nrpalumbo@wpi.edu

Mark Armington
Senior Director—Facilities Engineering and Construction
University of Massachusetts Medical School
(508) 856-5202
mark.armington@umassmed.ed

HASTINGS CONSULTING
Building, Fire & Access Codes - Fire Protection Engineering

References for Kevin Hastings

Gary Mignault
Phillips Academy
180 Main Street
Andover, MA 01810
603-777-4466
gmignault@andover.edu

Douglas Marshall, AIA
Campus Planning
University of Massachusetts
Amherst, Massachusetts
413 -577- 1788
dmarshall@umass.edu

Michael Skeldon
Tufts University
Medford, Massachusetts
(617) 627-3334
Michael.Skeldon@tufts.edu

Mark Armington
Senior Director—Facilities Engineering and Construction
University of Massachusetts Medical School
Worcester, Massachusetts
(508) 856-5202
mark.armington@umassmed.ed

Nick Palumbo, CPC, LEED AP
Facilities Project Manager
WPI – Worcester Polytechnic Institute
100 Institute Road
Worcester, MA 01609-2280
508-831-5225

About Ellana

Incorporated in 1998, Ellana Construction Consultants is a certified Woman-owned Business Enterprise (WBE) and Disadvantaged Business Enterprise (DBE) construction consulting firm providing four core services consisting of cost management, project controls, owner representation and professional training services to a wide range of A/E/C industry clients. We are also certified WBE through the Woman's Business Enterprise National Council (WBENC) and SBA's Women Owned Small Business (WOSB).

We serve clients locally and regionally via our offices in New York, New Jersey, Massachusetts, Washington D.C. and California. Through the combined experience of our firm and staff, our portfolio includes projects across the United States and including the Caribbean, the United Kingdom, Africa, and the Middle East. Our staff includes architects, engineers and construction experts poised to providing quality cost estimating, scheduling, administration and project cost control services at all stages of design and construction.



cost management

Our approach to cost management involves safeguarding your interests at every phase, from concept to design and from procurement through construction. We focus our efforts on managing costs as projects escalate, and ensure the design meets your needs and budget constraints. At every stage, we manage the cost and risk performance against targets and identify opportunities for improvement.

We identify the most cost-effective method of directing and controlling your project, then collaborate with the design and construction team to establish the best delivery type and define clear accountabilities and responsibilities from concept to close-out.

As part of our cost management process, we work with the team to identify, and address potential risks to mitigate unforeseen issues and provide solutions to discrepancies or conflicts that arise. Our cost management services include:

- Construction cost estimating
- Value engineering exercises
- Constructability reviews
- Project schedule development
- Feasibility studies
- Work breakdown structure development
- Budget allocation and asset management
- Cost forecasting / trending
- Early warnings / mitigation
- Cash flow / accruals / value of work completed
- Contingency management
- Monitoring of commitments and expenditures
- Project forecasting/ reporting
- Independent reporting to project / finance partners
- Reconciliation / integration with financial reporting

Clive Tysoe, MRICS

Senior Cost Manager

Mr. Tysoe has over 40 years of experience in cost estimating, quantity surveying, internationally and regionally. His experience in the UK, USA and overseas covers many sectors of the construction industry and his strong focus on client satisfaction and managing expectations provides a great benefit especially on larger, more complex projects. His experience involves projects ranging from small projects to multimillion dollar endeavors. Mr. Tysoe has assisted on several value engineering workshops, providing an opportunity to the clients to re-evaluate the design and cost of their project. His broad base of construction knowledge and experience gives clients valuable advice and the ability to make informed decisions early in the design process.

education

- RICS External Examinations Part II/Manchester College of Building, Manchester, England/1986
- RICS External Examinations Part I/Manchester College of Building, Manchester, England/1984

licenses

- Appointed Associate Member of the RICS

select project experience

Middleton Jail and House of Corrections, Inmate Services Building (ISB) Replacement, Middleton, MA

Cost estimating for the two-level Middleton Jail Inmate Services Building Replacement. The project assessed the building to identify alternative approaches to the project phasing and development.

Bridgewater DOC CHP and Wastewater Study, Bridgewater, MA

Cost estimating for upgrades to a central heating plant, relocation of mechanical systems and a wastewater study for a correctional facility.

Rhode Island Department of Corrections Master Planning and Feasibility Study, Cranston, RI

Cost estimating services for the master planning and feasibility study to analyze the RIDOC complex to provide information regarding future and current space needs, estimate costs of proposed improvements and new facilities, recommendations to improve the facility and extend its life cycle.

Middleton Jail and House of Corrections, 80-Bed Unit Transformer, Middleton, MA

Cost estimating for the replacement of a transformer that serves a unit with 80 beds.

Carlisle Police Station Renovation & Reconfiguration, Carlisle, MA

The goal for this reconfiguration project at the Carlisle Police Station was to improve the operations of the facility. As cost consultant to the design team, our job was to produce an estimate that would give the team an accurate view of cost for what was a challenging design project. We began our work at 50% CD phase of design and revisited at the end of CD for a final estimate.

DCAMM Hampden County Correctional Center, Hampden, MA

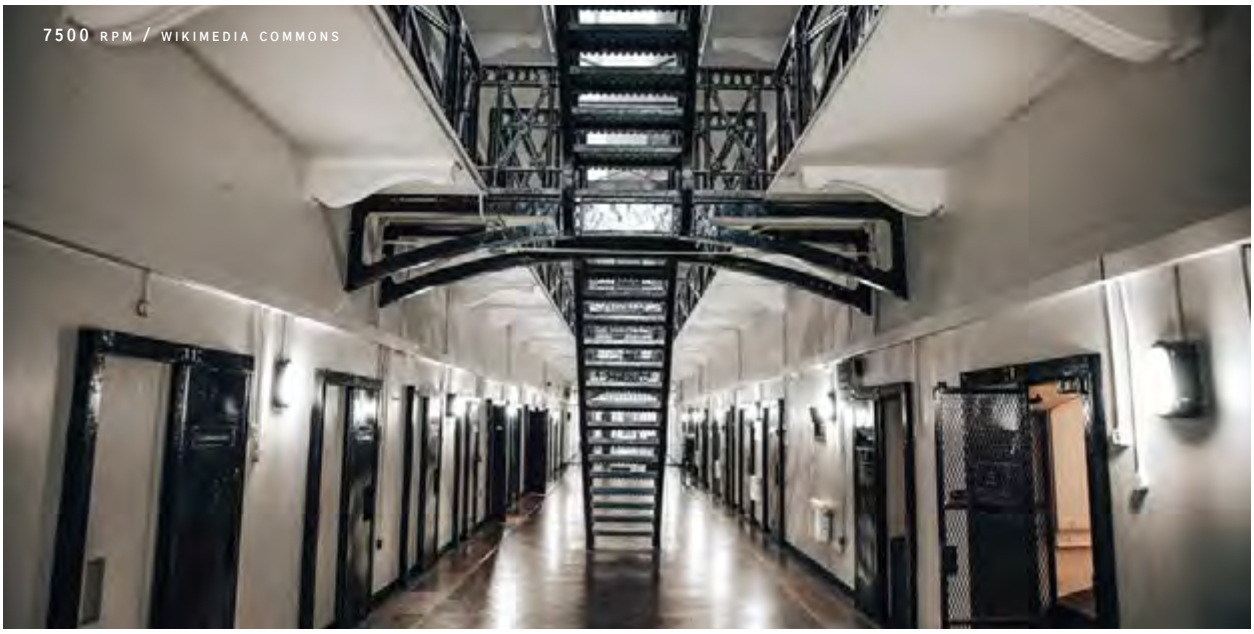
Ellana was tasked with providing estimates for upgrading the HVAC systems at the Hampden County Correctional Center in Ludlow, MA. The project is currently in the study phase. The facility has many HVAC code and operational deficiencies with the HVAC system. A detailed survey was completed, listing the issues, and Ellana provide cost information for the deficiencies. The estimates were provided for the three individual towers, and also the Annex buildings. Three repair options were provided, based on the assumption that the costs would likely come over budget.

Boston City Hall Renovations, Boston, MA

This high-profile and highly visible project for The City of Boston posed many complications for the design team. Challenges included existing subsurface conditions, three active subway tunnels, underground parking garages, a vague utilities layout and neighboring building owners.

Middleton HOC, Various Projects

Middleton, MA



Ellana has been providing cost estimating to DCAMM on their projects at Middleton House of Correction. The jail is part of the Essex County Sheriff's Department facilities, which is the county's largest law enforcement, serving 34 communities. Scope included upgrades to recreational yards and building upgrades for the Vocational Building, HVAC and security systems upgrades, kitchen and dining renovations and replacement of the Inmate Services Building, and more. Ellana worked on the following projects:

- Vocational Building Accessibility Upgrades
- New Indoor Recreation Building
- New Two-Story Medical Building

client

HDR

owner

DCAMM

cost

Various

completion

2019-2024

services

Cost Estimating
Cost Management

Hampden County Hall of Justice

Springfield, MA



Ellana assisted Habeeb and Associates and provided costs related to the feasibility study that expands on a previous assessment, and issued estimates for the proposed and prioritized recommendations for comprehensive building systems upgrade.

The Hampton County Hall of Justice is a four-story, 255,000-square-foot building from the mid-1970s that houses the Springfield District Court, Superior Court, Probate and Family Court and the Registry of Deeds. The hall includes 21 court rooms, 10 jury deliberation rooms and a detention area with 28 holding cells.

client

Habeeb and Associates

owner

Hampden County

cost

Confidential

completion

2023

services

Cost Estimating
ROM reporting

References

Project References

Justin Humphreys	Principal	TBA Architects	617.571.8147	jhumphreys@tbaarchitects.com
Tommy Sinclair	Associate Vice President	HDR	617.357.7790	tommy.sinclair@hdrinc.com
Elizabeth Lewis	Senior Project Manager	Habeeb and Associates	781.871.9804	elewis@habeebarch.com

KALIN ASSOCIATES
ARCHITECTURAL SPECIFICATIONS

Founded in 1984, Kalin Associates is an independent specification consulting firm. We have prepared specifications for thousands of construction projects worldwide, including hundreds of LEED projects seeking USGBC certification, including many at the Platinum level.

Kalin Associates is a leading specification consulting firm in the area of sustainability and environmentally responsible specifications.

Kalin Associates is the author of the Master Short-Form Specifications 9th Edition, The Architect's Guide to the New Massachusetts Energy Code and the original Greenspec, Database of Sustainable Products.

Typical project types include:

- Private work including office buildings, commercial, institutional, hotels, schools, housing, athletic facilities, lab and retail projects.
- Public work including institutional, educational, housing, transit and public works, and public recreational and park projects.

Typical services include:

- Preparation of specifications for bidding.
- Development of office master specifications.
- Coordination with engineering specifications.
- Quality control review for drawings and specs.
- Construction materials evaluations and selection.
- Automation of document production.

Key personnel (4 of 12 full time professional specification writers):

- CEO: Mark J. Kalin, FAIA, FCSI, LEED
- President: Jay Ford, CSI CCS LEED AP
- Senior Associate: Lisa Goodwin Robbins, RA, CCS
- Associate: Cynie Linton, CSI CDT

A few of our justice center/courthouse experience includes:

- New US Courthouse in Springfield, MA; Moshe Safdie Associates.
- Fall River Trial Court, Fall River, MA; Finegold Alexander Associates.
- Lynn District Court, Lynn, MA; Leers Weinzapfel Associates.

KALIN ASSOCIATES LLC
PO Box 420 Natick, MA 01760, T:617.964.5477 mkalin@kalinassociates.com

SPECIFICATIONS CONSULTANT

Since 1984, Kalin Associates has prepared specifications for thousands of projects worldwide, hundreds of projects seeking sustainable design certifications (LEED, Living Building Challenge, Passive House, WELL), master specifications for building product manufacturers, and design standards for many public agencies, national developers, and universities.

Mark Kalin would oversee the preparation of architectural specifications and coordination with engineering specifications for the project.



Specification Writer: Mark J. Kalin FAIA, FCSI, LEED
- CEO, Kalin Associates, Specifications Consultants, 1984 to present
- Registered Architect, MA 4657
- Fellow, American Institute of Architects (AIA) 1999
- Fellow, Construction Specifications Institute (CSI) 2000
- LEED AP, US Green Building Council, 2003
- Instructor, Harvard University Graduate School of Design, 2008 to 2010
- Director of Information Services, Sasaki Associates, 1986 to 1988
- Head of Specifications, Jung/Brannen Associates, Inc., 1983 to 1986
- Head of Specifications, Brown Daltas and Associates, 1977 to 1983

Professional Activities:
- President, Specifications Consultants in Independent Practice, 2008 to 2010
- President, CSI Boston, 1982 and 2002 and numerous committees
- Chair, CSI MasterFormat Maintenance Task Team (MFMTT), 2015 to 2017
- Chair, CSI Technical Committee, 2008 to 2010
- Chair, CSI Sustainable Facilities Practice Group (Founder), 2007 to 2015
- Chair, AIA Masterspec Review Committee, 1993 to 1995
- Chair, AIA Specifications Professional Interest Area, 1999 to 2002

Publications and Presentations:
- Educator, numerous spec presentations and webinars
- Author, Greenspec, 1996
- Author, Master Short-Form Specifications, Kalin Associates, 1984-2017
- Author, Construction Specifications (Wiley)

References:
- Bart Nelson, Senior Associate, Stantec, 617-234-3100
- Ellen Watts, Principal, Architerra, 617-778-2470
- David Zenk, Principal, Gund Partnership, 617-250-6800

Sustainable Design Approach

The Green Engineer, Inc.

Project: Springfield Justice Center

Date: September 26, 2025

Sustainability is a core priority for the project team and will be embedded throughout planning, design, and construction. Using an integrated design approach, the team will engage the owner and all disciplines early and consistently to establish and implement shared sustainability goals.

Sustainability planning will begin at conceptual design and evolve throughout the project. To support this, we will host multiple sustainability workshops involving all stakeholders, including, where possible, future building users. These sessions will help define a unified vision and guide design decisions through collaborative analysis and review.

The team will address comprehensive best practices in energy efficiency, emissions reduction, water management, urban heat mitigation, material selection, climate resilience, and occupant health and wellness.

The building will be designed as all-electric, targeting low energy use intensity (EUI) to reduce operational costs and environmental impact. A high-performance envelope will minimize energy loss and infiltration while enhancing occupant comfort. Embodied carbon will be reduced through low-carbon structural and enclosure materials.

Climate adaptability and long-term flexibility will be prioritized through resilient design strategies, including durable materials, robust systems, and passive survivability features such as daylighting and a high-performance envelope. Spaces will be designed for future adaptability.

The project will repurpose previously developed land within an urban area, promoting access to public transit and pedestrian networks.

In alignment with Massachusetts' goal of net-zero greenhouse gas emissions by 2050, the project will comply with Executive Order 594 & 569, including achieving LEED Silver certification. However, our approach will focus on meaningful environmental performance rather than "point chasing". LEED will serve as a validation tool, not a design driver.

The team will also pursue applicable state and federal incentives to support and reward sustainable design choices.

ACENTECH
ACOUSTICS TECHNOLOGY VIBRATION

Company Profile

Whether you're looking to perfect the acoustics of a performance space, implement cutting-edge systems technology, or quiet a noisy product, Acentech is your resource. We provide acoustics, technology, and noise and vibration consulting to clients across the US and beyond.



BUILDING ACOUSTICS



TECHNOLOGY



NOISE AND VIBRATION CONTROL

Acentech is a multi-disciplinary acoustics, technology, and vibration consulting firm. We are one of the oldest and largest organizations of our type, with roots stretching back more than 75 years. We are unequaled partners to architects, engineers, institutions, manufacturers, planners, and designers worldwide.

Acentech's acousticians, engineers, scientists, and technical consultants bring collective expertise and innovative thinking to the critical design relationship between sound, technology, and the built environment.

Our fully integrated consulting capabilities offer planning, design, and problem resolution in the areas of: building acoustics; noise and vibration control; environmental noise; and technology planning and design.

At Acentech, we turn complex project challenges into high-performing spaces. Our expert teams collaborate with clients to unlock tailored solutions—navigating scale, systems, and technology with clarity and confidence. Our portfolio covers a wide variety of project types including performing arts, market sector facilities, and energy, industrial and transportation infrastructure.

CONSULTING SERVICES

- Building Acoustics
- Mechanical Systems Noise and Vibration
- Environmental Noise
- Vibration
- Audiovisual
- ICT/Telecommunications
- Physical Security
- Product Noise and Sound Quality

SPECIALTY SERVICES

- 3DListening® (3DL) Acoustic Simulation and Evaluation
- Real-Time, Remote Monitoring of Noise and Vibration
- Technology Advisory Services
- Research and Development
- Sound Power Measurements

BOSTON | LOS ANGELES | PHILADELPHIA | WASHINGTON, DC
HQ: 33 Moulton Street | Cambridge, MA 02138 | acentech.com

ACENTECH
ACOUSTICS TECHNOLOGY VIBRATION





US Federal Courthouse

Springfield, MA

Located adjacent to the Church of the Catholic Diocese, the Museum of Fine Arts, and the Springfield Public Library, the Federal Courthouse rounds out the city's institutional district. Containing four courtrooms, it forms a spiraling crescent around four ancient trees. This 162,000 sf $57 million facility opened in 2008 and was designed by Moshe Safdie and Associates Architects.

Non-court agencies include U.S. Marshalls, U.S. Attorneys, and U.S. Congressmen. Judges' chambers are found in a parsonage-like annex. Public spaces are formed by a series of layers: a precast concrete colonnade, a glass screen with minimal framing, a limestone wall with large openings, and an inner wall, which are each in turn sky-lit. The building satisfies security measures for a Federal Courthouse without compromising openness, extroversion, and transparency.

Acentech consulted on sound isolation, room finishes and mechanical system noise and vibration control. Our acoustical recommendation were in accordance with the US Court Design Guide, US Marshal Specifications Guide and US Attorney Standards for the construction of these spaces. The building also includes an atrium space that required acoustical treatment.

Consulting Services
Architectural Acoustics
HVAC Noise & Vibration Control

Building Stats
158,000 GSF
$35M construction cost

Architect
Safdie Architects

ACENTECH
ACOUSTICS TECHNOLOGY VIBRATION



Jonah Sacks

Principal | Director, Building Acoustics Group

EDUCATION

M.S., Architectural Acoustics, Rensselaer Polytechnic Institute, 2004

A.B., Philosophy, Harvard University, 1995

PROFESSIONAL SOCIETIES

Acoustical Society of America (ASA), Associate Member

TEACHING

Rhode Island School of Design (RISD), Acoustics for Interior Architecture, 2011-2017

Guest Lecturer at Cornell University, Roger Williams University, Tufts University, and Wentworth Institute of Technology

EXPERIENCE AND RESPONSIBILITIES

A lifelong musician who has performed in many concerts as a cellist, guitarist, and bassist, Jonah Sacks brings his passion for music to his acoustical consulting role and practice leadership as Director of Acentech's Building Acoustics Group. He is responsible for client management, programming, design strategy, and quality assurance of a broad range of building acoustics and mechanical systems noise control projects. He collaborates with Acentech's acoustic and AV consultants, and MEP discipline engineers, to ensure best design practices are incorporated to meet performance expectations. Many of his acoustical designs involve various acoustical measurements, and the creation of auralizations and 3DListening® computer models to evaluate acoustically critical spaces. His portfolio includes conservatories, academic institutions, K-12 schools, public gathering venues, laboratories, commercial offices, and residential developments. As a Principal, he oversees and consults on specific projects.

Jonah serves as Acentech's 3DListening® Services Leader, responsible for marketing strategy, client development and industry thought leadership.

Jonah has authored and co-authored several technical articles for professional trade magazines, and lectured at national and international symposia including the European Acoustics Association (EAA), The International Symposium on Room Acoustics, InterNoise, Harvard University, and the Acoustical Society of America.

REPRESENTATIVE PROJECTS

- Belmont Public Library, Belmont, MA
- Boston Athenaeum Library, Boston, MA
- Boston City Hall, Council Chamber, Boston, MA
- Boston Conservatory, Seully Hall, Boston, MA
- Boston College, O'Neill Library Renovations, Boston, MA
- Chelmsford Town Hall Renovations, Chlemsford, MA
- Curley Community Center, Boston, MA
- Fitchburg Legislative Building, Fitchburg, MA
- Hiingham Town Hall, Hingham, MA
- Malden Courthouse, Feasibility Study, Malden, MA
- Massachusetts Courthouse Design, Boston, MA
- New Canaan Library, New Canaan CT
- Sharon Town Hall, Sharon, MA
- Spruce Peak Performing Arts Center, Stowe, VT*
- University of Rhode Island Fine Arts Center, Kingston, RI*
- Wellesley College, Clapp Library, Wellesley MA

** project with KMW Architecture*

ACENTECH
ACOUSTICS TECHNOLOGY VIBRATION

Selected Firm References | Public & Federal

- **Daniel Wilson, AIA**
  Partner
  Thaler Reilly Wilson Architecture & Preservation, LLP (TRW)
  25 Monroe, Suite 202, Albany, NY 12210
  dwilson@ltrw-arch.com
  (518) 375-3163

- **Christopher P. Lane, AIA**
  Principal, Architect
  Finegold Alexander Architects
  77 North Washington Street, Boston, MA
  CLane@faainc.com
  (617) 227-9272 x 208

- **Pamela Choi Redfern, AIA**
  Executive Director, Space Planning and Design
  Harvard University, John A. Paulson School of Engineering
  29 Oxford Street, Cambridge, MA 02138
  predfern@seas.harvard.edu
  (617) 496-3238



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
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Maura Healey
Governor
Kim Driscoll
Lieutenant Governor
Matthew Gorzkowicz
Secretary
William M. McAvoy
Executive Director

October 10, 2023

Mr. Azim Rawji
ART Engineering Corporation
38 Front Street, Floor 3
Worcester, MA 01608

Dear Mr. Rawji:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **CONSULTING AND DESIGN SERVICES FOR ELECTRICAL ENGINEERING, TELECOMMUNICATIONS ENGINEERING, LOW VOLTAGE ENGINEERING, SOLAR PHOTOVOLTAIC POWER ENGINEERING AND WIND POWER ENGINEERING** . Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification**. Your designation as a MBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is November 13, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,

Wanda Colon-DAngelo

Wanda Colon-DAngelo
Director, Diverse and Small Business Certification

Tel: (617) 502-8843 **www.mass.gov/sdo** **eFax: (617) 502-8841**

Supplier Diversity Office (SDO)
of Commonwealth of Massachusetts

Grants

Supplier Diversity Office Certification

to

ART Engineering Corporation ,

Who has successfully met the SDO's criteria for certification under the following category or categories:

Certification Type	Certification Date	Certification Expiration
Minority Business Enterprise (MBE)	11/13/2003	11/13/2026

SDO Client ID: 20030063

NAICS Code(s): 541330

Authorized by William M. McAvoy
Executive Director
Supplier Diversity Office

THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
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Maura Healey
Governor
Kim Driscoll
Lieutenant Governor
Matthew Gorzkowicz
Secretary
William M. McAvoy
Executive Director

May 24, 2023

Mr. Mehul Dhruv
Engineers Design Group, Inc.
389 Main Street, Suite 401
Malden, MA 02148-5173

Dear Mr. Dhruv:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **STRUCTURAL ENGINEERING CONSULTING SERVICES**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification**. Your designation as a MBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is June 07, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,



Tel: (617) 502-8843 **www.mass.gov/sdo** **eFax: (617) 502-8841**



THE COMMONWEALTH OF MASSACHUSETTS
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Lieutenant Governor
Matthew Gorzkowicz
Secretary
William M. McAvoy
Executive Director

July 19, 2023

Mr. Semoon Oh
VAV International, Inc.
400 West Cummings Park, Suite 4700
Woburn, MA 01801-6349

Dear Mr. Oh:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **CONSULTING DESIGN ENGINEERING SERVICES IN MECHANICAL (HVAC, PLUMBING AND FIRE PROTECTION), BUILDING ENERGY ANALYSIS AND MODELING, CAD (AUTOCAD & REVIT), AND LEED** . Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification**. Your designation as a MBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is August 02, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,

William M. McAvoy

Tel: (617) 502-8843 **www.mass.gov/sdo** **eFax: (617) 502-8841**



THE COMMONWEALTH OF MASSACHUSETTS
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Maura Healey
Governor
Kim Driscoll
Lieutenant Governor
Matthew Gorzkowicz
Secretary
William M. McAvoy
Executive Director

February 8, 2023

Mrs. Laureen Poulakis
Brennan Consulting, Inc.
24 Ray Avenue, Suite 203
Burlington, MA 01803

Dear Mrs. Poulakis:

Congratulations! Your firm has been renewed as a woman business enterprise (WBE) with the Supplier Diversity Office ('SDO') under the business description of **ENGINEERING SUPPORT SERVICES; SURVEY CONSULTING, AERIAL MAPPING PHOTOGRAMMETRY AND LIDAR, LASER SCANNING AND CONSTRUCTION LAYOUT**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification**. Your designation as a WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is February 09, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,





THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE
One Ashburton Place, Suite 1017
Boston, MA 02108-1552
Maura Healey
Governor
Kim Driscoll
Lieutenant Governor
Matthew Gorzkowicz
Secretary
William M. McAvoy
Executive Director

July 19, 2023

Mr. Semoon Oh
VAV International, Inc.
400 West Cummings Park, Suite 4700
Woburn, MA 01801-6349

Dear Mr. Oh:

Congratulations! Your firm has been renewed as a minority business enterprise (MBE) with the Supplier Diversity Office ('SDO') under the business description of **CONSULTING DESIGN ENGINEERING SERVICES IN MECHANICAL (HVAC, PLUMBING AND FIRE PROTECTION), BUILDING ENERGY ANALYSIS AND MODELING, CAD (AUTOCAD & REVIT), AND LEED** . Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification**. Your designation as a MBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is August 02, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,



Tel: (617) 502-8843 **www.mass.gov/sdo** **eFax: (617) 502-8841**



THE COMMONWEALTH OF MASSACHUSETTS
Executive Office for Administration and Finance
SUPPLIER DIVERSITY OFFICE
One Ashburton Place, Suite 1017
Boston, MA 02108-1552
Maura Healey
Governor
Kim Driscoll
Lieutenant Governor
Matthew Gorzkowicz
Secretary
William M. McAvoy
Executive Director

September 20, 2023

Ms. Mikyoung Kim
Mikyoung Kim Design, LLC
100 Massachusetts Ave, Suite 301
Boston, MA 02115

Dear Ms. Kim:

Congratulations! Your firm has been renewed as a minority and woman business enterprise (MBE and WBE) with the Supplier Diversity Office ('SDO') under the business description of **DESIGN SERVICES IN LANDSCAPE ARCHITECTURE FROM CONCEPT DESIGN TO SITE CONSTRUCTION ADMINISTRATION IN THE FIELD**. Your firm will be listed in the SDO Certified Business Directory and the Massachusetts Central Register under this description. **This letter serves as the sole proof of your SDO certification**. Your designation as a MBE and WBE is valid for three (3) years unless revoked pursuant to 425 CMR 2.00.

Your firm's next renewal date is August 04, 2026. SDO will send written renewal notices to your business and/or e-mail address on file approximately thirty (30) business days prior to your firm's three (3) years certification anniversary. Additionally, every six (6) years, certified companies that wish to remain certified may undergo a substantive review which will require certain updated supporting documentation.

SDO also reserves the right to monitor your firm and to perform random spot checks to ensure the firm continues to meet the certification criteria. Your firm is required to notify the SDO in writing of any material changes. Examples include but are not limited to changes in its business description, as well as business phone number, fax number, business' physical location, webpage and e-mail addresses. Other reportable changes include business structure, ownership (the business is sold or transferred), control and outside employment. You also have a duty to report decertification and debarment notices from this or any other jurisdiction. Failure to abide by the continuing duty requirements shall constitute grounds for the firm's decertification.

We look forward to working with you and your firm to maximize its business opportunities. Should you have any questions, please feel free to contact us via email at wsdo@state.ma.us.

Sincerely,

William M. McAvoy

Tel: (617) 502-8843 **www.mass.gov/sdo** **eFax: (617) 502-8841**

Nationwide Capital LLC

1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

Sept 22, 2025

Springfield Tower Square, LLC
Attention : Vid Mitta, Dinesh Patel

It is with great pleasure that Nationwide Capital, LLC (NWC) presents to you the following Letter of Intent for the refinance of the new Springfield Regional Justice Center comprising of roughly 313,000 gross buildable square feet. This is a Letter of Intent expressing for the sake of clarity the initial structuring of a mortgage. Please be advised that this is only a proposal and is subject to approval and/or modification by Nationwide Capital, LLC (NWC) Loan Committee or NWC Board of Directors in accordance with NWC Loan Policy. Until the final approval is obtained and a Commitment Letter is signed, NWC will not be bound by this Letter of Intent nor obligated to make the loan. NWC will consider the loan request under the following terms and conditions:

PROPOSED TRANSACTION: Refinance/Permenant Loan Conversion for the Springfield Regional Justice Center located at 275 Chestnut St, Springfield, MA

BORROWER/LEGAL ENTITY(S): *Springfield Tower Square, LLC*

BORROWING ENTITY:	At all times during the loan term, Borrower must hold actual fee simple title to the property and all other collateral for the loan. Borrower must be a Single Asset Entity (“SAE”) organized and structured in a manner acceptable to the lender. As a SEA, borrower will be prohibited from (a) owning any real or personal property other than the property and the personal property related to its operation and the personal property related to its operation and maintenance; (b) operating any business other than the management and operation of the property; or (c) maintaining its assets In a way that makes them difficult to segregate or identify.
RECOURSE:	Full recourse as to Borrower and Guarantors (Vid Mitta, Dinesh Patel)
LENDER:	Nationwide Capital, LLC and/or such other lender(s) as Lender may identify. Lender reserves the right to assign this application or participate out or transfers all or any portion of the Loan to qualified third parties.
COLLATERAL:	Property located at *275 Chestnut Street, Springfield, MA 01104*
LOAN AMOUNT:	Up to $269,000,000.00 (not to exceed stabilized 1.20 DSCR)
LOAN TERM:	120 Months from close of escrow of the subject property (“Closing”),

Nationwide Capital LLC

1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

Sept 22, 2025

Springfield Tower Square, LLC
Attention : Vid Mitta, Dinesh Patel

It is with great pleasure that Nationwide Capital, LLC (NWC) presents to you the following Letter of Intent for the construction of the new Springfield Regional Justice Center comprising of roughly 313,000 gross buildable square feet. This is a Letter of Intent expressing for the sake of clarity the initial structuring of a mortgage. Please be advised that this is only a proposal and is subject to approval and/or modification by Nationwide Capital, LLC (NWC) Loan Committee or NWC Board of Directors in accordance with NWC Loan Policy. Until the final approval is obtained and a Commitment Letter is signed, NWC will not be bound by this Letter of Intent nor obligated to make the loan. NWC will consider the loan request under the following terms and conditions:

PROPOSED TRANSACTION: Construction Loan for the new Springfield Regional Justice Center on Site Located at 275 Chestnut St, Springfield, MA

BORROWER/LEGAL ENTITY (S): *Springfield Tower Square, LLC*

BORROWING ENTITY:	At all times during the loan term, Borrower must hold actual fee simple title to the property and all other collateral for the loan. Borrower must be a Single Asset Entity ("SAE") organized and structured in a manner acceptable to the lender. As a SEA, borrower will be prohibited from (a) owning any real or personal property other than the property and the personal property related to its operation and the personal property related to its operation and maintenance; (b) operating any business other than the management and operation of the property; or (c) maintaining its assets In a way that makes them difficult to segregate or identify.
RECOURSE:	Full recourse as to Borrower and Guarantors (Vid Mitta, Dinesh Patel)
LENDER:	Nationwide Capital, LLC and/or such other lender(s) as Lender may identify. Lender reserves the right to assign this application or participate out or transfers all or any portion of the Loan to qualified third parties.
COLLATERAL:	Property located at *275 Chestnut Street, Springfield, MA 01104*
LOAN AMOUNT:	Up to $256,000,000.00 (not to exceed 65% of Total Construction Cost)

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LOAN TERM:	60 Months from close of escrow of the subject property ("Closing"), which is projected to occur on or about Dec 31, 2026, with 1 option to extend for an additional 12 months exercisable on not less than 60 days prior written notice with payment of an extension fee of 0.25% of the original loan amount.
INTEREST:	Interest shall begin to accrue on the date that Lender wires loan funds to escrow for the closing following the borrower's request for funds, without regard to when the closing actually occurs.
RATE:	1-year Secured Overnight Financing Rate (SOFR) plus 4% - Interest Only - (Interest rates are subject to change based on market conditions at time of Closing)
PREPAYMENT:	Borrower may prepay the Loan in whole, but not in part, at any time upon not less than 30 days prior written notice and payment of a prepayment fee equal to 30 days interest. Notwithstanding the prior sentence, if the loan is paid off within 6 months of origination, Borrower shall pay to Lender prepaid interest as if the loan had been outstanding for a full 6 months.
LOAN FEE:	0.50% of the original loan amount payable at closing.
FUNDING:	Disbursed upon agreed draw schedule tied to construction progress. Draws will be fully released post-inspections by 3rd party and lien waivers.
REPAYMENT:	Interest Only monthly in arrears based on outstanding principal balance. Outstanding balance, plus accrued but unpaid interest, payable in full on maturity.
ASSUMPTION:	Loan will not be assumable
TAX & IMPOUNDS:	At the closing, Lender shall withhold from proceeds an amount equal to any real estate tax deficiency then applicable to the property. Following the closing, Borrower shall pay to Lender the monthly deposits equal to 1/12 of the annual amount estimated by Lender(based on charges known or reasonable anticipated for the pending year) for real estate taxes and insurance premiums, to be held by Lender in a non interest bearing account during loan term. Borrower will submit monthly escrow deposits with the Borrower's monthly loan payment so that Lender shall have sufficient funds to make the applicable annual payment not less than 60 days prior to the due date for taxes and insurance premiums.
TITLE INSURANCE:	ALTA lender's policy insuring the Deed of Trust in 1st position against the Property from the time and date of the Closing, with coverage in the Loan Amount, together with such endorsements as Lender may require

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(including lien protection and usury).

APPRAISAL: Borrower to provide lender with funds to contract independent third party appraisal of the subject property. Lender will engage Appraiser, Borrower will submit funds for appraisal as part of due diligence deposit.

COSTS AND EXPENSES: Borrower shall pay all costs and expenses incurred by the lender in connection with investigating, making, and servicing the Loan, including, without limitation, underwriting expenses, appraisal costs, title policies, recording sharges, search fees, legal fees, and any other fees and expenses (collectively, " Costs and Expenses").

JUNIOR FINANCING: None Allowed

DOCUMENTATION: As Lender may require in addition to other documentation specified elsewhere in this application, including, but not limited to, loan agreement, secured promissory note, guarantee, and environmental indemnity.

DUE ON SALE OR TRANSFER: Loan will become immediately due and payable in full upon (a) any transfer or pledge of collateral or any of Borrower's or Guarantor's interest therein without Lender's prior written consent, or (b) any material adverse change in Borrower's or Guarantor's financial circumstances.

SUPPORTING DOCUMENTATION: As part of Lender's Due Diligence, Borrower and Guarantor shall each deliver for review all appropriate, current supporting documentation as Lender may request, including, without limitation, the following:

(A.) Cost breakdown of construction
(B.) Proof of liquidity (12 months statements within 60 days)
(C.) Certificate of good standing from state of organization
(D.) Photo ID for Borrower/ Sponsor
(E.) Most Recent 2 Years Tax Returns (Business)
(F.) Executed IRS form 4506T
(G.) Cerified PFS for Borrower/ Sponsor
(H.) Operating Agreement / Partnership Agreement / Bylaws
(I.) Third Party Engineering Review on Construction Cost Breakdown

LOAN COST: Estimated at $384,620.00 Includes (Appraisal Market Study and Research, Property Condition report, 3rd party Engineering Review) to be paid to Lender by wire transfer of immediately available funds. Lender shall apply the fee against its costs and expenses. Legal fees not included. If Lender issues the commitment and the loan closes, then lender will apply the fee to pay its costs and fees incurred prior to closing

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and credit any remainder against the loan closing fees and costs.

COMMITMENT FEE: Upon execution of Commitment a fee of 0.50% will be due 1 (one) week before closing. The entire amount will be credited towards closing costs, or Impounds for Taxes and Insurance premiums. Fully Refundable.

EXIT FEE: 0.50 % If all or any part of the principal balance of any Loan is paid in whole or in part for any reason on or after the Stated Maturity Date (whether voluntary or mandatory, and whether before or after acceleration of the Obligations or the commencement of any Insolvency Proceeding, but in any event including any such prepayment in connection with (I) a Change of Control, (II) an acceleration of the Obligations as a result of the occurrence of an Event of Default, (III) foreclosure and sale of, or collection of, the Collateral, (IV) sale of the Collateral in any Insolvency Proceeding, (V) the restructure, reorganization, or compromise of the Obligations by the confirmation of a plan of reorganization or any other plan of compromise, restructure, or arrangement in any Insolvency Proceeding, or (VI) the termination of this Agreement for any reason), Borrowers shall pay to Administrative Agent, for the benefit of all Lenders entitled to a portion of such prepayment or repayment, as liquidated damages and compensation for the costs of being prepared to make funds available hereunder with respect to the Loans, an exit fee (the "Exit Fee") equal to the amount of such prepayment or repayment multiplied by the applicable Exit Fee Percentage as of the date of such prepayment or repayment. Notwithstanding anything to the contrary contained in this Agreement, to the extent that any Non-Consenting Lender is replaced pursuant to Section 2.22 on or after the Stated Maturity Date due to such Lender's failure to approve a consent, waiver, or amendment, such Non-Consenting Lender shall be entitled to receive the Exit Fee in connection with such replacement in the amount that would have been payable in respect of the Term Loans of such Non-Consenting Lender under this clause (b)(i) had such Term Loans been the subject of a voluntary prepayment at such time; provided, that after any such payment of the Exit Fee to such Non-Consenting Lender pursuant to this sentence, the Exit Fee with respect to that portion of the Term Loans shall be deemed fully satisfied, and notwithstanding anything to the contrary in this clause(b), the Borrowers shall not be required to pay any additional Exit Fee on or after such date with respect to that portion of the Term Loans. Notwithstanding anything to the contrary, the Borrowers shall not be required to pay any Exit Fee if the Loan is replaced by Nationwide Capital, LLC.

This letter is only an expression of interest on the Lender's part and is not a commitment to lend, express or implied, or letter of intent to grant any financial accommodation of any kind. Lender has furnished this letter solely as a guideline for future discussions and a means of communicating the basic business understandings on which the proposed financing might be negotiated. Only formal written documents in form and content satisfactory to Lender in its sole discretion and executed by Lender will bind lender in any manner.

Nationwide Capital LLC

1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

By execution of this letter, each entity signing below as an applicant represents and warrants that it has the authority to do so and that it or a related entity is under contract to purchase the property and that it has the authority to seek and negotiate financing to be secured by the property as described herein. Each Entity signing below that is not a person warrants the person(s) signing on behalf is/are duly authorized to do so. The undersigned hereby engages and grants the exclusive right to NWC to make the loan or arrange the loan to be secured by the property for 60 days from the date the lender receives a copy of this agreement executed by Applicant.

If the above terms are acceptable to you , then please have all necessary parties sign where indicated below and return with original signatures to the undersigned no later the 5:00PM eastern time on September 29, 2025. Otherwise, this proposal shall become null and void.

Borrower acknowledges that Lender will not begin due diligence or be under an obligation to take any other action regarding the loan until borrower has delivered this loan application to lender.

{Signatures on next page}

Should you have any questions concerning this Letter of Intent, please contact the undersigned.

Very truly yours,

Ilir Osmeni

NATIONWIDE CAPITAL, LLC
ILIR OSMENI -
VICE PRESIDENT

Accepted and agreed to this
Day of September 24th , 2025

Springfield Tower Square LLC
BY: Vid Mitta

ITS: Authorized signatory

Nationwide Capital LLC

1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

Sept 22, 2025

Springfield Tower Square, LLC
Attention : Vid Mitta, Dinesh Patel

It is with great pleasure that Nationwide Capital, LLC (NWC) presents to you the following Letter of Intent for the refinance of the new Springfield Regional Justice Center comprising of roughly 313,000 gross buildable square feet. This is a Letter of Intent expressing for the sake of clarity the initial structuring of a mortgage. Please be advised that this is only a proposal and is subject to approval and/or modification by Nationwide Capital, LLC (NWC) Loan Committee or NWC Board of Directors in accordance with NWC Loan Policy. Until the final approval is obtained and a Commitment Letter is signed, NWC will not be bound by this Letter of Intent nor obligated to make the loan. NWC will consider the loan request under the following terms and conditions:

PROPOSED TRANSACTION: Refinance/Permenant Loan Conversion for the Springfield Regional Justice Center located at 275 Chestnut St, Springfield, MA

BORROWER/LEGAL ENTITY(S): *Springfield Tower Square, LLC*

BORROWING ENTITY:	At all times during the loan term, Borrower must hold actual fee simple title to the property and all other collateral for the loan. Borrower must be a Single Asset Entity ("SAE") organized and structured in a manner acceptable to the lender. As a SEA, borrower will be prohibited from (a) owning any real or personal property other than the property and the personal property related to its operation and the personal property related to its operation and maintenance; (b) operating any business other than the management and operation of the property; or (c) maintaining its assets In a way that makes them difficult to segregate or identify.
RECOURSE:	Full recourse as to Borrower and Guarantors (Vid Mitta, Dinesh Patel)
LENDER:	Nationwide Capital, LLC and/or such other lender(s) as Lender may identify. Lender reserves the right to assign this application or participate out or transfers all or any portion of the Loan to qualified third parties.
COLLATERAL:	Property located at *275 Chestnut Street, Springfield, MA 01104*
LOAN AMOUNT:	Up to $269,000,000.00 (not to exceed stabilized 1.20 DSCR)
LOAN TERM:	120 Months from close of escrow of the subject property ("Closing"),

Nationwide Capital LLC
1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

	which is projected to occur on or about Dec 31, 2030, with 1 option to extend for an additional 12 months exercisable on not less than 60 days prior written notice with payment of an extension fee of 0.25% of the original loan amount.
INTEREST:	Interest shall begin to accrue on the date that Lender wires loan funds to escrow for the closing following the borrower's request for funds, without regard to when the closing actually occurs.
RATE:	At Closing, fixed at 1-year Secured Overnight Financing Rate (SOFR) plus 2.45% - (Interest rates are subject to change based on market conditions at time of Closing).
PREPAYMENT:	Borrower may prepay the Loan in whole, but not in part, at any time upon not less than 30 days prior written notice and payment of a prepayment fee equal to 30 days interest. Notwithstanding the prior sentence, if the loan is paid off within 6 months of origination, Borrower shall pay to Lender prepaid interest as if the loan had been outstanding for a full 6 months.
LOAN FEE:	0.50% of the original loan amount payable at closing.
FUNDING:	Upon completion of construction, receipt of certificate of occupancy, and a final inspection
REPAYMENT:	Principal and interest monthly in arrears based on outstanding principal balance, subject to 30-yr amortization on the principal balance. Outstanding balance, plus accrued but unpaid interest, payable in full on maturity.
ASSUMPTION:	Loan will not be assumable.
TAX & IMPOUNDS:	At the closing, Lender shall withhold from proceeds an amount equal to any real estate tax deficiency then applicable to the property. Following the closing, Borrower shall pay to Lender the monthly deposits equal to 1/12 of the annual amount estimated by Lender(based on charges known or reasonable anticipated for the pending year) for real estate taxes and insurance premiums, to be held by Lender in a non interest bearing account during loan term. Borrower will submit monthly escrow deposits with the Borrower's monthly loan payment so that Lender shall have sufficient funds to make the applicable annual payment not less than 60 days prior to the due date for taxes and insurance premiums.
TITLE INSURANCE:	ALTA lender's policy insuring the Deed of Trust in 1st position against the Property from the time and date of the Closing, with coverage in the Loan Amount, together with such endorsements as Lender may require (including lien protection and usury).

Nationwide Capital LLC
1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

APPRAISAL:	Borrower to provide lender with funds to contract independent third party appraisal of the subject property. Lender will engage Appraiser, Borrower will submit funds for appraisal as part of due diligence deposit.
COSTS AND EXPENSES:	Borrower shall pay all costs and expenses incurred by the lender in connection with investigating, making, and servicing the Loan, including, without limitation, underwriting expenses, appraisal costs, title policies, recording sharges, search fees, legal fees, and any other fees and expenses (collectively, " Costs and Expenses").
JUNIOR FINANCING:	None Allowed
DOCUMENTATION:	As Lender may require in addition to other documentation specified elsewhere in this application, including, but not limited to, loan agreement, secured promissory note, guarantee, and environmental indemnity.
DUE ON SALE OR TRANSFER:	Loan will become immediately due and payable in full upon (a) any transfer or pledge of collateral or any of Borrower's or Guarantor's interest therein without Lender's prior written consent, or (b) any material adverse change in Borrower's or Guarantor's financial circumstances.
SUPPORTING DOCUMENTATION:	As part of Lender's Due Diligence, Borrower and Guarantor shall each deliver for review all appropriate, current supporting documentation as Lender may request, including, without limitation, the following: (A.) Final Inspection of Construction (B.) Certificate of Occupancy (C.) Proof of liquidity (12 months statements within 60 days) (D.) Certificate of good standing from state of organization (E.) Photo ID for Borrower/ Sponsor (F.) Most Recent 2 Years Tax Returns (Business) (G.) Executed IRS form 4506T (H.) Cerified PFS for Borrower/ Sponsor (I.) Operating Agreement / Partnership Agreement / Bylaws
LOAN COST:	Estimated at $168,750.00 Includes (Appraisal Market Study and Research, Property Condition report, 3rd party Engineering Review) to be paid to Lender by wire transfer of immediately available funds. Lender shall apply the fee against its costs and expenses. Legal fees not included. If Lender issues the commitment and the loan closes, then lender will apply the fee to pay its costs and fees incurred prior to closing and credit any remainder against the loan closing fees and costs.
COMMITMENT FEE:	Upon execution of Commitment a fee of 0.50% will be due 1 (one) week



1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

before closing. The entire amount will be credited towards closing costs, or Impounds for Taxes and Insurance premiums. Fully Refundable.

EXIT FEE:

1.0 % If all or any part of the principal balance of any Loan is paid in whole or in part for any reason on or after the Stated Maturity Date (whether voluntary or mandatory, and whether before or after acceleration of the Obligations or the commencement of any Insolvency Proceeding, but in any event including any such prepayment in connection with (I) a Change of Control, (II) an acceleration of the Obligations as a result of the occurrence of an Event of Default, (III) foreclosure and sale of, or collection of, the Collateral, (IV) sale of the Collateral in any Insolvency Proceeding, (V) the restructure, reorganization, or compromise of the Obligations by the confirmation of a plan of reorganization or any other plan of compromise, restructure, or arrangement in any Insolvency Proceeding, or (VI) the termination of this Agreement for any reason), Borrowers shall pay to Administrative Agent, for the benefit of all Lenders entitled to a portion of such prepayment or repayment, as liquidated damages and compensation for the costs of being prepared to make funds available hereunder with respect to the Loans, an exit fee (the "Exit Fee") equal to the amount of such prepayment or repayment multiplied by the applicable Exit Fee Percentage as of the date of such prepayment or repayment. Notwithstanding anything to the contrary contained in this Agreement, to the extent that any Non-Consenting Lender is replaced pursuant to Section 2.22 on or after the Stated Maturity Date due to such Lender's failure to approve a consent, waiver, or amendment, such Non-Consenting Lender shall be entitled to receive the Exit Fee in connection with such replacement in the amount that would have been payable in respect of the Term Loans of such Non-Consenting Lender under this clause (b)(i) had such Term Loans been the subject of a voluntary prepayment at such time; provided, that after any such payment of the Exit Fee to such Non-Consenting Lender pursuant to this sentence, the Exit Fee with respect to that portion of the Term Loans shall be deemed fully satisfied, and notwithstanding anything to the contrary in this clause(b), the Borrowers shall not be required to pay any additional Exit Fee on or after such date with respect to that portion of the Term Loans.

This letter is only an expression of interest on the Lender's part and is not a commitment to lend, express or implied, or letter of intent to grant any financial accommodation of any kind. Lender has furnished this letter solely as a guideline for future discussions and a means of communicating the basic business understandings on which the proposed financing might be negotiated. Only formal written documents in form and content satisfactory to Lender in its sole discretion and executed by Lender will bind lender in any manner.

Nationwide Capital LLC

1010 Summer Street, #101, Stamford, CT 06905 www.nationwidecapitalllc.com

By execution of this letter, each entity signing below as an applicant represents and warrants that it has the authority to do so and that it or a related entity is under contract to purchase the property and that it has the authority to seek and negotiate financing to be secured by the property as described herein. Each Entity signing below that is not a person warrants the person(s) signing on behalf is/are duly authorized to do so. The undersigned hereby engages and grants the exclusive right to NWC to make the loan or arrange the loan to be secured by the property for 60 days from the date the lender receives a copy of this agreement executed by Applicant.

If the above terms are acceptable to you , then please have all necessary parties sign where indicated below and return with original signatures to the undersigned no later the 5:00PM eastern time on September 29, 2025. Otherwise, this proposal shall become null and void.

Borrower acknowledges that Lender will not begin due diligence or be under an obligation to take any other action regarding the loan until borrower has delivered this loan application to lender.

{Signatures on next page}

Should you have any questions concerning this Letter of Intent, please contact the undersigned.

Very truly yours,

Ilir Osmeni

NATIONWIDE CAPITAL, LLC
ILIR OSMENI -
VICE PRESIDENT

Accepted and agreed to this
Day of September 24th, 2025

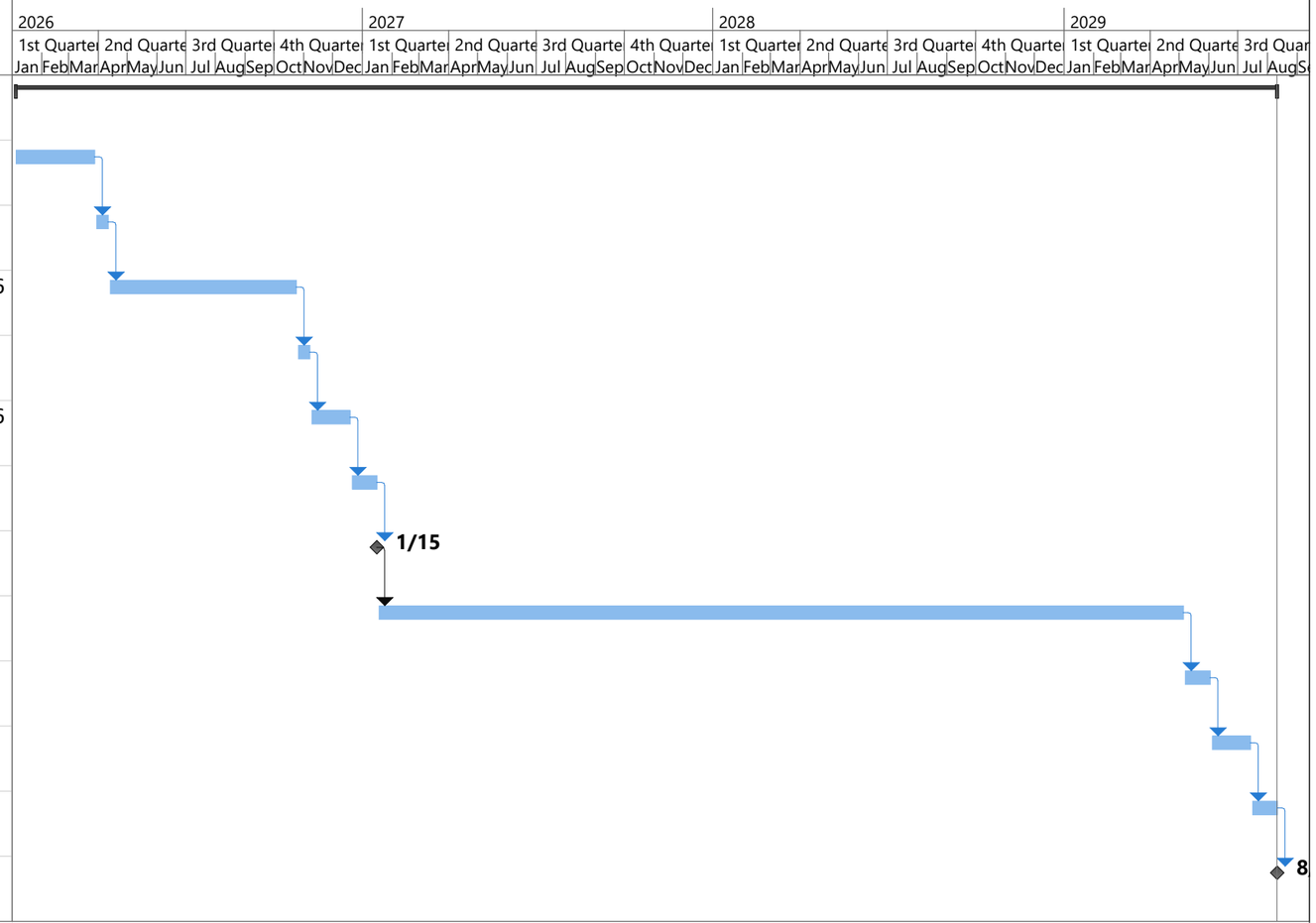
Springfield Tower Square LLC
BY: Vid Mitta

ITS: Authorized signatory

Appendix N Estimated project Schedule

Mitta's Group Springfield Courthouse Milestone Schedule

ID	Task Mode	Task Name	Duration	Start	Finish
1		**Springfield Courthouse RFP**	**47 mons**	**Mon 1/5/26**	**Fri 8/10/29**
2		Schematic Space Plan Submission to Tenant	3 mons	Mon 1/5/26	Fri 3/27/26
3		Tenant Approval of Schematic Plan	0.5 mons	Mon 3/30/26	Fri 4/10/26
4		Working Drawings Submitted to Tenant	7 mons	Mon 4/13/26	Fri 10/23/26
5		Tenant Approval of Working Drawings	0.5 mons	Mon 10/26/2	Fri 11/6/26
6		Submit Permit Applications	1.5 mons	Mon 11/9/26	Fri 12/18/26
7		Receive Permit	1 mon	Mon 12/21/2	Fri 1/15/27
8		Start Construction	0 mons	Fri 1/15/27	Fri 1/15/27
9		Construction Substantial Completion	30 mons	Mon 1/18/27	Fri 5/4/29
10		Architect/MEP Issue Certificates of Completion	1 mon	Mon 5/7/29	Fri 6/1/29
11		User Groups FF&E Installation	1.5 mons	Mon 6/4/29	Fri 7/13/29
12		Certificate of Occupancy Issued by Building Departm	1 mon	Mon 7/16/29	Fri 8/10/29
13		Completion Date	0 mons	Fri 8/10/29	Fri 8/10/29



Project: Mitta's Milestone Sched
Date: Thu 10/9/25

Task	Project Summary	Manual Task	Start-only	Deadline	
Split	Inactive Task	Duration-only	Finish-only	Progress	
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress	
Summary	Inactive Summary	Manual Summary	External Milestone		

Appendix O Floor Plans (Fit Plan)

Listed Below is the set of Drawings prepared per 11.1 and 12. in the Lease Proposal Form.
The following files are located at the link, also listed in 12. of the Lease Proposal Form.

CAD Drawing Files
PDF Drawing Files

Drawing Index	Location in Document		
S0.00 Index, Key Plan, Images, Areas	See Tab 4	4.6	p 297
S1.01 Context Plan	See Tab 4	4.6	p 298
S1.02 Proposed Site Plan	See Tab 4	4.6	p 299
A1.01 Proposed Level 1 Plan	See Tab 4	4.6	p 300
A1.02 Proposed Level 2 Plan	See Tab 4	4.6	p 301
A1.03 Proposed Level 3 Plan	See Tab 4	4.6	p 302
A1.04 Proposed Level 4 Plan	See Tab 4	4.6	p 303
A1.05 Proposed Level 5 Plan	See Tab 4	4.6	p 304
A1.06 Proposed Level 6 Plan	See Tab 4	4.6	p 305
A1.07 Proposed Level 7 Plan	See Tab 4	4.6	p 306
A1.08 Proposed Level 8 Plan	See Tab 4	4.6	p 307
A1.09 Proposed Parking Plan	See Tab 4	4.6	p 308
A1.10 Proposed Detention Plan	See Tab 4	4.6	p 309
A1.11 Proposed Roof Plan	See Tab 4	4.6	p 310
A2.01 Proposed Elevation	See Tab 4	4.6	p 311
A2.02 Proposed Elevation	See Tab 4	4.6	p 312
A3.01 Proposed Section	See Tab 4	4.6	p 313
A3.02 Proposed Section	See Tab 4	4.6	p 314
A4.01 Proposed Wall Details	See Tab 4	4.6	p 315

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made this 14th day of May, 2021 (the "Effective Date"), by and between Young Men's Christian Association of Greater Springfield f/k/a YMCA of Greater Springfield, Inc., a Massachusetts charitable corporation with offices at 1500 Main Street, Springfield, MA (the "Seller"), who agrees to sell, and Springfield Tower Square, LLC, a Massachusetts limited liability company with offices at 1500 Main St., Suite 255, Springfield, MA or its nominee/assignee (the "Buyer"), who agrees to buy, the Premises (as hereinafter defined), upon the terms and conditions hereinafter set forth.

1. Description. The land with the buildings and improvements thereon, known as 275 Chestnut Street, Unit 1, Springfield, MA, a condominium unit consisting of approximately 91,303 sq. ft. in the condominium known as Springfield YMCA Condominium (the "Condominium") created by Master Deed dated December 18, 1996 and recorded in the Hampden County Registry of Deeds in Book 9725, Page 552, as amended, and being further described as Parcel 027500480 in the records of the Assessor of the City of Springfield (collectively, the "Property"), together with (a) the Seller's undivided percentage beneficial interest of the Seller in the common areas and facilities of the Condominium, and (b) all privileges, beneficial easements and restrictions, and other rights, of whatever nature, appurtenant to, in favor of or commonly enjoyed with the Property ,including but not limited to, those rights and easements appurtenant to the Property as may be set forth in the Master Deed and any other document governing the operation of the Condominium such as the documents establishing the Condominium Association, the By-Laws of the Condominium Association, and any administrative rules and regulations adopted pursuant thereto (the "Condominium Documents") and (c) all of the Seller's right, title and interest in and to any land lying in the bed of any public highway, street, road or avenue in front of or abutting or adjoining the Property .

2. Buildings, Structures, Improvements, Fixtures. Included in the sale are the buildings, structures, and improvements now thereon, and all systems, fixtures and equipment belonging to the Seller and used in connection therewith (collectively the "Improvements"; the Improvements and the Property are sometimes hereinafter collectively referred to as the "Premises").

Not included as part of the sale of the Premises is the Seller's or any tenant's personal property.

3. Consideration and Deposit.

The purchase price for the Premises is Fifty Thousand and 00/100 ($50,000.00) Dollars (the "Purchase Price"), subject to prorations, credits and adjustments as provided herein, of which Five Thousand and 00/100 ($5,000.00) Dollars was paid with the Offer to Purchase (the "Deposit"), and

the balance of the Purchase Price of Forty-Five Thousand and 00/100 ($45,000.00) Dollars shall be paid at the time of Closing (defined herein) by certified check, bank check, attorney's trust account check or wire transfer in accordance with the Seller's wiring instructions.

The Deposit shall be held by NAI Plotkin, 1350 Main St., Suite 1410, Springfield, MA (the "Escrow Agent"), in escrow, in a non-interest-bearing account and shall be duly accounted for at the Closing. The duties of the Escrow Agent shall be determined solely by the express provisions of this Agreement and are purely ministerial in nature. If there is any dispute between the parties hereto as to whether or not the Escrow Agent is obligated to disburse or release the funds held under and pursuant to this Agreement, the Escrow Agent shall not be obligated to make such disbursement or delivery, but in such event shall hold the funds until receipt by the Escrow Agent of an authorization in writing signed by all persons having an interest in said dispute, directing the disposition of the funds, or in the absence of such authorization, the Escrow Agent shall hold the funds until a final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given, or proceedings for such determination are not begun and diligently continued, the Escrow Agent may, but is not required to, retain counsel and bring an appropriate action or proceeding for leave to deposit the funds pending such determination. The Escrow Agent shall be reimbursed for all reasonable costs and expenses incurred by it in connection with such action or proceeding, including reasonable attorneys' fees and disbursements, by the parties hereto. Upon delivery of the funds as provided herein, the Escrow Agent shall have no further liability hereunder. If threatened with litigation, the Escrow Agent is hereby authorized by the undersigned to interplead all interested parties in any court of competent jurisdiction and to deposit the funds with the clerk of the court, and thereupon the Escrow Agent shall be fully relieved and discharged of any further responsibility under this Agreement.

The Escrow Agent shall not be liable for any mistake of fact or error of judgment or any acts or omissions of any kind unless caused by its willful misconduct or gross negligence. The parties hereto each release the Escrow Agent from liability for any act done or omitted to be done by the Escrow Agent in good faith (and without gross negligence or willful misconduct) in the performance of its obligations and duties hereunder. The Escrow Agent shall be entitled to rely on any instrument or signature believed by it to be genuine and may assume that any person purporting to give any writing, notice, or instruction in connection with this Agreement is duly authorized to do so by the party on whose behalf such writing, notice, or instruction is given.

4. Closing. The Deed is to be delivered and the consideration paid at the offices of the Buyer's attorneys or, if the parties otherwise agree, in escrow by mail or by overnight delivery pursuant to a mutually satisfactory escrow letter of instructions (the "Closing"), on or before one hundred fifty (150) days from the Effective Date but no later than August 31, 2021 (the "Closing Date"), unless a different date is otherwise agreed to by the parties.

5. Title Deed.

(a) The Premises shall be conveyed by the Seller to the Buyer or its nominee by a Quitclaim Deed (the "Deed"), conveying a good and clear record, marketable and insurable title thereto, free from all encumbrances except as follows:

(i) Provisions of existing building and zoning laws, but in compliance therewith;
(ii) Usual public utilities servicing the Premises, if any;
(iii) Such taxes for the then current fiscal year as are not due and payable on the date of the delivery of the Deed;
(iv) Any liens for municipal betterments assessed after the date of closing ; and
(v) All easements and restrictions, if any, of record provided they do not materially interfere with the use of the Premises in the reasonable judgment of the Buyer (the "Buyer's Intended Use");
(vi) The terms and conditions of the Master Deed of the Condominium and the related Condominium Documents; and
(vii) MGL Chapter 183A.

(b) The Premises shall not be considered to be in compliance with the provisions of this Agreement with respect to title unless:

(i) All improvements, including, but not limited to all means of access to the Premises are (1) in compliance with building and zoning laws, ordinances and regulations; and (2) wholly within the lot lines of the Property and shall not encroach upon or under any property not within such lines;
(ii) The Premises is connected to all necessary utilities, including without limitation, water, sewer, electricity, and gas;
(iii) Title to the Premises is marketable and insurable for the benefit of the Buyer by a title insurance company 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, or otherwise referenced in Sections 5(a) (i) through 5(a)(v); and
(iv) Title to the Premises is free of all options to purchase and rights of first refusal of any party, whether of record or otherwise.

6. Mortgage Financing Contingency. Not appliable. The Buyer's obligations hereunder are not contingent on its ability to obtain financing.

7. Possession and Condition of the Premises. Full possession of the Premises, free of all tenants and occupants, shall be delivered at the time of the delivery of the Deed. At Closing, the Premises shall be then (a) in the same condition as they now are, reasonable use and wear thereof excepted, and (b) in compliance with the provisions of any instrument referred to in Section 5 hereof. The Buyer shall be entitled to inspect the Premises prior to the delivery of the Deed in order to

determine whether the condition thereof complies with the terms of this clause.

Notwithstanding the provisions of Section 17 of this Agreement, the Buyer acknowledges that the Premises are sold by the Seller in "as is" and "where is" condition and "with all faults" as of the date of this Agreement and of the Closing Date. Except as expressly set forth in this Agreement, no representations or warranties have been made or are made and no responsibility has been or is assumed by the Seller or by any partner, officer, person, firm, agent, attorney or representative acting or purporting to act on behalf of the Seller as to (i) the condition or state of repair of the Premises; (ii) the compliance or non-compliance of the Premises with any applicable laws, regulations or ordinances (including, without limitation, any applicable zoning, building or development codes); (iii) the value, expense of operation, or income potential of the Premises; (iv) any other fact or condition which has or might affect the Premises or the condition, state of repair, compliance, value, expense of operation or income potential of the Premises or any portion thereof; or (v) whether the Premises contains asbestos or harmful, hazardous or toxic substances or pertaining to the extent, location or nature of same. The parties agree that all understandings and agreements heretofore made between them or their respective affiliates, investment advisors, managers, partners, trustees, shareholders, directors, officers, attorneys, employees, agents or representatives are merged in this Agreement and the Exhibits and Addenda hereto annexed, if any, which alone fully and completely express their agreement, with neither party relying upon any statement or representation by the other unless such statement or representation is specifically embodied in this Agreement or the Exhibits or Addenda annexed hereto, if any. Except with respect to a breach or violation of the terms of this Agreement by the Seller (including without limitation a material breach of a representation or warranty by the Seller under this Agreement), a material misrepresentation by the Seller or fraudulent act or statement, and in consideration of the Buyer's right to perform its due diligence under the terms of this Agreement, the Buyer waives its right to recover from, and forever releases and discharges the Seller, the Seller's affiliates, partners, trustees, shareholders, directors, officers, attorneys, employees and agents of each of them, and their respective heirs, successors, personal representatives and assigns from any and all demands, claims (including, without limitation, causes of action in tort), legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of or in any way be connected with the Premises, the physical condition thereof, or any law or regulation applicable thereto, but for those matters, which as a matter of law and the terms of this Agreement, survive the closing.

8. Condemnation/Casualty.

(a) Condemnation. If any authority having the right to eminent domain shall commence negotiations with the Seller or shall commence legal action against the Seller for the damaging, taking or acquiring of all or any part of the Property, either temporarily or permanently, in any condemnation proceeding or by exercise of the right of eminent domain, the Seller shall immediately give notice of the same to the Buyer. Upon the occurrence of any of the foregoing events, the Buyer shall have the right, at its option, to terminate this Agreement and recover all sums paid hereunder

by giving notice thereof to the Seller on or before the Closing Date, but in any event within thirty (30) days of the receipt of notice of such event by the Seller to the Buyer. If the Buyer does not so terminate this Agreement, the Purchase Price shall be reduced by the total of any awards, settlement proceeds or other proceeds received by the Seller at or prior to the Closing Date with respect to any damaging, taking or acquiring and, after the Closing and transfer of title to the Buyer, the balance of any award shall become the property of the Buyer. On the Closing Date, the Seller shall assign to the Buyer all rights of the Seller in and to any awards, settlement proceeds or other proceeds payable by reason of any such damaging, taking or acquiring, which were not previously paid to the Seller. The risk of condemnation or eminent domain shall be borne by the Seller until the Closing. In the event of any negotiations with any authority regarding the payment of any awards or other sums or regarding any settlement on account of any damaging, taking or acquiring through condemnation or eminent domain, the Seller will inform the Buyer of all such negotiations of which the Seller has notice and, if the Buyer elects to proceed with the Closing, the Seller will permit the Buyer to take part therein.

(b) Fire or Other Casualty. The risk of loss or damage to the Premises by fire or other casualty prior to the Closing Date is assumed by the Seller. In case of any damage to the Premises from any cause whatsoever after the Effective Date, and unless the Premises shall have been restored to their former condition by the Seller prior to the Closing Date, the Buyer may, at the Buyer's option, either (i) terminate this Agreement and recover all sums paid hereunder; or (ii) proceed with the Closing and require as part of this Agreement that the Buyer receive an assignment from the Seller of all right, title and interest to settle and adjust any claim pursuant to any applicable insurance policy and of all insurance proceeds and other amounts recovered or recoverable on account of such damage.

The parties shall promptly notify one another of any damage to or destruction of the Premises.

9. Use of Purchase Money to Clear Title. To enable the Seller to make conveyance as herein provided, the Seller may, at the time of the Closing, 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 Deed or within a reasonable time under local conveyancing practices.

10. Insurance. The Seller agrees to maintain fire, casualty, and liability insurance on the Premises until the Closing, as currently insured.

11. Adjustments. Fuel, water rates, sewer use, rents, common area charges, and real estate taxes shall be apportioned as of the day of delivery of the Deed. If the amount of such real estate taxes is not then known the taxes shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the actual tax rate and valuation can be ascertained, which obligation shall survive the Closing.

12. Broker's Fee and Indemnification. The Seller shall pay a brokerage fee to NAI Plotkin (the "Broker"), as agreed, when the full consideration for the Premises is paid and the deed of conveyance is recorded, and not otherwise. The parties represent to each other that they have not dealt with any other brokers and have dealt only with the Broker. Each party shall indemnify, defend, and hold the other harmless from all liabilities, damages, claims, costs, fees, and expenses, including reasonable attorneys' fees, arising out of a breach of the representations contained in this section. The provisions of this section shall survive the Closing or earlier termination of this Agreement.

13. Default. If the Buyer shall fail to fulfill the Buyer's agreements herein, this Agreement shall terminate, and the Seller shall be entitled to retain the Deposit. Retention of the Deposit shall be the Seller's sole remedy both at law and in equity for the Buyer's default hereunder. If the Seller fails to fulfill the Seller's agreements herein, then the Buyer may, at its option, (i) enforce specific performance of this Agreement against the Seller, in which event the Buyer shall be entitled to reasonable attorneys' fees and costs in the event that the Buyer prevails in said action, or (ii) terminate this Agreement by written notice to the Seller and the Escrow Agent/Broker, in which event the full amount of the Deposit shall be returned to the Buyer, along with its out of pocket expenses incurred for due diligence and reasonable attorney fees, and the parties shall have no further obligations to each other.

14. Seller's Representations. The Seller hereby makes the following representations to the Buyer (the "Seller Representations"), as of the Effective Date, which representations shall be deemed to have been made again as of the Closing Date:

(a) The Seller (i) is a Massachusetts charitable corporation, validly formed and existing and in good standing, (ii) has full legal right, power and authority to enter into this Agreement and to consummate the transaction contemplated herein, and (iii) this Agreement constitutes a legal, valid and binding obligation of the Seller, enforceable in accordance with its terms;

(b) There is no pending or, to the knowledge of the Seller, threatened, eminent domain , condemnation or similar proceeding affecting the Premises or any portion thereof, or the Condominium;

(c) No commitments have been made to any governmental authority, utility company or to any other organization, group or individual relating to the Premises that would impose an obligation on the Buyer to make any contribution or dedication of money or land or to construct, install or maintain any improvements of a public or private nature on or off the Premises;

(d) No written notice or written communication, not already complied with, has been received by the Seller from any public authority that the Premises is not zoned for

its present use, or that there exists any violation of any municipal, state or federal law, rule or violation affecting the Premises;

(e) The Seller has good, valid, and marketable title to the Property and the Improvements, free and clear of encumbrances except for those matters specified in Section 5 of this Agreement;

(f) The Seller has not entered into any contract, option, right of first refusal or other similar agreement, understanding or undertaking, with respect to the sale or leasing of the Premises, or any portion thereof other than with BF Chestnut Crossing LLC pursuant to a Notice of Real Estate Agreement, Option and Indemnity Agreement recorded in the Hampden County Registry of Deeds in Book 20957, Page 396;

(g) The Seller has not filed for bankruptcy or reorganization, has not made any general assignment for the benefit of creditors, and is not planning any such action, nor is the Seller insolvent or otherwise unable to pay its debts as they become due;

(h) To the best of the Seller's knowledge, the copies of all Seller's Materials (defined below) relating to the Premises furnished by the Seller to the Buyer are true and complete copies thereof (but without representation or warranty by the Seller as to the accuracy thereof), together with any modifications, amendments, notices, correspondence or other relevant materials relating to the Premises;

(i) The performance by the Seller of its duties and obligations under this Agreement and the documents and instruments to be executed and delivered by it hereunder will not conflict with, or result in a breach of, or a default under, any provision of any contract, instrument, decree, judgment, injunction, order, writ, law, rule or regulation, or any determination or award of any court or arbitrator, to which the Seller is a party or by which its assets may be bound;

(j) There are no actions, suits, claims, investigations, or other legal or equitable proceedings pending or, to the Seller's knowledge, threatened against or by the Seller, the Premises or the Condominium that challenge or seek to prevent, enjoin or otherwise delay the transactions contemplated by this Agreement. There are no outstanding government orders and no unsatisfied judgments, penalties, or awards against or affecting the Seller, the Premises, or the Condominium that would reasonably be expected to materially and adversely impact the Seller's ability to consummate the transactions contemplated herein;

(k) The Seller is not a "foreign person" as that term is defined in Section 1445 of the Internal Revenue Code and, at the Closing, will deliver to the Buyer an affidavit to that effect. The Seller also agrees to provide to the Buyer information necessary for the Buyer to file a form 1099B;

(l) The Seller is not an individual, corporation, partnership, joint venture, association, joint stock company, trust, trustee, estate, limited liability company, unincorporated organization, real estate investment trust, government or any agency or political subdivision thereof, or any other form of entity, with whom a United States citizen, entity organized under the laws of the United States or its territories or entity having its principal place of business within the United States of any of its territories is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the Office of Foreign Assets Control, Department of the Treasury;

(m) In addition to the actions recited herein and contemplated to be performed, executed and delivered by the Seller, the Seller shall perform, execute and deliver or cause to be performed, executed and delivered at the Closing or thereafter any and all further acts, deeds and assurances as the Buyer may reasonably require to consummate or evidence the consummation of the transaction contemplated herein.

(n) Upon the Closing, there will be no unpaid, delinquent or outstanding real estate or other taxes or assessments on or against the Premises or any part thereof which are payable by the Seller other than real estate taxes or assessments payable in installments which are not yet due and payable. No abatement proceedings are pending with reference to any taxes assessed against the Premises. There are no betterment assessments or other special assessments presently pending with respect to any portion of the Premises, and the Seller has received no notice that any such special assessments are contemplated;

(o) The Seller, without investigation, is not aware of any release of any Hazardous Materials at the Premises or at any property that is adjacent to the Premises other than asbestos which has been disclosed to the Buyer;

(p) The Seller has not generated, treated, stored, released, discarded or disposed of any Hazardous Materials at the Premises or any portion thereof during the period of its ownership of the Premises and, to the best knowledge of the Seller, no Hazardous Materials exist at or are migrating to or from the Premises;

(q) There are no adverse or other parties in possession of the Premises;

(r) Seller represents and warrants to the Buyer that there are and will be no operating, maintenance or service agreements with respect to the Premises on the Date of Closing;

(s) No party, person or entity has a right of first refusal or right of first offer with respect to the Premises or the sale of the Premises by Seller to Buyer; and

(t) There are no pending tax appeal proceedings affecting the Premises.

It shall be a condition precedent to the Buyer's obligation to proceed to Closing that all of the Seller Representations that were true and correct, in all material respects, as of the date made, remain true and correct in all material respects as of the Closing Date. At any time prior to the Closing Date, the Seller shall provide the Buyer with written notice of any material change in facts if (i) the Seller receives written notice of or becomes aware of such change prior to the Closing Date, which would make any such representation untrue on the date of execution of this Agreement, and (ii) such change is material in nature and affects the use of the Premises or materially adversely impacts the Premises.

The representations and warranties set forth in this Paragraph 14 by the Seller and the representations and warranties set forth in Paragraph 15 below by the Buyer by the are made as of the date of this Agreement and are remade as of the Date of Closing and shall not be deemed to be merged into or waived by the instruments of Closing, but shall survive the Closing for a period of twelve (12) months. Seller and Buyer shall have the right to bring an action thereon only if Seller or Buyer, as the case may be, has given the other party written notice of the circumstances giving rise to the alleged breach within such eighteen (18) month period. Subject to the provisions of Paragraph 14 and 15, each party agrees to defend and indemnify the other against any claim, liability, damage or expense asserted against or suffered by such other party arising out of the breach or inaccuracy of any such representation or warranty.

15. Buyer's Representations. The Buyer hereby makes the following representations to the Seller (the "Buyer Representations"), as of the Effective Date, which representations shall be deemed to have been made again as of the Closing Date:

(a) The Buyer (i) is a Massachusetts limited liability company validly formed and existing and in good standing, (i) has full legal right, power and authority to enter into this Agreement and to consummate the transaction contemplated herein, and (iii) this Agreement constitutes a legal, valid and binding obligation of the Buyer, enforceable in accordance with its terms;

(b) The performance by the Buyer of its duties and obligations under this Agreement and the documents and instruments to be executed and delivered by it hereunder will not conflict with, or result in a breach of, or default under, any provision of any contract, instrument, decree, judgment, injunction, order, writ, law, rule or regulation, or any determination or award of any court or arbitrator, to which the Buyer is a party or by which its assets may be bound;

(c) The Buyer was not influenced to enter into this transaction, nor has it relied upon any warranties not set forth or incorporated into this Agreement or otherwise made in writing;

(d) The Buyer is not an individual, corporation, partnership, joint venture, association, joint stock company, trust, trustee, estate, limited liability company, unincorporated organization, real estate investment trust, government or any agency or political subdivision thereof, or any other form of entity, with whom a United States citizen, entity organized under the laws of the United States or its territories or entity having its principal place of business within the United States of any of its territories is prohibited from transacting business of the type contemplated by this Agreement, whether such prohibition arises under United States law, regulation, executive orders and lists published by the Office of Foreign Assets Control, Department of the Treasury;

(e) There are no actions, suits, claims, investigations, or other legal or equitable proceedings pending or, to the Buyer's knowledge, threatened against or by the Buyer that challenge or seek to prevent, enjoin or otherwise delay the transactions contemplated by this Agreement. There are no outstanding government orders and no unsatisfied judgments, penalties or awards against or affecting the Buyer or any of its properties or assets that would reasonably be expected to materially and adversely impact the Buyer's ability to consummate the transactions contemplated herein; and

(f) In addition to the actions recited herein and contemplated to be performed, executed and delivered by the Buyer, the Buyer shall perform, execute and deliver or cause to be performed, executed and delivered at the Closing or thereafter any and all further acts, deeds and assurances as the Seller may reasonably require to consummate or evidence the consummation of the transaction contemplated herein.

It shall be a condition precedent to the Seller's obligation to proceed to Closing that all of the Buyer Representations that were true and correct, in all material respects, as of the date made, remain true and correct in all material respects as of the Closing Date. At any time prior to the Closing Date, the Buyer shall provide the Seller with written notice of any material change in facts if (i) the Buyer receives written notice of or becomes aware of such change prior to the Closing Date, which would make any such representation untrue on the date of execution of this Agreement, and (ii) such change is material in nature.

16. Additional Documentation at Closing. The Seller shall execute and deliver simultaneously with the delivery of the Deed such certifications, including a certificate that the Seller's representations and warranties in this Agreement are true and correct as of the Closing, affidavits, or other documents as may reasonably be required by the Buyer's attorney, lender or title

insurer, including, without limitation, documents relating to existing tenancies in the Premises or parties in possession, the absence of mechanic's or materialmen's liens, the payment of municipal liens, the underlying financial terms of the purchase and sale, the compliance of the Premises with the Condominium Documents, and the Seller's taxpayer identification number and forwarding address.

17. Due Diligence; Other Contingencies.

(a) The Buyer shall not be obligated to purchase the Premises unless the outcome of the following due diligence matters is satisfactory to the Buyer in the Buyer's sole discretion. The Buyer shall conclude its investigation of such due diligence matters (the "Due Diligence") within sixty (60) days from the Effective Date (the "Due Diligence Period").

(i) Mechanical and Structural. The Buyer shall be satisfied that the mechanical and structural components of the Improvements are in good working order and condition. The Buyer may, personally or through its authorized agents, employees or representatives, upon twenty-four hours or other reasonable advance notice to the Seller, enter upon the Premises during normal business hours to make investigations of the Premises, including without limitation, appraisals, engineering studies and environmental studies, as the Buyer deems necessary or advisable, subject to the following limitations: (1) such access shall not violate any law; and (2) the Buyer shall repair damage to the Premises or any portion thereof caused by the Buyer or its agents as a result of said access;

(ii) Title and Survey. The Buyer shall be satisfied that the title to the Premises is free of defects that would render the title unmarketable or uninsurable, or that otherwise would not comply with the provisions of Section 5 of this Agreement, and that the Premises has legal, vehicular, and pedestrian access to and from a public way or to an easement leading to and from a public way, and is free from encroachments onto or from the Premises. The Buyer shall bear all cost of title examination, abstracts, title insurance, survey, and other inspections of title to the Premises that the Buyer may require. If the Buyer discovers the existence of any such defects, the Buyer shall give the Seller a written notice (the "Title and Survey Objection Notice") that sets forth, in reasonable detail, any objections that the Buyer has to title or survey matters affecting the Premises (the "Title and Survey Objections"). From time to time after the Buyer's original title examination, the Buyer may update the effective date of the title examination and give notice to the Seller of all defects or objections first arising subsequent to the Title and Survey Objection Notice. All such Title and Survey Objections shall be cured in accordance with this Section, prior to the Closing Date in order to enable the Seller to convey title to the Premises in accordance with Section 5 hereof. If the Buyer does so notify the Seller, then the parties shall proceed as set forth in this section.

If the Buyer provides the Seller with a Title and Survey Objection Notice, or if the 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, then the Seller shall use reasonable efforts to remove any defects in title, or to

deliver possession as provided herein, or to make the Premises conform to the provisions hereof, as the case may be, in which event the Seller may extend the time for performance hereunder for a period of up to thirty (30) days. In making such reasonable efforts the Seller need not spend in excess of Five Thousand and 00/100 ($5,000.00) Dollars to remove any defects in title. If, despite the Seller's reasonable efforts, the Seller is unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the Closing the Premises do not conform with the provisions hereof, then the Buyer shall either (1) terminate this Agreement by written notice to the Seller whereupon the Deposit shall be refunded to the Buyer and this Agreement shall be deemed null and void and of no further force and effect; or (2) waive the defect or objection and accept title to the Premises subject to such defect or objection. Notwithstanding any of the foregoing, in no event shall mortgages, mechanics' or materialmen's liens, attachments or voluntary encumbrances made by the Seller constitute a permitted encumbrance, all of which the Seller shall be obligated to discharge or release by the Closing Date.

Any title or practice matter arising in connection with this Agreement that is the subject of a title or practice standard of The Real Estate Bar Association for Massachusetts shall be governed by said title or practice standard to the extent applicable;

(iii) Hazardous Substances. The Buyer shall be satisfied that the Premises are free from the presence of oil or Hazardous Substances; that neither the Seller nor any tenant has taken any action at the Premises that could cause a lien to arise under M.G.L. c. 21E; and that the Premises are presently in compliance with M.G.L. c. 21E and all applicable laws, ordinances, codes, regulations and other legal requirements of any governmental authority having jurisdiction over the Premises.

(iv) Purchase contingent on Sale. The Buyer shall not be obligated to purchase the Premises unless Home City Development, Inc. ("HCDI") purchases new Unit 4 being a portion of Unit 1 when Unit 1 is conveyed to the Buyer by the Seller, pursuant to a Real Estate Agreement by and between the Buyer and Home City Development, Inc., dated May _____, 2021 (the "HCDI Agreement") and an agreement is executed on or before the Closing Date between the YMCA and HCDI in which the YMCA agrees (A) to lease a portion of New Unit 4 upon terms satisfactory to both HCDI and the YMCA (the "YMCA Lease"), (B) to guaranty the obligations of STS to pay common area charges due with respect to Reduced Unit 1 until the first to occur of December 20, 2033 or when the Property Division, Removal and Land Conveyance occur(as defined and described in the HCDI Agreement) and (C) to pay $10,000 of HCDI's cost to obtain Approvals described in the HCDI Agreement.

(v) Condition Precedent. This transaction is contingent upon satisfaction of the contingencies set forth in Section 4 of the HCDI Agreement.

(vi) Seller's Contingency. The Seller's obligation to sell the Premises is contingent upon the Seller and Home City Development reaching an agreement on Seller's Lease of a portion of Unit 1.

(b) Seller's Materials. The Seller shall furnish the Buyer, as soon as possible, but in no event later than ten (10) days after the Effective Date, with copies of any and all environmental site assessments all surveys, plans, maps, descriptions, a copy of the existing title policy, permits, certifications, licenses and approvals relating to the Premises in the possession or control of the Seller (the "Seller's Materials"). The Seller represents and warrants that copies of the Seller's Materials to be provided to the Buyer are complete in all respects, but the Seller otherwise makes no representation or warranty as to the accuracy or sufficiency of such Seller's Materials.

(c) Access. The Seller shall allow the Buyer and its employees, agents and contractors, reasonable access to the Premises, for the purpose of conducting the Due Diligence. The Buyer shall keep the Premises free from any mechanics' liens or materialmens' liens arising therefrom.

(d) Right of Termination. In the event that the Buyer determines that it does not want to proceed with the transaction as set forth in this Agreement, for any reason or no reason in its sole discretion, the Buyer may terminate this Agreement by providing written notice to the Seller prior to the expiration of the Due Diligence Period, or by such other deadline or under any other right of the Buyer to terminate as set forth herein. If the Buyer terminates this Agreement, the Buyer shall receive a prompt refund of the Deposit (no later than three (3) business days following the date of termination), and except with respect to the obligations and indemnities set forth in this Agreement that survive termination, this Agreement shall be null and void and the parties shall have no further obligation to each other hereunder.

18. Closing Deliverables.

The Seller shall, on the Closing Date, deliver to the Buyer the following items:

(a) A duly executed and acknowledged Deed conveying the Property;

(b) A duly executed bill of sale conveying the Improvements, if any;

(c) An assignment of any permits, approvals, or licenses with respect to the Premises, together with the originals or copies thereof to the extent same are in the Seller's possession, if applicable;

(d) A non-foreign person (FIRPTA) affidavit;

(e) Customary affidavits sufficient for the Buyer's title insurance company to delete any exceptions for parties in possession, mechanic's or materialmen's liens from the Buyer's or its lender's title insurance policies and such other affidavits relating to such title policies;

(f) IRS Form 1099-S;

(g) Evidence reasonably satisfactory to the Buyer and its title insurance company of the Seller's authority to convey the Property, certificates of good standing and legal existence, and evidence of the authority of the signatory on behalf of the Seller, including a Secretary's Certificate or similar instrument reflecting that the Seller's Board of Directors has authorized the transactions described in this Agreement as well as the names and titles of the designated officers that have been authorized to execute all closing documents;

(h) A counterpart original of the settlement or closing statement, with disbursement authorization, reflecting the payment of the Purchase Price and the disbursement or allocation of applicable charges and prorations related thereto;

(i) A closing certificate affirming the Seller's representations and warranties and that all obligations pursuant to this Agreement have been fulfilled;

(j) (1) a written Certificate duly executed and acknowledged by the proper officials of the Condominium Association and in proper form for recording, stating that there are no unpaid common area expenses as of that date pertaining to the Premises being sold hereunder, in accordance with Section 6(d) of the Act; and (2) a certificate in recordable form concerning the exercise or non-exercise of any right of first refusal contained in the Condominium Documents, if applicable;

(k) Keys to all locks on the Premises and alarm codes in the Seller's possession or control, if any, and possession of the Property, subject to the Seller's continued possession as tenant, in the same condition as it is now, reasonable wear and tear only excepted; and

(l) Such other instruments as the Buyer may reasonably request to effectuate the transactions contemplated by this Agreement.

The Buyer shall, on the Closing Date, deliver to the Seller the following items:

(a) The balance of the Purchase Price;

(b) Evidence of the authority of the signatory on behalf of the Buyer;

(c) A counterpart original of the settlement or closing statement, with disbursement authorization, reflecting the payment of the Purchase Price and the disbursement or allocation of applicable charges and prorations related thereto;

(d) An affidavit affirming the Buyer's representations and warranties; and

(e) Such other instruments as the Seller may reasonably request to effectuate the transaction contemplated by this Agreement.

19. Notices. Any notices hereunder shall in writing and deemed given if sent by (i) certified mail, return receipt requested; or (ii) a national overnight courier service; or (iii) facsimile transmission with confirmation receipt; or (iv) to the parties or their attorneys by email transmission, as follows:

Seller:	Dexter Johnson President & CEO YMCA of Greater Springfield P.O. Box 15329 1500 Main St Springfield, MA 01115 Tel. No. (413) 206-5662
with a copy to:	Kathleen L. Bernardo, Esq. Bulkley, Richardson and Gelinas, LLP 1500 Main Street, Suite 2700 P.O. Box 15507 Springfield, MA 01115-5507 Tel. No. (413) 272-6243 Fax No. (413) 707-0073 kbernardo@bulkley.com
Buyer:	Springfield Tower Square , LLC 1500 Main St, Suite#255 P.O. Box 15503 Springfield, MA 01115 Tel. No. (413) 271-3100 Fax No. (413) 301-7036 Vid@MittasGroup.com
with a copy to:	Paul M. Maleck, Esq. Doherty, Wallace, Pillsbury & Murphy, P.C. One Monarch Place, Suite 1900 Springfield, MA 01144 Tel. No. (413) 233-9567 Fax No. (413) 734-3910 pmaleck@dwpm.com

Any notice shall be effective upon (i) placement with a national overnight courier service; or (ii) on the date sent by certified mail, return receipt requested; or (iii) on the date delivered to the parties or their attorneys by facsimile or email, as evidenced by confirmation receipt. In order to facilitate the execution of documents amending the terms of this Agreement or extending the time for performance of Closing or of any contingency, event, or notice, each party hereby authorizes its

attorney to assent to and execute on that party's behalf, by email or otherwise, any amendment or agreement effectuating the foregoing.

20. Seller's Covenants Prior to Closing

From the Effective Date until the Closing Date, Seller shall not take any of the following actions without the prior express written consent of Buyer, which consent may be withheld in Buyer's sole discretion: (i) sell, convey, transfer, lease or otherwise dispose of any of the Premises other pursuant to this Agreement; (ii) make or permit to be made any material alterations to or upon the Premises or any part of the Premises; (iv) cancel, amend or modify in any material respect any certificate, license, approval or permit held by or on behalf of Seller with respect to the Premises; (v) grant any liens or encumbrances upon the Premises that will not be discharged upon the Closing (vi) seek to obtain any zoning or land use changes for the Premises, including but not limited to amendments, permits or approvals in each case relating to zoning or land use matters for the Premises or (vii) make any agreements with BF Chestnut Crossing LLC affecting the Premises in any way.

21. Miscellaneous.

(a) Entire Agreement. This Agreement contains the entire understanding of the parties. There are no oral understandings, terms or conditions, and no party has relied upon any representation, express or implied, not contained in this Agreement.

(b) Amendments. This Agreement may not be amended in any respect whatsoever except by a further agreement, in writing, fully executed by each of the parties.

(c) Successors. This Agreement shall be binding upon and inure to the benefit of the parties and to their respective successors and assigns. The Buyer may assign its rights under this Agreement to any person the Buyer nominates to take title to the Premises and shall have no remaining obligation or liability hereunder following such assignment.

(d) Joint Effort. Preparation of this Agreement has been a joint effort of the parties, and the resulting document shall not be construed more severely against one of the parties than the other.

(e) Captions. The captions of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope or intent of this Agreement or the intent of any provision contained in this Agreement.

(f) Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same agreement.

(g) Partial Invalidity. The invalidity of one or more of the phrases, sentences,

clauses, paragraphs, sections, or articles contained in this Agreement shall not affect the validity of the remaining portions so long as the material purposes of this Agreement can be determined and effectuated.

(h) Applicable Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the Commonwealth of Massachusetts.

(i) Exhibits. All exhibits referred to in this Agreement shall be incorporated into this Agreement by such reference and shall be deemed a part of this Agreement as if fully set forth in this Agreement.

(j) Genders. Any reference to the masculine gender shall be deemed to include the feminine and neuter genders, and vice versa, and any reference to the singular shall include the plural, and vice versa, unless the context otherwise requires.

(l) Time Periods. Any time period provided for herein which ends on any day other than a business day shall be extended to 5:00 p.m. of the next business day.

(m) Survival. The parties' representations and warranties and any other provision whose context so permits shall survive the Closing Date as described in section 15 above..

Signature page to follow

IN WITNESS WHEREOF, the undersigned have executed this Agreement as a sealed instrument on the day and year first above written.

SELLER:
Young Men's Christian Association of Greater Springfield

Witness

By: _____
Its CEO

BUYER:
Springfield Tower Square, LLC

_____
Witness

By: _____
Vid Mitta -Its Manager

ESCROW AGENT

For the purposes of Section 3 of this Agreement:

By: _____
NAI Plotkin

AGREEMENT TO TERMINATE PURCHASE AND SALE AGREEMENT

This Agreement is dated as of the date set forth below between Springfield Tower Square, LLC ("STS") and Home City Development, Inc. ("HCDI") regarding their respective rights under a Purchase and Sale Agreement between them dated May 21, 2021 as amended (the "HCDI P&S Agreement") regarding Unit 1 ("Unit 1"), Springfield Condominium (the "Condominium), 275 Chestnut Street, Springfield, MA.

The parties hereby agree as follows with respect to the HCDI P&S Agreement:

1. The HCDI P&S Agreement expired on July 29, 2022 and is of no further force and effect. Each of STS and HCDI hereby release the other from and against any further obligations under the HCDI P&S Agreement.

2. STS acknowledges that its agreement (the "YMCA P&S Agreement") regarding the purchase by STS or its nominee of Unit 1 from the YMCA of Greater Springfield, Inc. "YMCA") has also expired and is of no further force and effect and STS has no rights or obligations under that Agreement.

3. As consideration for confirmation by STS that it has no further rights under the HCDI P&S Agreement or the YMCA &S Agreement and its release of HCDI and the YMCA, HCDI and STS agree as set forth below.

4. HCDI agrees that it will make its best efforts:
    a. To obtain financing to demolish the Building over a portion of Unit 1 and to rebuild the wall of the Condominium's remaining Building (the "Demolition Project") and to perform the Demolition Project in the manner it approves.

    b. To complete the Demolition Project and upon completion thereof, to divide the land under the Condominium into two parcels (the "Property Division"), which are shown in attached Exhibit A, the portion adjoining Franklin Street, referred to as the "Parcel to Be Conveyed to STS") shall removed from the Condominium (the "Removal") and conveyed to STS (referred to as the "Land Conveyance") and the portion adjoining Chestnut Street, referred to as the "Parcel to Be Retained by the Condominium") to be retained by the Condominium.

5. HCDI's agreement to proceed with the foregoing demolition and conveyance are subject to the following approvals & confirmations (the "Approvals") :

    a. Its ability to obtain the approval of the investors and lenders of Condominium Units 2 and 3 (the "BH Chestnut Investors and Lenders");
    b. Confirmation that the Land Conveyance complies with zoning and land use requirements and in particular, HCDI's ability to obtain a Variance with respect

from the required lot area for existing and proposed uses and parking spaces for the Remaining Condominium Property.

6. Upon such Property Division and obtaining the above Approvals, the Parcel to be conveyed to STS shall be conveyed by quitclaim deed and STS, the Parcel to Be Retained by the Condominium shall be retained by the Condominium, and STS shall shall pay to HCDI or its nominee:
    a. One-half of all legal fees and expenses incurred by Timothy Mulhern of Shatz, Schwartz and Fentin, P.C. ("SSF") to prepare condominium amendment documents to remove the Parcel to be conveyed to STS from the Condominium, to prepare Removal and all conveyance documents, and to hire engineer to prepare revised plans.
    b. One-half of all legal fees and expenses incurred by Ellen Freyman of SSF to request a zoning variance to allow the proposed Removal, based on plans and surveys prepared by Davis Square Architects and a surveyor to be selected.
    c. One-half of all Fees and expenses by HCDI to obtain a survey of the property to show the property as divided into two parcels, which survey will be substituted as Exhibit A.

7. It is agreed that if HCDI is unable to complete all work to accomplish the Property Division and convey the Parcel to be conveyed to STS on or before December 31, 2025, then this Agreement shall be of no force and effect and shall be null and void.

8. This Agreement may be executed in any number of counterpart copies, each of which shall be original for all purposes. PDF or electronic signatures on this Agreement shall have the same effect and be enforceable as original signatures.

Executed under seal as of December 29, 2023.

Springfield Tower Square, LLC

By: _____
Vidhyadhar Mitta, Manager

Home City Development, Inc.

By: Thomas P. Kegelman
Thomas Kegelman
Executive Director

Agreement Terminate P&S Agreement

LDS Consulting Group, LLC 170 Worcester Street, Suite 206, Wellesley, MA 02481

LYNNE D. SWEET, MANAGING MEMBER
617-454-1144
ldsweet@ldsconsultinggroup.com
www.ldsconsultinggroup.com

October 13, 2025

Vid Mitta
1500 Main Street, Suite 255
Springfield, MA 01115

Re: Economic Impact Analysis –275 Chestnut Street, Springfield MA (the "Subject Property")

Dear Vid:

In connection with Vid Mittas' ("Mitta") response to the DCAMM RFP for a consolidated location for Hamden County Court Houses and Functions. LDS Consulting Group, LLC has been asked to provide a response to Section 13 Economic Impact located in the Instructions Preparation, and Submission of Lease Proposals:

> *"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."*

The objective of this report is to identify the key fiscal characteristics of the Proposal to estimate its short and long-term economic impact to downtown Springfield, the City and the region. Therefore, this report generates an estimate of the annual fiscal benefit expressed in current dollars. These findings are designed to provide Mitta and DCAMM with a general understanding of how Mittas' Proposal may impact the City with one time building permit fees, the local tax base, consumer spending and economic growth in downtown Springfield.

The Subject Property calls for the construction of a new 8-story, steel-framed courthouse building with an estimated gross building area of 329,527 square feet (approximately 249,912 rentable square feet) (the "Proposal") and a new public parking garage with 700 parking spaces. The design includes 70 underground parking spaces located directly beneath the building, with 32 spaces to be reserved and secured, and 38 spaces to be reserved. The design also includes a 1,200 square foot secured Sallyport for safe and efficient detainee transfer. Parking needs for the facility will be supported by an adjacent parking garage. The Subject Property has excellent highway access. It is in walking distance to many grab and go restaurants, major employers and Emily Bill Park.

Since this is a consolidation of functions of existing uses within the current downtown and per Addendum 7 of the RFP, the number of staff will remain the same, therefore, we have not estimated new service costs to the City of Springfield. Instead, we have concentrated on one-time costs for building permit fees, the long-term fiscal benefit of new real state taxes to the city, and the economic benefit of the construction jobs created.

Our conclusions are as follows

- The Proposal will generate approximately $3,392,731 in building permit fees to the City of Springfield, based on $292,727,600 hard construction costs (excluding site and infrastructure costs) and a building permit fee of $12 per thousand. The construction budget also includes $50,000 for police details and $350,000 for Street Paving and Improvements. This is conservative, since there may be other municipal fees like water and sewer connection, certificate of occupancy, inspection fees for plumbing, fire, electrical etc.
- In the long term, the Proposal will generate **net** new real estate taxes for the City of Springfield of $13,829,768. This number is net of taxes currently being paid on the property and taxes paid on other properties leased by the state courts in Springfield. It also includes the $40,000 BID fee. We used a cap rate of 7.5% and NOI of $27,660,469.
- The proposed RJC has total development costs of $398,666,243, including $301,970,256 of construction costs and $91,334,237 in soft costs. Therefore, the economic impacts, while difficult to quantify exactly, will be felt near and far. Below are some examples:
    - Consigli Construction has projected 856 full-time jobs over the course of the roughly two-year construction period. It may be 50 workers a day in the beginning and reach a peak of 300 workers a day then taper back to 50 later in the process. Some of the many benefits of having new employees in the downtown will be:
        - Consumer spending.
            - If you assume at the peak, half the workers (150) spend $10 a day for six months, that equates to $252,000 to local businesses and increased meals tax revenue.
            - Regional impacts will be the spending of workers in their hometowns and sales tax from spending on consumer goods.
        - Corporate Income Taxes at the State Level
            - At the corporate level, the construction company and subcontractors will pay income taxes to the state and federal governments on the revenue generated from their contracts.
        - In addition, local suppliers will experience increased revenue which may generate income taxes. Supplies/goods purchased in Massachusetts may generate sales tax.

The proposed RJC will activate the area around the Subject Property by bringing new foot traffic during construction as well as added parking revenue to area buildings. Post construction, the area will be activated by the 500 workers and 400 daily visitors who need to eat, park their cars, lease office space, and use business support services. This will bring additional revenue to building owners and tenants. This will have a ripple effect to increase real estate taxes, meal taxes, income taxes etc.

We look forward to answering any questions you may have.

Thank you for your time and attention.

Sincerely,
LDS Consulting Group, LLC

By: _____
Lynne D. Sweet, Managing Member

ABOUT LDS CONSULTING GROUP, LLC

Founded in 2000 by Lynne Sweet, LDS Consulting Group, LLC is a full-service real estate advisory firm with a proven track record of success in housing development and planning for public and private interests. Our team of analysts and planners bridge the gap between planning and financing to resolve complex housing issues for both private and public-sector clients.

What sets us apart is our unique perspective on all types of housing and financing resulting from our substantial experience of working with municipalities, developers, lenders, investors and operators.

We offer a full-range of customized, client-centered solutions including

- All things housing as well as complementary commercial uses such as office, research and development, medical, retail, public/community and transit.
- A wide range of housing needs assessment and planning experience including site specific, campus, town-wide, regional.
- Specializing in working with multifamily, workforce, senior, affordable, mixed income, mixed- use, low-income, market-rate and luxury housing.
- We are equally comfortable being a team leader or a team member.

Our word does not sit on shelves...recommendations are implemented

- We recognize the complex concerns of municipalities, developers and funding sources.
- We understand the market for different types of housing at various income levels and have current data on market conditions.
- We are familiar with many types of funding programs and have a proven track record of success with state and federal funders as well as commercial lenders.
- **We produce results: zoning is adopted, projects are funded, developments get built!**

Through market research and analysis, LDS works with private sector clients to create highest and best use plans for developing properties, re-developing existing buildings and obtaining financing. Our clients are provided with recommendations for housing types, unit counts, building amenities, income projections, financing alternatives – and a timeline for achieving their plans. What sets LDS apart is our unique perspective on all types of housing, which results from our substantial experience in working with developers, investors and operators.

LDS helps municipalities and not for profit organizations across New England determine their housing and community development needs, while educating and working with local boards, committees, and employees. We strive to achieve maximum community participation through extensive public outreach. With more than 25 years of experience in housing finance, Principal Lynne Sweet also helps cities and towns identify funding options. The combination of research and finance skills allows LDS to provide recommendations that can be, and are, implemented and achieved.

Research and Planning

Market Studies (Supply and Demand)

- LIHTC Market Studies
- New Market Tax Credit Studies
- HUD Rent Comp Studies
- Luxury Apartment Studies
- Highest and Best Use Studies
- Fiscal Impact Studies
- Fair Housing Plans
- Housing Needs Assessments
- Development Plans
- Housing Production and Action Plans
- Master Plans
- Resident and Community Surveys

Comprehensive Development Consulting

- Development Feasibility Analysis
- Permitting and Land Use Analysis
- Real Estate Development Business Plans
- Development, Operating and Income Pro-formas
- Development Team Building
- RFQ/RFP Preparation and Facilitation
- M.G.L. Chapter 40b Applications
- M.G.L. Chapter 40b Monitoring
- GIS Capabilities
- Expert Witness

Brokerage Services

LDS offers specialized brokerage services, largely within the affordable housing and senior housing industries. Our understanding of supply and demand in these areas, along with our extensive industry network, allows us to successfully match sellers to buyers.

Financing

LDS provides financial services at all stages of development, from conception to asset management. Our business plans ensure that real estate development projects are financially viable. We work with a variety of funding programs: state and federal programs, taxable and tax-exempt bonds, and low-income, historic, and new market tax credits. We complete financing applications including one stop applications and grants.

LDS Professional Designations and Licenses

- Certified Member of National Association of Housing Market Analysts
- Approved Market Research Company: Kentucky, Minnesota, New Hampshire, New York, Ohio, Tennessee, Virginia, Massachusetts/MassHousing
- Certified M.G.L. **Chapter 40B Monitoring Agent**
- Approved Consultant: **MHP M.G.L. Chapter 40B Technical Assistance Program**
- Qualified Technical Assistance Consultant: **DHCD Downtown Initiative Program**
- Approved consultant: DHCD **Massachusetts Gateway Cities Grants**
- House Doctor: **MassDevelopment Gateway Cities Transformative Development Program** which includes District Improvement Financing
- Certified Minority and Women Business Association (SOMWBA) in Massachusetts
- Certified Women's Business Enterprise (MA WBE) in Massachusetts
- Certified Disadvantaged Business Enterprise (DBE) in Massachusetts
- Certified Women Business Enterprise (RI WBE) in Rhode Island and Providence Plantations
- Licensed Massachusetts real estate brokerage firm

Client List:

STATE AGENCIES

Commonwealth of Massachusetts
MassDevelopment
Massachusetts Gaming Commission
MassHousing
Massachusetts Housing Investment Corp.
Massachusetts Housing Partnership Fund
State of Rhode Island
Vermont Housing Finance Agency

MUNICIPALITIES

Ashland, Boxford, Conway, Danvers, Erving, Dartmouth, Dunstable, Duxbury, Framingham, Georgetown, Gloucester, Hanson, Hingham, Kingston, Lincoln, Marlborough, Melrose, Milton, Natick, Newbury, Newburyport, Norwell, Pittsfield, Somerville, Southbridge, Sunderland, South Hadley, Wayland, Wellesley, Wendell, West Bridgewater, Yarmouth.

HOUSING AUTHORITIES

Acton Housing Authority Cambridge Housing Authority Charlton Housing Authority Harvard Housing Authority Hingham Housing Authority New Bedford Housing Authority Sudbury Housing Authority Westford Housing Authority

AFFORDABLE HOUSING DEVELOPERS

Bateman Partners
Carabetta Companies
Cruz Development
Dakota Partners
Great Bridge Properties
Pennrose Properties
Preservation of Affordable Housing Norwich Corporation
Trinity Development Associates Women's Institute for Housing

COMMUNITY DEVELOPMENT CORPORA TIONS

Brookline Housing Assistance Corporation
Chinese Economic Development
Coalition for a Better Acre
Codman Square Neighborhood Dev. Group
Cruz Development
Bank of America CDC
Hilltown CDC
Housing Corporation of Arlington
Housing Assistance Corp. of Cape Cod
Jamaica Plain Neighborhood Development
Lena Park CDC
Lawrence Community Trabajando, Inc.
Madison Park Development Corporation
Mission
Hill Neighborhood Housing
Neighborhood of Affordable Housing
New Vue Communities
North Shore CDC
Nuestra Communidad CDC
Oak Hill CDC
S. Boston Neighborhood Dev. Corporation
Somerville Community Action
Springfield Neighborhood Housing
The Neighborhood Corporation
Valley Community Development Corporation
Women's Development Corporation Worcester Common Ground, CDC
Veterans Transitional House

SENIOR HOUSING

Chelsea Jewish Nursing Home Foundation
Franchi Group
Grantham Group/Christopher House AL
HealthBridge Management
Jewish Community Housing for the Elderly
LCB Senior Living
Newton Senior Living (Now Atria)
Rogerson Communities
South Cove Manor Nursing and Rehabilitation Center
Stow Elderly Housing Corporation
Watermark Retirement Communities
The Shelter Group/Brightview Senior Living

CONTRACTORS, DEVELOPERS AND MANAGERS

AIMCO
Ancient Glacier, LLC
Bateman Partners
Bonacorso Construction
BRG Group
Carlisle Tax Credit Advisors
Chartwell Holdings
Chestnut Hill Realty
Erika Realty Trust
Framework Properties
The Gutierrez Company
Hamlet Homes
Holland Construction and Development JPI Development Company
Lupoli Companies
Mark Investment
Micozzi Companies
NAI Norwood Group
North Star Realty Trust
O'Neill Properties, Inc.
Pappas Enterprises, Inc.
Peabody Properties
Pennrose Properties
Sudbury Station, LLC
Trafalgar Capital
Toporosky Real Estate
William Street Corporation
Winn Development

CHAPTER 40B MONITORING

Bellingham, Lakeview Estates
Berlin, Berlin Woods and Green Acres/Hilltop at Berlin Woods
Dover, Dover Farms
Foxboro, Highland Ridge
Gloucester, Bearbriar
Lancaster, Muirfield Homes
Littleton, Kimloch Farms
Medfield, Country Estates
Middleboro, Louise Estates
Norfolk, Meetinghouse Village
Norwell/Hingham, Damon Farm

NOT FOR PROFITS

Archdiocese of Boston
Brighton Marine Health Center
Caritas Communities
Cape Ann Clergy Association
Common Ground Development
Combined Jewish Philanthropies
East Boston Neighborhood Health Center ETC Development Corporation
Grtr. Boston Nazarene Compassionate Ctr.
Harborlight Community Partners
House of Hope
Jewish Community Housing for the Elderly
Lawyers Clearinghouse
Lowell Community Health Center
Mass Alliance of Portuguese Speakers
New England Center for Homeless Veterans
Pine Street Inn
Preservation of Affordable Housing
St. Mary's Center for Women and Children The Learning Center at Bromley-Heath
The Dimock Center
Vietnamese-American Initiative for Development
Volunteers of America
Women's Inst. For Housing + Economic Dev.
YMCA and YWCA of Cambridge
YMCA Metro North
YMCA North Shore
Plymouth, Cottages at Twin Pines Salisbury, Northpoint Village Wayland, Craftsman Village

About Lynne Sweet

Founder and Principal, LDS Consulting Group, LLC



Lynne D. Sweet is the founder and principal of LDS Consulting Group, LLC, a real estate advisory firm. With 40 years of experience in the real estate industry, Ms. Sweet plays a vital role as consultant to both private and public- sector clients. She is experienced in providing planning, market research, feasibility analysis, financial structuring, grant writing, land use and permitting, team building and project management. She specializes in all housing product types including luxury, workforce, senior, veterans, affordable, mixed income and mixed-use, rental and ownership.

Past Experience

- Senior positions with BRFG Consulting Group, Inc. of Boston, Hartford and Providence, where she established the Senior Housing Strategies Group at BRFG Consulting and managed the group for three years while providing project management services, including market research and financial structuring.
- Senior positions with Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C. of Boston, where she represented real estate developers, owners and lenders as she worked on all phases of real estate acquisitions, financings and workouts for office, medical, multi-family housing and retail properties during her twelve-year tenure. She worked with conventional commercial lenders and public and quasi-public lending agencies on a variety of programs, including those that used historic and low-income tax credits, taxable and tax-free bonds and operating subsidies.

Education

- Master of Business Administration, Babson College's F.W. Olin Graduate School of Business, Wellesley, MA
- Licensed real estate broker in the Commonwealth of Massachusetts
- On-going real estate industry educational trainings and conferences, as well as staying up-to-date with daily reports and updates

Awards

- CREW Boston (Formerly NEWIRE) 2016 Achievement Award: Entrepreneur of the Year
- Crew Boston (Formerly NEWIRE) 2006 Achievement Award for Networking: Mission Hill Health Movement and Boston Self Help Center Development Project
- CREW Community Involvement Award 2001: Founding NEWIRE Small Business and Entrepreneurial Exchange

Articles/Publications

- Case Study: Affordable Housing and Real Estate Tax Assessing
- A New Approach to Fiscal Impact Studies
- Senior Housing NCHMA White Paper

- National Tax Credit Advisor Article titled “Study Points to Significant Need Among Veterans for Affordable Housing, Services”
- Co-author: “Expanding Access to Assisted Living in Massachusetts: Five Development Models of Affordability”

Current Affiliations

- Certified Member of the National Council of Housing Market Analysts: Member of Standards Committee
- Member of the Citizens Housing and Planning Association (CHAPA), Housing Production and Preservation Committee
- Member of CREW Boston, Founding and Member of Entrepreneur Exchange Group, Founder and Member of Housing and Community Development Committee
- Member of the Massachusetts Associate of Community Development Corporations, Housing and Real Estate Peer Group
- Member of the Urban Land Institute (ULI)
- Member of the Boston Chapter of the American Planning Association

Past Affiliations

- Long-term member of the Newton Housing Partnership
- Board of Directors Member of CREW Boston (formerly NEWIRE)
- Director of the Massachusetts Assisted Living Association (MASS-ALA) and Mass-ALA Board of Advisors, Affordability Task Force and Quality Committee
- Director of the Rhode Island Assisted Living Facilities Association (RIALA)
- Member of the Boston Club
- Board member of The Second Step, a not for profit organization for women and children who are survivors of domestic violence
- Committee Against Repealing the Housing Law, Advisory committee
- Commonwealth’s Chapter 40B Task Force, Active Observer

Recent Speaking Engagements

- **2018-40B Technical Consultant under an MHP Grant to the Town of Dartmouth, MA Zoning Board of Appeals. Proposed 300-unit apartment development**. LDS provided Chapter 40B training to ZBA members and town staff on April 4, 2018.
- MACDC Housing and Real Estate Peer Group, “Discussion of Market Studies and Lease-up Issues”.
- New England Appraisal Institute (300+ attendees, continuing education for commercial and residential appraisers from New England States), “Panel on Affordable Housing”
- Massachusetts Housing Partnership (Certification Program), “Workshop on Affirmative Fair Marketing & Resident Selection Plans”
- Massachusetts Housing Partnership (Certification Program), “Workshop on Affordable Housing Lotteries”.

Developer Information



3

3.1 Legal Entity & Ownership

3.2 Entity Name, Type, and Registration details

Springfield Tower Square L.L.C. is an operating company that is a Massachusetts based L.L.C. and also an MBE firm. This is the entity that will develop the Springfield Regional Justice Center.

3.3 Principals/Owners Biographies, contact Information

The record owners of the property at 1515 Main Street are as follows:

1. Mittas Hospitality, LLC
2. DD Development, LLC
3. Rudra Realty, LLC
4. Sai Raj, LLC
5. Arya Invest Mass, LLC

The contact information for ownership is:

Vid Mitta
Mittas Hospitality, LLC

1500 Main Street
Suite 255
P.O. Box 15503
Springfield, MA 01115
978 828-6488
vid@mittasgroup.com

The biographies for the Principal owners can be found in Appendix K of the Lease Proposal form

3.4 Development Team Roles

Our development team will have seven major roles to assure the successful design, permitting, financing and construction of the Springfield Regional Justice Center (SRJC).

The major development team roles include:

- Ensuring all user agency needs and state policy goals are met;
- Providing for the health and safety of all user agency employees and the general public;
- Providing jobs to MBE and WBE certified firms;
- Obtaining entitlements;
- Financing the SRJC project and then managing to a budget;
- Managing the design and construction process and;
- Ensuring ownership's concerns and interests are represented throughout the decision making process for this project.

The initial permitting and approvals of the SRJC will be led by the **Director of Entitlements**, Michael Tilford. Michael brings a varied project and entitlement experience to Fulcrum Land and Infrastructure.
The leadership of the financial aspects of the projects will be managed by Ian Hatch, **Director of Finance**.
Mark Bradford will support FL&I as the **VP of Finance**.

The Development Team has established a detailed hard cost, soft cost and financing cost budget for this project found in the Appendix to the lease proposal form. Ian will have the primary responsibility for ensuring that this budget is adhered to and will work with our accounting team to track budget versus actual expenditure throughout the project.

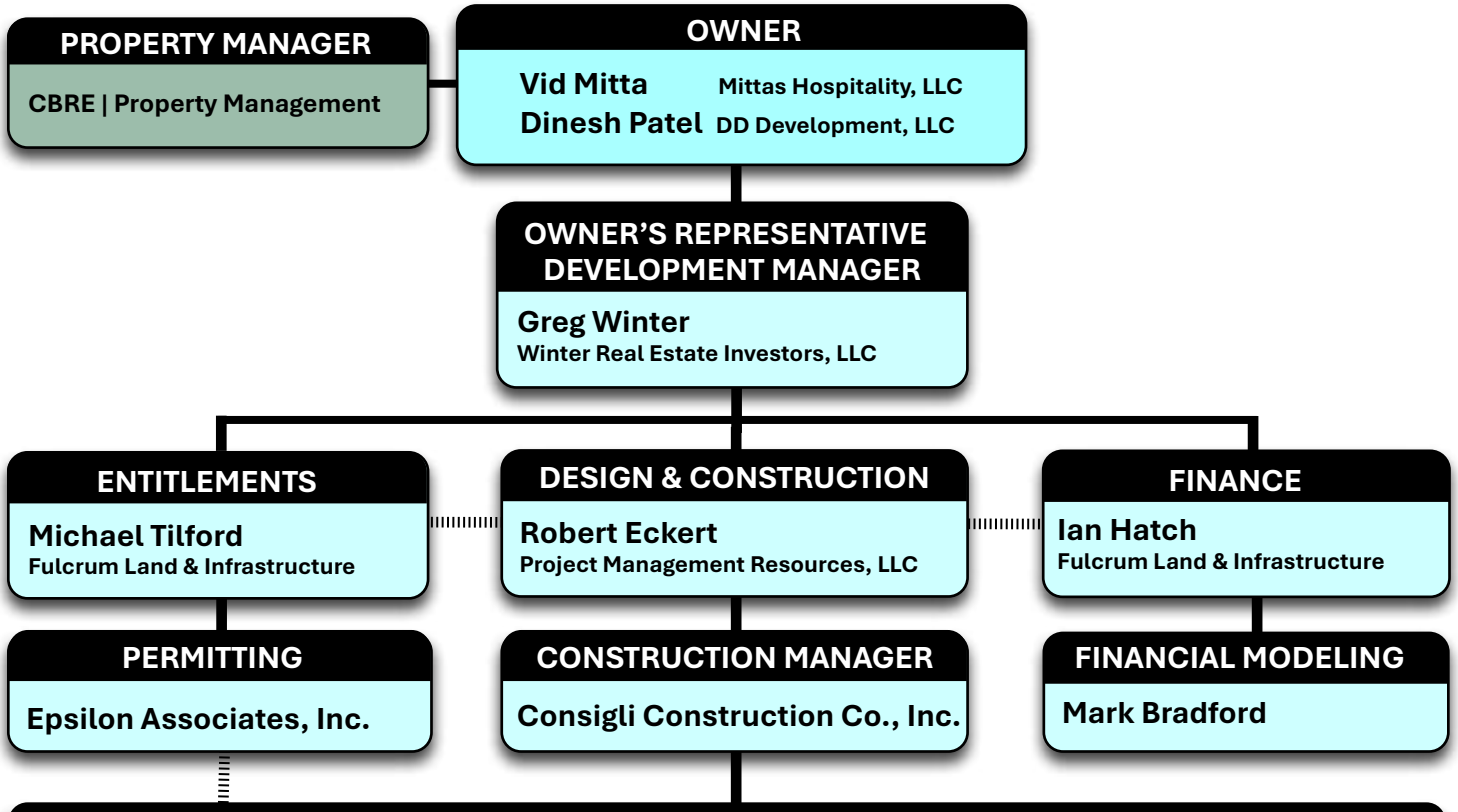
Towards the end of the permitting process a construction loan application will be submitted to a reputable bank with approval anticipated within 45 days from the loan application submittal. Ian Hatch will be responsible for working with the proposer to author and submit a high quality construction loan application upon receipt of all requisite permits and approvals.

The major responsibility for the oversight of the design and construction processes will be managed by Robert Eckert who will be the **Director of Design and Construction**. Robert has served as a Senior Construction Manager and Owner's Representative with forty years' experience planning and implementing large scale, complex development projects ranging to $900MM. Robert is experienced in assembling project teams; performing due diligence; managing design development, site mitigation, construction, commissioning and turn-over, with consistent on time and under budget success.

Greg Winter will serve as **Owner's Representative/Development Manager** for this project. In this capacity he will be responsible for collaborating with Ian to track budget versus actual project expenditures in order to ensure the overall pro forma is adhered to and that owner's budgeting goals are communicated to the entire project team. Greg will also collaborate and ensure the success of Michael Tilford with the Entitlement process. Ian Hatch on the financing and pro forma management process and Robert Eckert with his oversight of the Design and Construction process.

The biographies of the Development team can be found in Appendix H of the Lease Proposal form

3.5 Development Team Organizational Chart



DESIGN TEAM

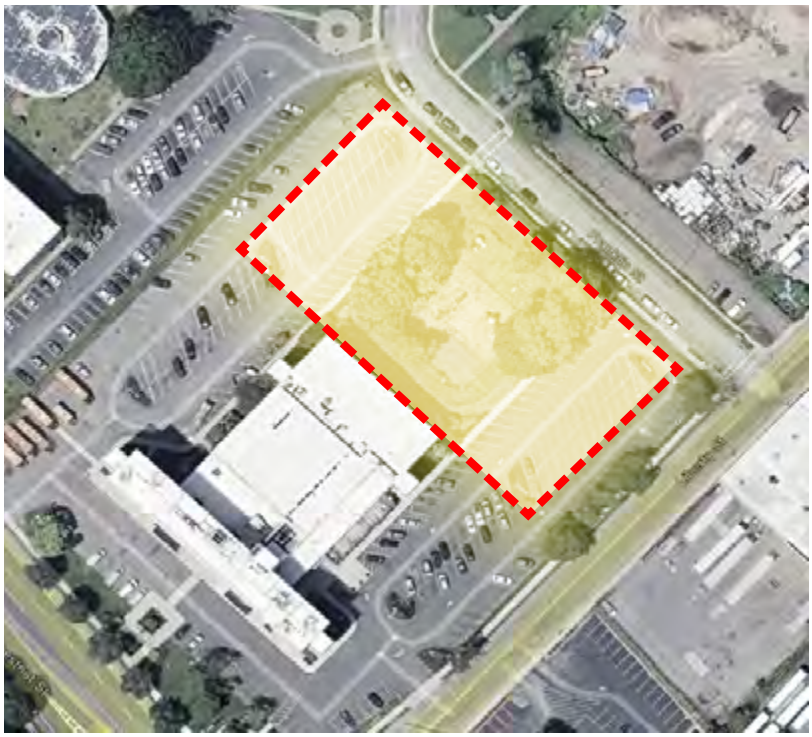
ROLE	FIRM	MBE/WBE Cert.
Architect	KMW Architecture	
Architect	Dietz and company (Sub to KMW)	WBE
Urban Design	Larry Chan FAIA	
Courts Consultant	DLR Group	
Structural	LeMessurier	
Structural	Engineering Design Group (Sub to LeMessurier)	MBE
Mechanical	Building Engineering Resources	
Mechanical	VAV International (Sub to BER)	MBE
Electrical/FA	Building Engineering Resources	
Electrical/FA	ART Engineering (Sub to BER)	MBE
Plumbing/FP	VAV International	MBE
Civil Engineering	Brennan Consulting	WBE/DBE
Geotechnical	GZA Geoenvironmental	
Security	Introba-New Haven	
Landscape	Mikyoung Kim Design	MBE
Code	Hastings Consulting	
Cost	Ellana	WBE
Specifications	Kalin Associates	
Leed	The Green Engineer	
Traffic and Transportation	Brennan Consulting	WBE/DBE
Acoustics	Acentech	

Development Plan



4.1 Existing Site Details





Site located on the RFP provided Map B-5



275 Chestnut Street is a vacant site located within Opportunity Zone 8009, approximately a 10-minute walk from Springfield's Union Station and served by two city bus routes. The site offers excellent vehicular access via Interstate 291, which features a Chestnut Street interchange, and provides convenient connectivity to downtown Springfield and surrounding neighborhoods.

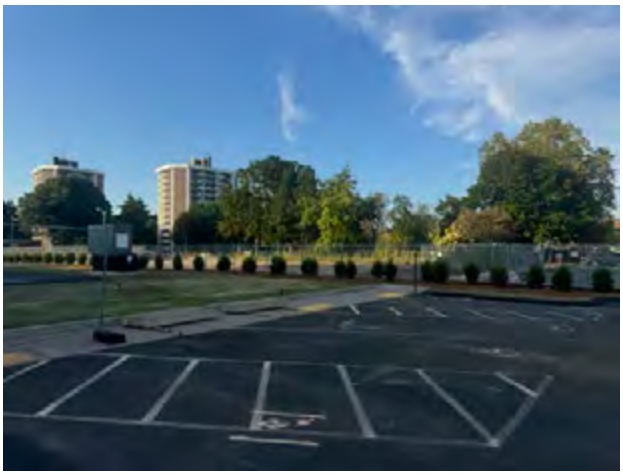
The parcel encompasses 102,357 square feet, is effectively flat, and is bounded by Liberty Street to the southeast and Franklin Street to the northeast. The site is clear and construction-ready, with previous structures removed and surface parking and a playground remaining. Its size readily accommodates both a courthouse and structured parking, with ample space for construction staging, and it sits well above flood elevation and groundwater levels.

The surrounding area includes a mix of commercial, residential, and open land uses, with apartments to the north, residential neighborhoods to the east, and mixed-use development to the west and south. The district is experiencing ongoing redevelopment driven by its proximity to the city center and I-291, as well as the availability of underutilized office and light industrial properties. The introduction of a new courthouse at this location would serve as a catalyst for continued investment and revitalization, further advancing the Commonwealth's Gateway City and Opportunity Zone objectives.

4.1C Photographs of Existing Site



1.



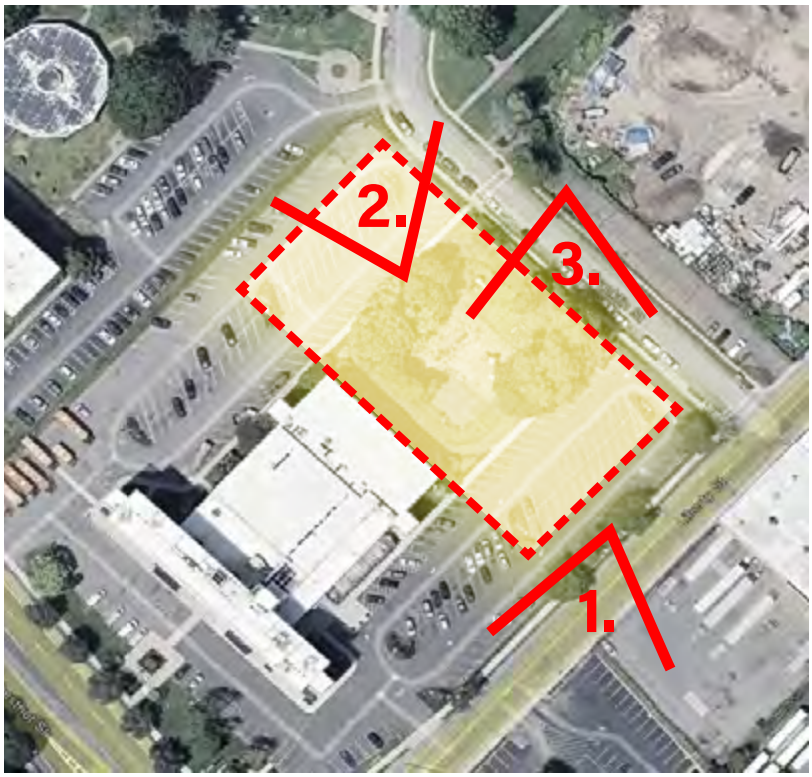
2.



3.



A. 275 Chestnut Street (Proposed Site)
B. Hampden District Attorney



1. View South accross Liberty Street
2. View from from site looking north
3. Street view looking South

4.2 Proximity to Downtown Springfield: 1515 Main Street

The proposed Springfield Regional Justice Center (RJC) site at 275 Chestnut Street benefits from a location accessible to downtown Springfield, likely visitors, and agency partners.

Located at the intersection of Liberty Street and Chestnut Street, 275 Chestnut is readily accessible to Springfield's key civic buildings:

- **United States Federal Courthouse: 0.6 miles/17 min walk**
- **Massachusetts Department of Revenue: 0.3 miles/9 min walk**
- **Department of Children and Families: 0.9 miles/23 min walk**
- **Springfield District Court: 0.4 miles/22 min walk**
- **Springfield Department of Health & Human Services: 0.7 miles/20 min walk**
- **Western Housing Court: 0.3 miles/19 min walk**
- **Springfield Police Department: 0.5 miles/12 min walk**
- **Committee for Public Counsel: 0.2 miles/17 min walk**
- **Hampden County Registry of Deeds: 0.3 miles/9 min walk**
- **Massachusetts Parole Board: 0.3 mile/9 min walk**
- **Springfield City Hall: 0.2 miles/18 min walk**
- **Springfield State Office Building: 0.3 miles/9 min walk**
- **Massachusetts Attorney General – Western MA Office: 0.6 mile/15 min walk**
- **Hampden County District Attorney's Office: 0.6 miles/15 min walk**

n addition, 275 Chestnut's boasts proximity to regional legal services. A non-exhaustive review identifies (18) law firms are situated within approximately 1/2 mile of 275 Chestnut Street.

The firms along with their addresses are attached in Appendix H2 of the Lease Proposal Form

4.3 Neighborhood Characteristics

The proposed Springfield Regional Justice Center (RJC) site at 275 Chestnut Street is situated within a mixed-use context supportive of safe, secure, and reliable public access for the facility's projected 1,200 – 1,500 daily visitors, court staff, and partner agency personnel. The site achieves a Smart Location Index of 64, is positioned directly at the confluence of (2) Pioneer Valley Transit Authority (PVTA) bus routes and a further (17) PVTA bus lines within ½ mile. Additionally, the property lies a mere 7-minute walk from Springfield Union Station and the PVTA bus, intercity bus, and intercity rail links operating out of this key regional transportation hub, thereby strongly aligning with DCAMM's preference for a connected, transit-accessible site.

Compatibility of Adjacent Uses

The proposed 275 Chestnut Street site's immediate surroundings comprise a variety of office, civic, and institutional uses highly compatible with courthouse operations.

A mix of residential, hospitality, institutional, and office uses are located on parcels adjacent to the proposed 275 Chestnut Street site in an arc from the northwest to the south. These uses include a 167-unit senior living community, a 244-room La Quinta Inn & Suites by Wyndham property, a 126,360 square-foot office complex serving as Baystate Health's corporate offices, and a medical office building located at 125 Liberty Street. Drawn from a mix of sectors, these uses promise to collectively generate a baseload of daytime activity both compatible with the proposed courthouse use and additive to the maintenance of safe surroundings during the Hours of Operation.

Immediately to the 275 Chestnut Street site's southeast lies a commercial property occupied by the Springfield Community Justice Center. Managed by the State of Massachusetts Probation Service, the center provides programming for substance abuse issues, ongoing education, cognitive behavioral treatment, and other services.

The positioning of reentry and treatment services within a short walk from the future RJC strengthens the local justice ecosystem and reduces the need for costly trips between agencies.

A cluster of warehouses featuring a parking lot and (2) bay loading dock lies across Liberty Street and to the east of the proposed 275 Chestnut Street site. While not offering obvious synergies with the proposed courthouse use, this low-intensity neighbor's loading can be readily managed via proper orientation of courthouse entries, as well as employment of signed, well-lit, and accessible pedestrian paths mindful of truck approach routes.

Finally, to the northeast and north are the Libertas Academy Charter School and Emily Bill Park, respectively. Educating 630 students in grades 6-12, the former offers the area institutional, supervised daytime presence while the latter contributes visible, well-traveled open space and daytime foot traffic to the 275 Chestnut Street site's surroundings.

Safety and Security for Persons and Property

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

Given that 275 Chestnut will possess a large service area, most visitors will arrive by car or public transit and enter the building from Liberty Street or from the adjacent parking garage accessed from Liberty Street. A vehicle drop will be provided at the entry and bus routes currently pass the proposed entry which is intentionally glazed for visibility from within and visibility to court officers within.

The parking garage serving the building will be Exemption (n) - security or safety of persons or buildings

The secure indoor parking garage will Exemption (n) - security or safety of persons or buildings

As a new building, the facility will conform to current and developing access standards which address barriers, slopes, dimensions for doorways, corridors, toilet facilities, drinking fountains, and all aspects of the building. Courtroom access will conform to the examples in the technical document of the RFP to provide the necessary levels for judges, clerks, witnesses and jurors. Signage and wayfinding systems include braille, building information will be in languages designed by the courts and court interpreters are located near the entry and information desk.

Visitors accessing the site via Springfield Union Station will traverse an approach path comprising City of Springfield sidewalks and crosswalks totaling approximately 1,500 feet/0.3 miles of linear distance (primarily on the west side of Liberty Street). Photos of the approach path taken as of May of 2025 along with field surveys conducted in October of 2025 indicate that sidewalks (concrete with granite curb) along the approach path are in good condition, intersections on the approach path are signalized, and City of Springfield streetlights are present along the approach path. Furthermore, ADA ramps with detectable warning panels and crosswalks are present at all street crossings along the route.

Visitors accessing the site via the Liberty/Chestnut and Chestnut/Congress PVTA bus stops, by contrast, need only traverse a City of Springfield sidewalk for a minimal distance (estimated ~50 ft) to reach the proposed RJC. Photos as of May 2025 and a field survey conducted in October of 2025 indicate that sidewalks along the approach path appear in good condition, and benefit from City of Springfield street lighting.

Transit riders accessing the site will arrive primarily via Pioneer Valley Transit Authority (PVTA) buses stopping at either Main/Bridge Street or the Main/Worthington bus stops.

Availability of Basic Services and Amenities During Hours of Operation

The following identifies the basic services and amenities located within approximately ¼ mile of linear distance of the 275 Chestnut Street site open during the RJC's proposed Hours of Operation.

- Dunkin Donuts: 05:00am – 08:00pm
- **MassHire Springfield Career Center: 08:30am – 04:30pm, 03:00pm (Th)**
- **Hampden County Sheriff's Office: 08:00am – 04:30pm**
- **Omar & Son's Furniture: 10:00am – 06:00pm**
- **Felix's Breakfast & Sandwich Shop: 06:00am – 04:00pm**
- **Liberty's Mediterranean Giant Grinders: 11:00am – 08:00pm**
- **Olympic Deli Restaurant: 10:00am – 06:30pm**
- **Pharmacy Amanecer: 09:00am – 05:00pm**
- **Enchanted Beauty Lashes & Nails: 09:00am – 07:00pm**
- **Dunkin' Donuts: 06:00am – 05:00pm**
- **Commuters' Variety: 06:30am – 09:00pm**
- **Bilingual Veterans Outreach Center: 08:30am – 04:30pm, 03:30pm (Tue)**
- **Goodyear Auto Service: 07:30am – 05:30pm**
- **Irish Ale House: 11:30am – 01:30am**
- **Steve's Alignment & Brake: 07:30am – 05:00pm**
- **Taylor Auto Service: 08:00am – 05:00pm**

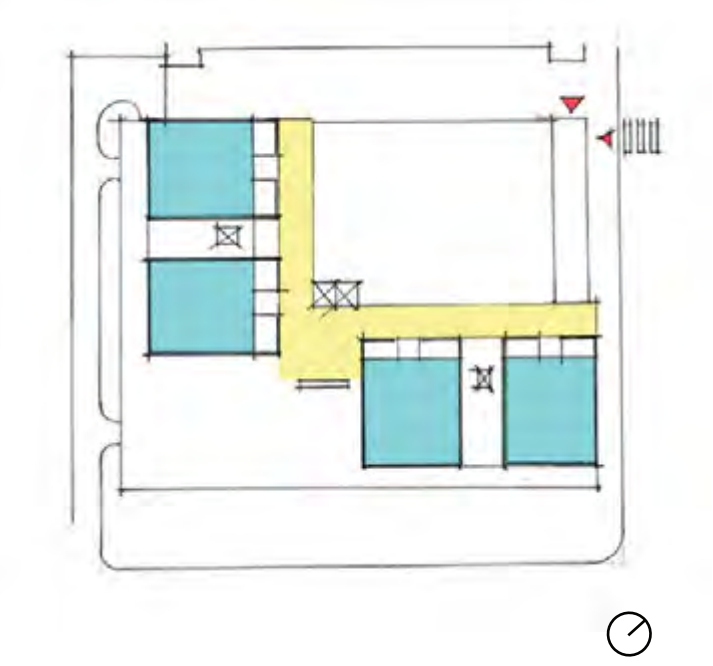
4.4 Building Concept

The proposed courthouse will be a completely new structure, built from foundation to roof in accordance with the The proposed courthouse will be a new, purpose-built structure, constructed from foundation to roof in full alignment with the project program. The design is organized around two intersecting blocks of courtrooms, positioned at right angles, with office and support spaces located between them to create continuously daylit public circulation. The larger lower level extends toward Franklin Street, featuring a roof garden that forms the visual and spatial focus of upper-level circulation. This low entry volume opens onto a welcoming entry plaza, while tall glazed public walls and expressed stair towers rise above it to project the image of a modern civic building, appropriate in both scale and character to its surroundings.

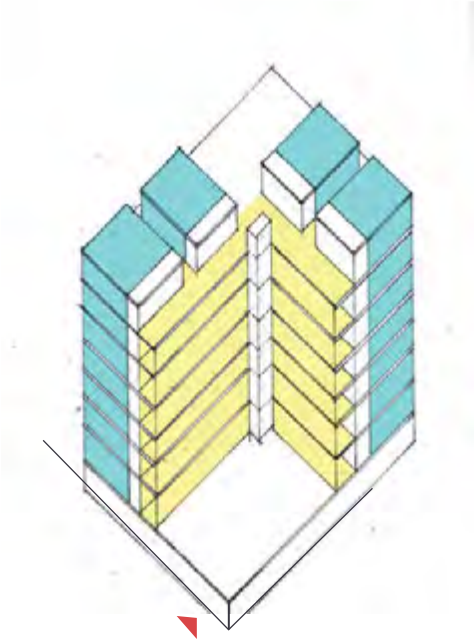
The exterior palette will combine stone, precast concrete panels, and curtain wall glazing along the public façades, with punched-window assemblies on the sides and rear to balance daylighting and energy performance. These materials will convey permanence, transparency, and civic dignity while meeting the Commonwealth's sustainability and performance standards.

Guided by the principles of simplicity, clarity of wayfinding, and the refined use of durable materials, the design reflects the courthouse's democratic purpose—to serve the public with openness, accessibility, and permanence.

Visually connected to Springfield's city center and situated at the edge of an Opportunity Zone, the courthouse will serve as a civic beacon, strengthening the link between downtown and emerging redevelopment areas while offering direct, secure access and dedicated parking for staff and visitors alike.



Typical Courtroom Floor Plan



Massing Diagram

Court Rooms

Circulation

4.5 Building Program & Space Summary

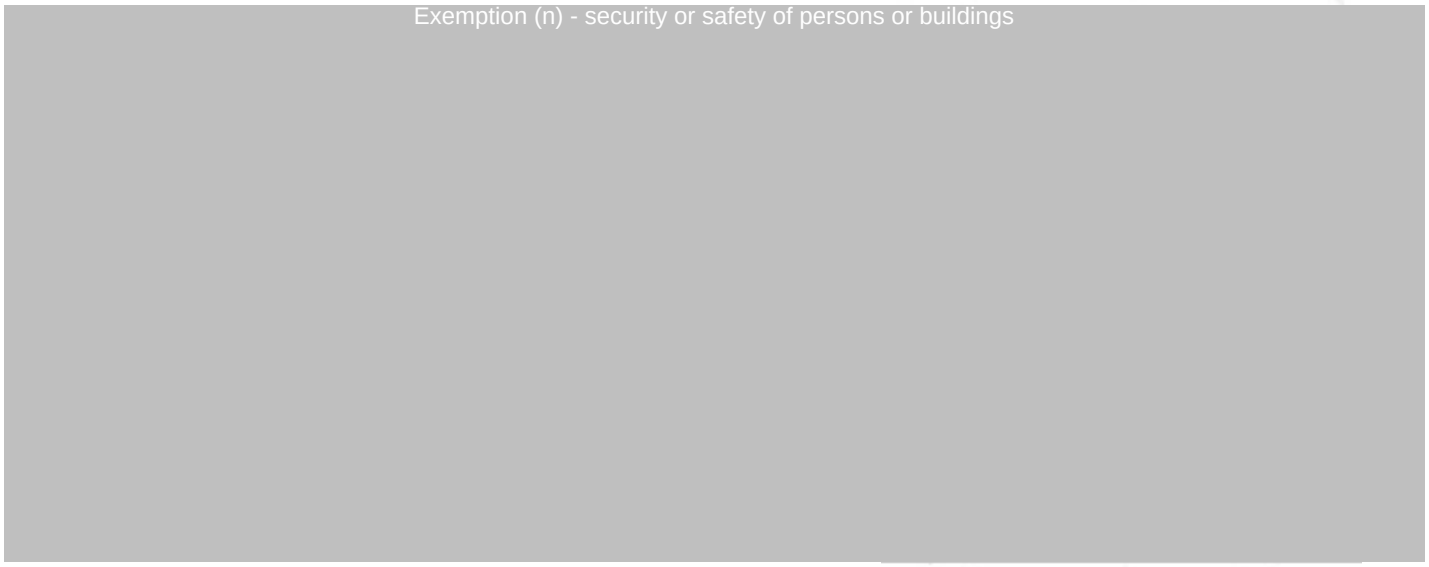
The proposed courthouse will include approximately 274,250 net square feet (NSF) and 329,527 gross square feet (GSF), consistent with the program requirements outlined in the RFP. Test-fit studies confirm that all program elements can be efficiently accommodated within these parameters.

The program is highly courts-intensive, comprising 29 courtrooms and an Appeals Court suite, proportionate to the total building area and anticipated service life. Accordingly, flexibility and standardization have been established as guiding principles in both space planning and design, ensuring adaptability for future operational needs.

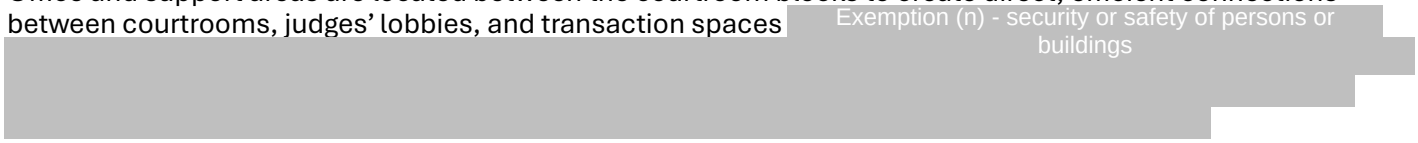
As described in the RFP, the courtrooms define the building's fundamental organization. The program's departmental structure supports a configuration of four courtrooms per floor, arranged in pairs with shared office space located between them. These office zones will be assigned according to court department, enabling efficient adjacencies and workflow. Holding areas between the courtroom pairs will connect directly to the central detention area via dedicated secure elevators, ensuring safe and efficient movement.

This organizational framework promotes clarity of circulation, maintaining complete separation between public, staff, and detainee pathways while supporting the Trial Court's operational efficiency and security standards.

The vertical organization of the building is as follows:



Office and support areas are located between the courtroom blocks to create direct, efficient connections between courtrooms, judges' lobbies, and transaction spaces



Natural daylight will illuminate circulation and waiting areas through glazed walls, while courtrooms will receive daylight via clerestory openings and exterior windows, promoting comfort, orientation, and well-being. In addition to the secure parking, the proposal includes a dedicated 600-vehicle parking structure on the courthouse site, with pedestrian exits aligned directly with the courthouse entry for convenience and safety. The first level of the garage will accommodate tall vehicles and maintenance equipment.

The design fully adopts the programmatic, technical, and finish standards set forth in the RFP. Structural bays will be determined by courtroom and office layouts, while the building envelope and systems will comply with all current requirements for sustainable materials, energy conservation, decarbonization, and electrification. The project will incorporate universal design principles, ensuring barrier-free access, visibility to interpreters, single-user restrooms, and full integration of features supporting individuals with physical or visual impairments.

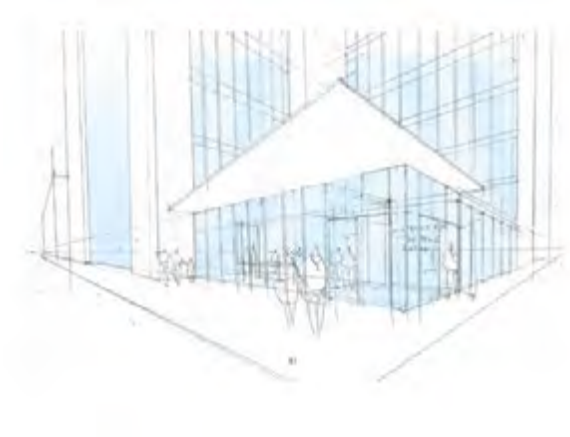
As a new, state-of-the-art facility, the courthouse will combine advanced technologies and inclusive design to expand access to justice while contributing meaningfully to the ongoing revitalization of the City of Springfield.

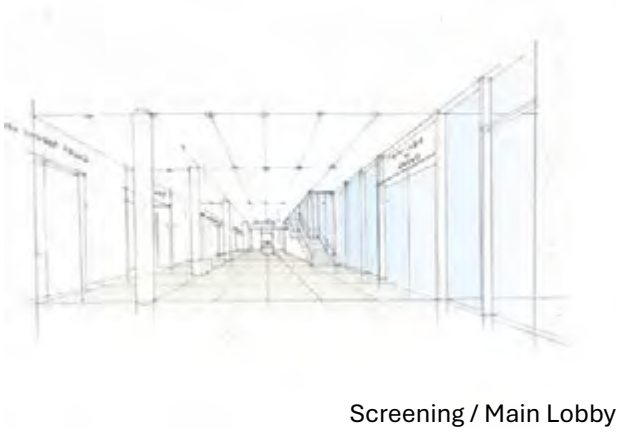


Street Level View

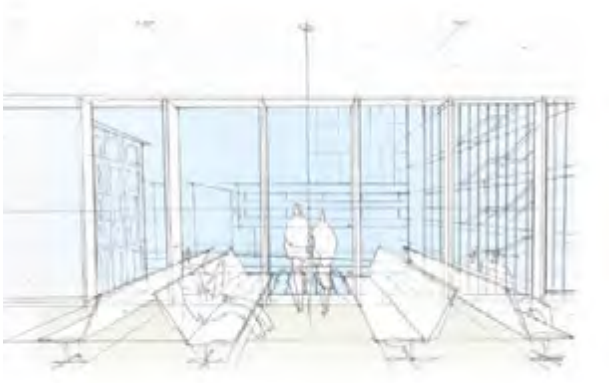


Entry Drop off View

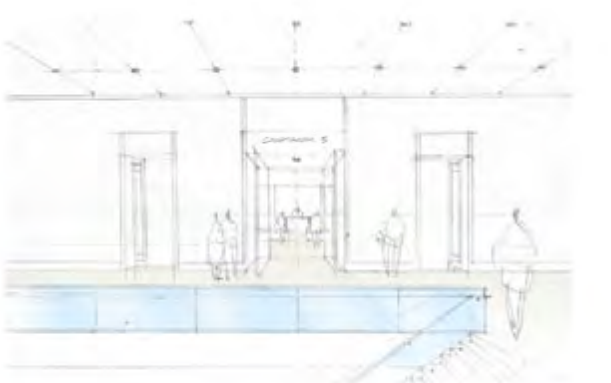




Screening / Main Lobby



Public seating area



Court Floor



Aerial View

Springfield Regional Justice Center

Lease Proposal

Project 2024109000

275 Chestnut Street
Springfield, MA 01103

Springfield Tower Square L.L.C.



Architect
KMW Architecture

Associate Architect
Dietz & Company Architects

Urban Design
Larry Chan Urban Design

Structural Engineer
LeMessurier Consultants

Mechanical Engineer
BER-Building Engineering
VAV International

Electrical Engineer
BER-Building Engineering
ART Engineering

Civil Engineer
Brennan Consulting

Geotechnical Engineer
GZA Geoenvironmental

Security
Introba

Landscape
Mikyoung Kim Design

Code
Hastings Consulting

Cost
ELLANA Inc.

Specifications
Kalin Associates

LEED
The Green Engineer





DRAWING INDEX	
S0.00	INDEX, KEY PLAN, IMAGES, AREAS
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S1.02	PROPOSED SITE PLAN
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A1.02	PROPOSED LEVEL 2 PLAN
A1.03	PROPOSED LEVEL 3 PLAN
A1.04	PROPOSED LEVEL 4 PLAN
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A1.11	PROPOSED ROOF PLAN
A2.01	PROPOSED ELEVATION
A2.02	PROPOSED ELEVATION
A3.01	PROPOSED SECTION
A3.02	PROPOSED SECTION
A4.01	PROPOSED WALL DETAILS



GROSS AREA	317,527 SF
MECHANICAL ROOFTOP	12,000 SF
RENTABLE AREA	274,250 SF
USEABLE AREA	249,912 SF
GROSS AREA INCLUDES GARAGE	
GARAGE LEVEL	41,814 SF
PARKING WITHIN THAT	37,233 SF
(NOT IN USEABLE)	

DCAMM
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE
OFFICE OF PLANNING DESIGN & CONSTRUCTION
McCormack Building
One Ashburton Place • Room 1300
Boston, MA 02108
617-727-4050
www.mass.gov/dcamm

Project Name:
Springfield Regional Justice Center Lease Proposal

DCAMM Project Number
2024109000

Project Location
275 Chestnut St Springfield, MA 01103

Architect
KMW Architecture
617-501-3635

Associate Architect
Dietz & Company Architects
413-733-6798

Urban Design
Larry Chan Urban Design
617-354-3252

Structural Engineer
LeMessurier Consultants
617-868-1200

Mechanical Engineer
BER-Building Engineering
508-230-0260
VAV International
781-935-7228

Electrical Engineer
BER-Building Engineering
508-230-0260
ART Engineering
508-797-0333

Civil Engineer
Brennan Consulting
781-273-3434

Geotechnical Engineer
GZA Geoenvironmental
844-342-5492

Security
Introba
800-404-7677

Landscape
Mikyoung Kim Design
617-782-9130

Code
Hastings Consulting
508-397-8417

Cost
ELLANA Inc
857-233-4561

Specifications
Kalin Associates
617-964-5477

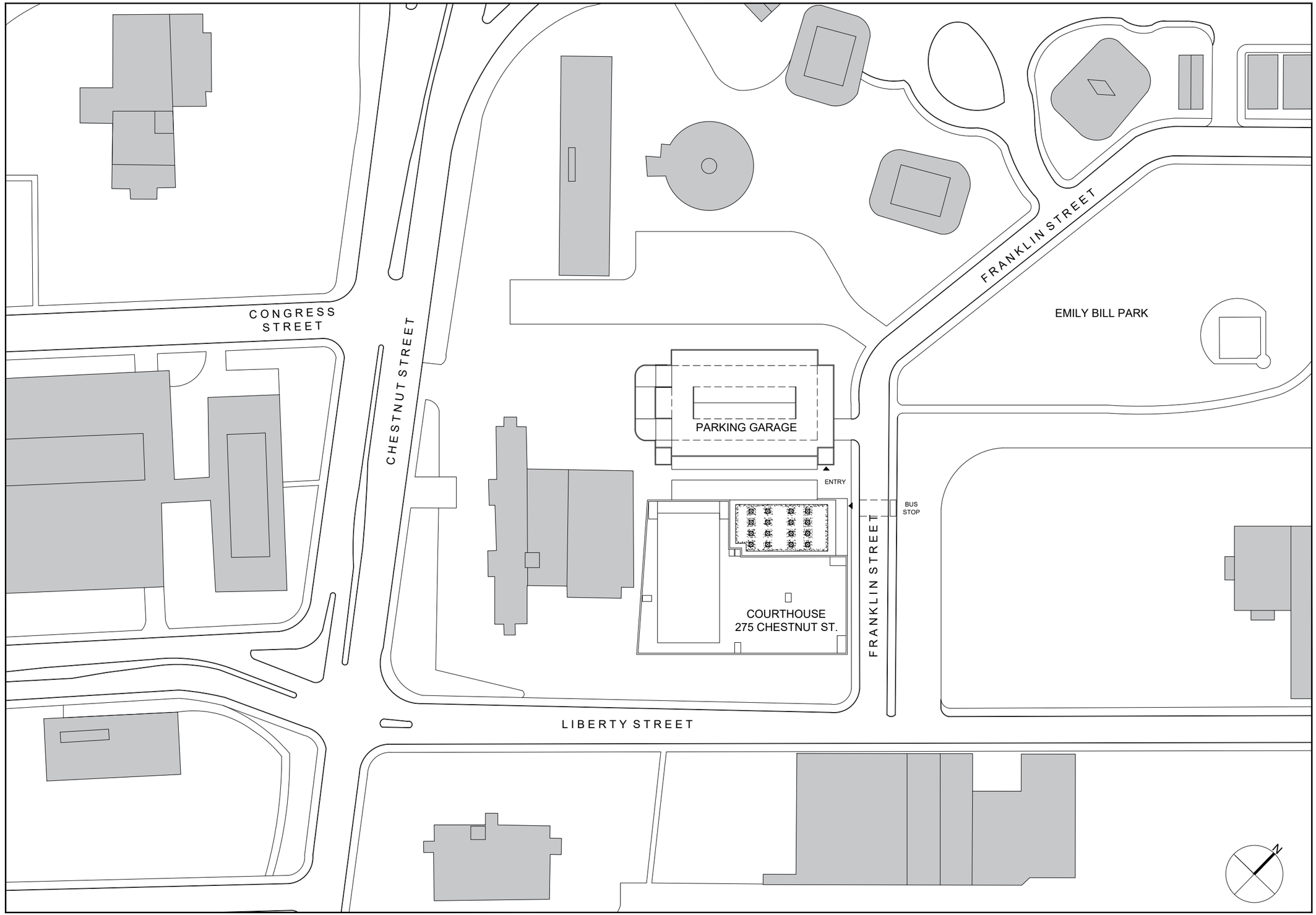
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The Green Engineer
978-369-8978

Issue Date
2025

Drawing Name:
Index

SCALE:

Drawing Number:
S 0.00



DCAMM

DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE

OFFICE OF PLANNING DESIGN & CONSTRUCTION

McCormack Building
One Ashburton Place • Room 1300
Boston, MA 02108

617-727-4050
www.mass.gov/dcamm

Project Name:
Springfield Regional Justice Center Lease Proposal

DCAMM Project Number
2024109000

Project Location

275 Chestnut St Springfield, MA 01103

Architect
KMW Architecture
617-501-3635

Associate Architect
Dietz & Company Architects
413-733-6798

Urban Design
Larry Chan Urban Design
617-354-3252

Structural Engineer
LeMessurier Consultants
617-868-1200

Mechanical Engineer
BER-Building Engineering
508-230-0260
VAV International
781-935-7228

Electrical Engineer
BER-Building Engineering
508-230-0260
ART Engineering
508-797-0333

Civil Engineer
Brennan Consulting
781-273-3434

Geotechnical Engineer
GZA Geoenvironmental
844-342-5492

Security
Introba
800-404-7677

Landscape
Mikyoung Kim Design
617-782-9130

Code
Hastings Consulting
508-397-8417

Cost
ELLANA Inc
857-233-4561

Specifications
Kalin Associates
617-964-5477

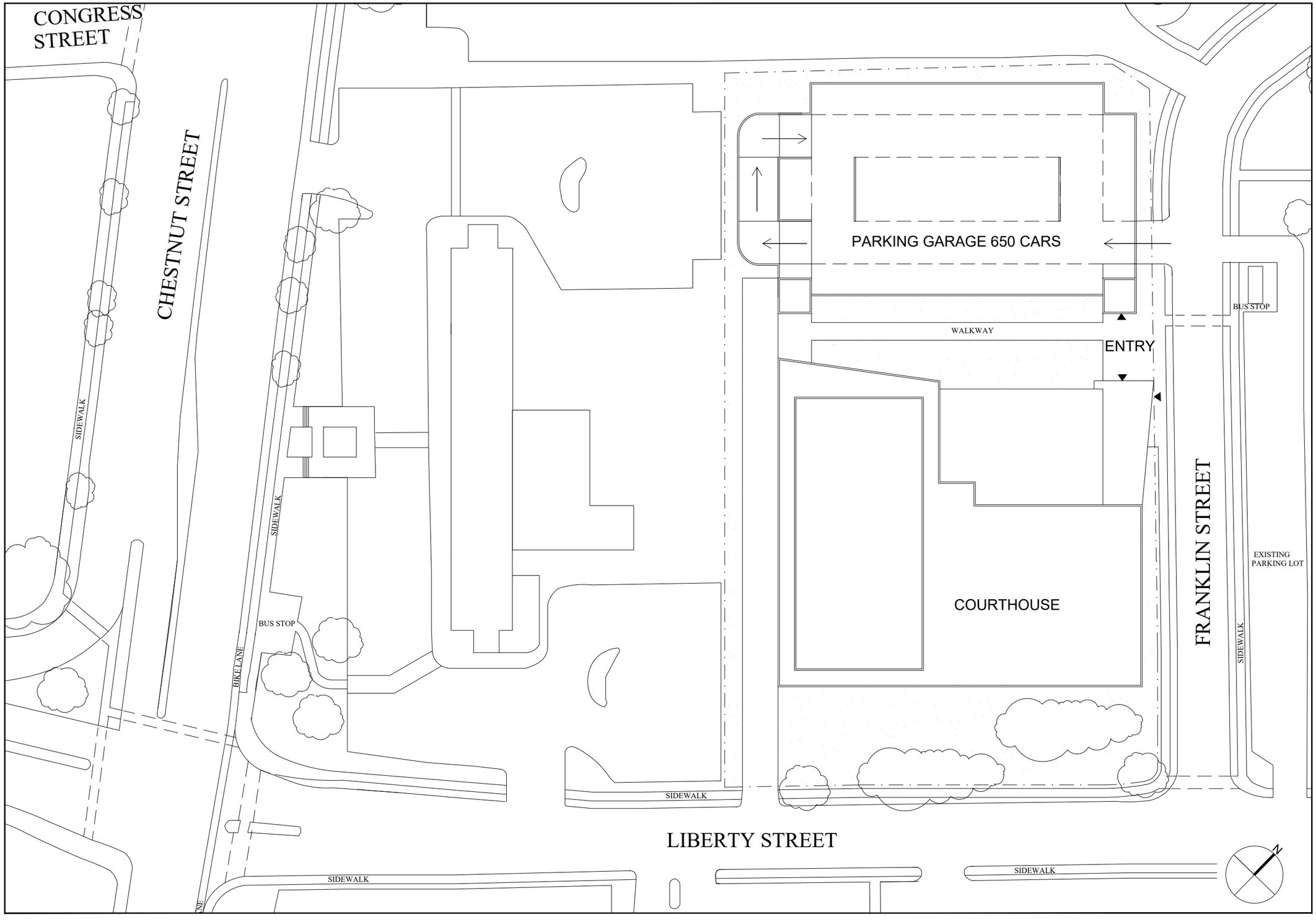
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The Green Engineer
978-369-8978

Issue Date
2025

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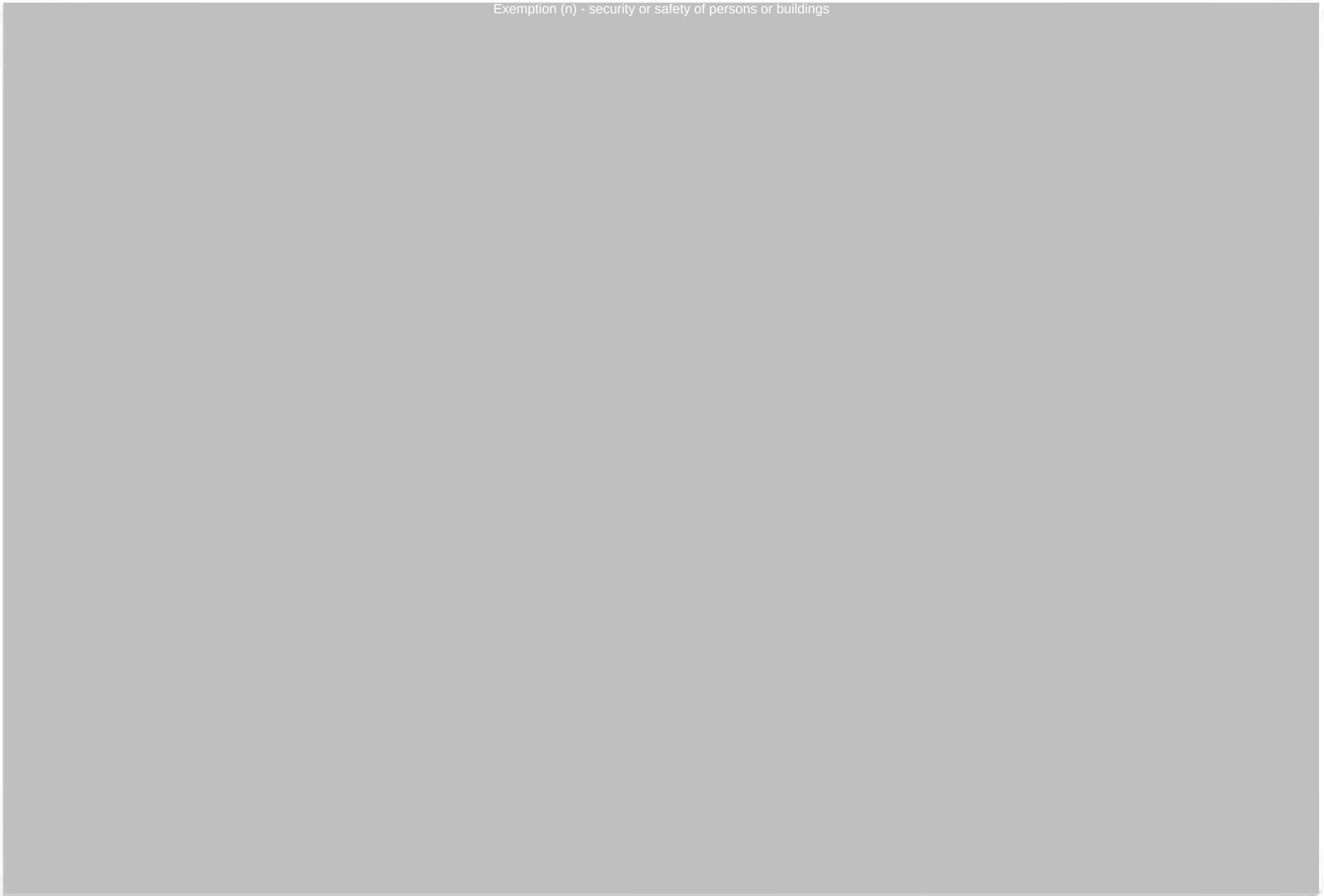
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Issue Date
2025

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DCAMM

Project Name:
Springfield Regional Justice Center Lease Proposal

DCAMM Project Number:
202410900

Project Location:
275 Chestnut St Springfield, MA 01103

Architect
KMW Architectural
617-501-3935

Associate Architect
Glietz & Company Architects
413-733-5795

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508-397-0417

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857 233 4561

Specifications
Kalin Associates
617-964-5477

LEED
The Green Engineer
978-369-6975

2025

Proposed Level 1 Plan

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A 1.02



A 1.03



A 1.04



A 1.05



A 1.08



A.1.07



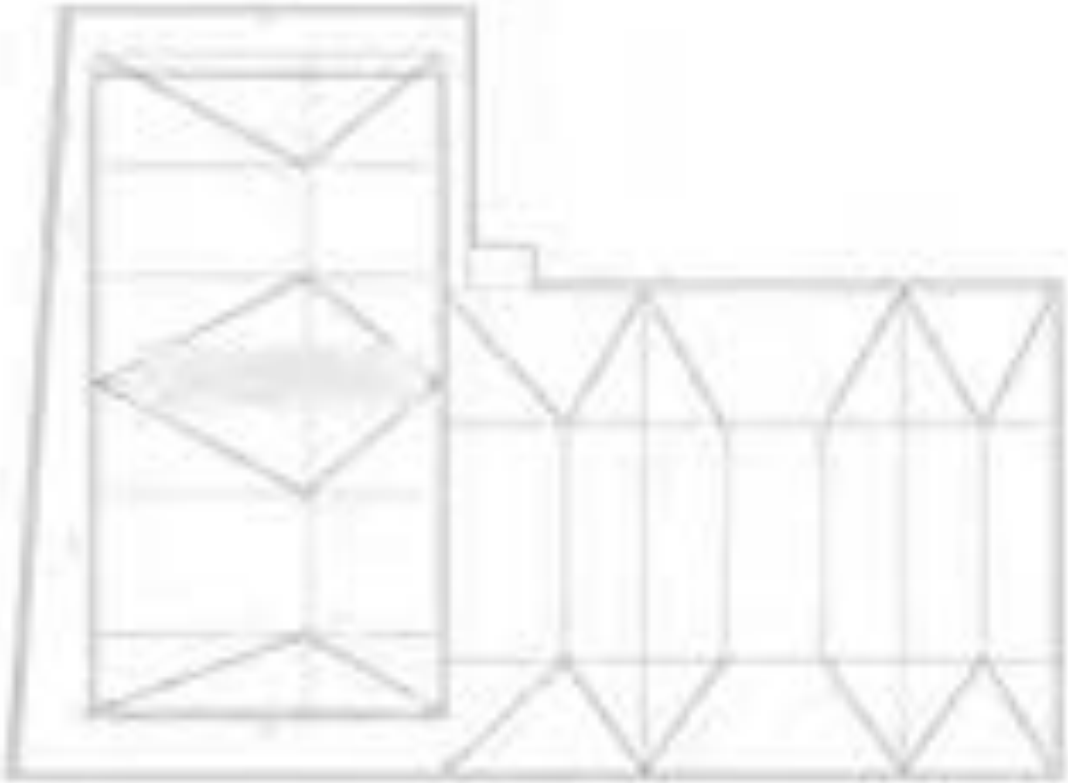
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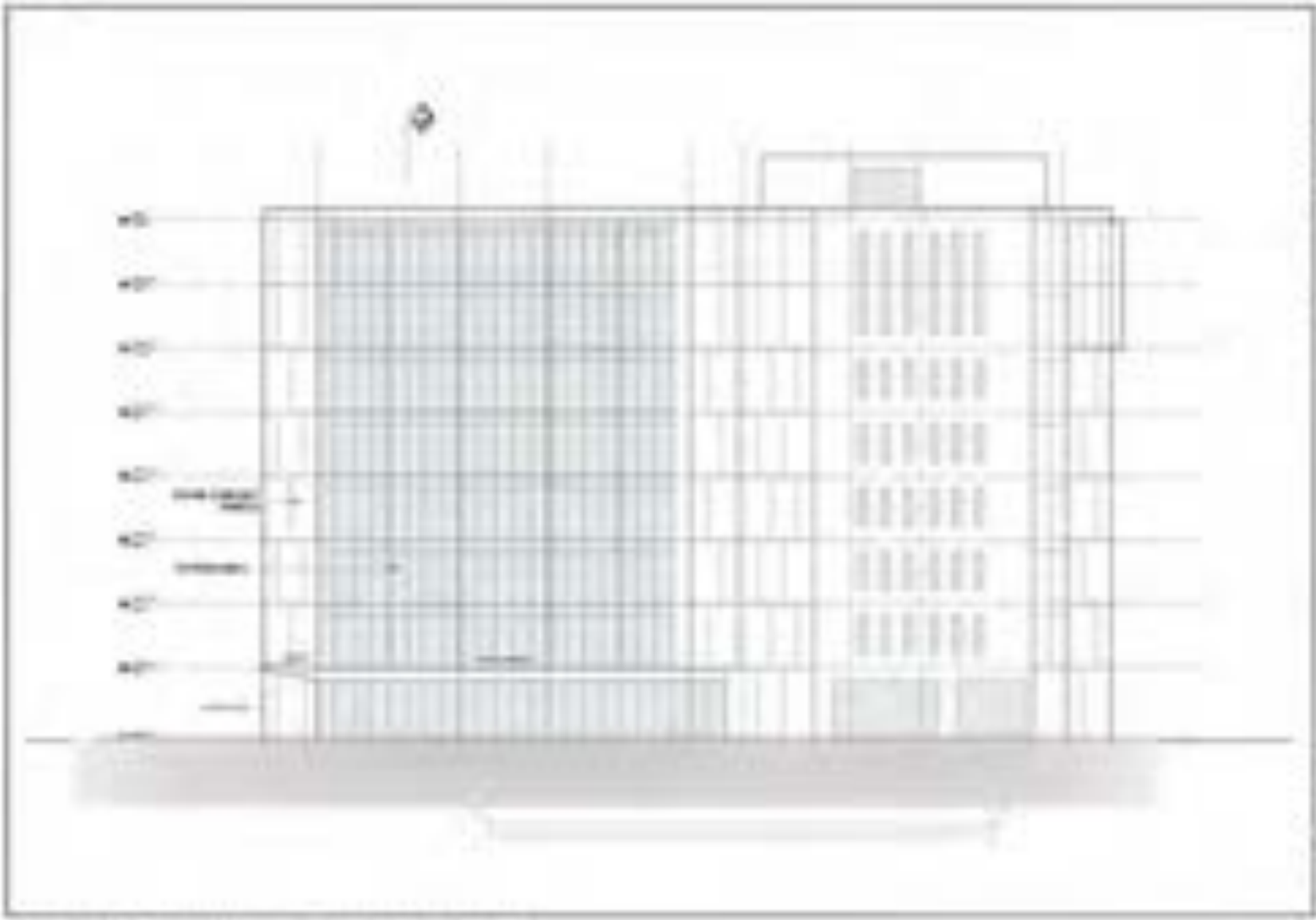
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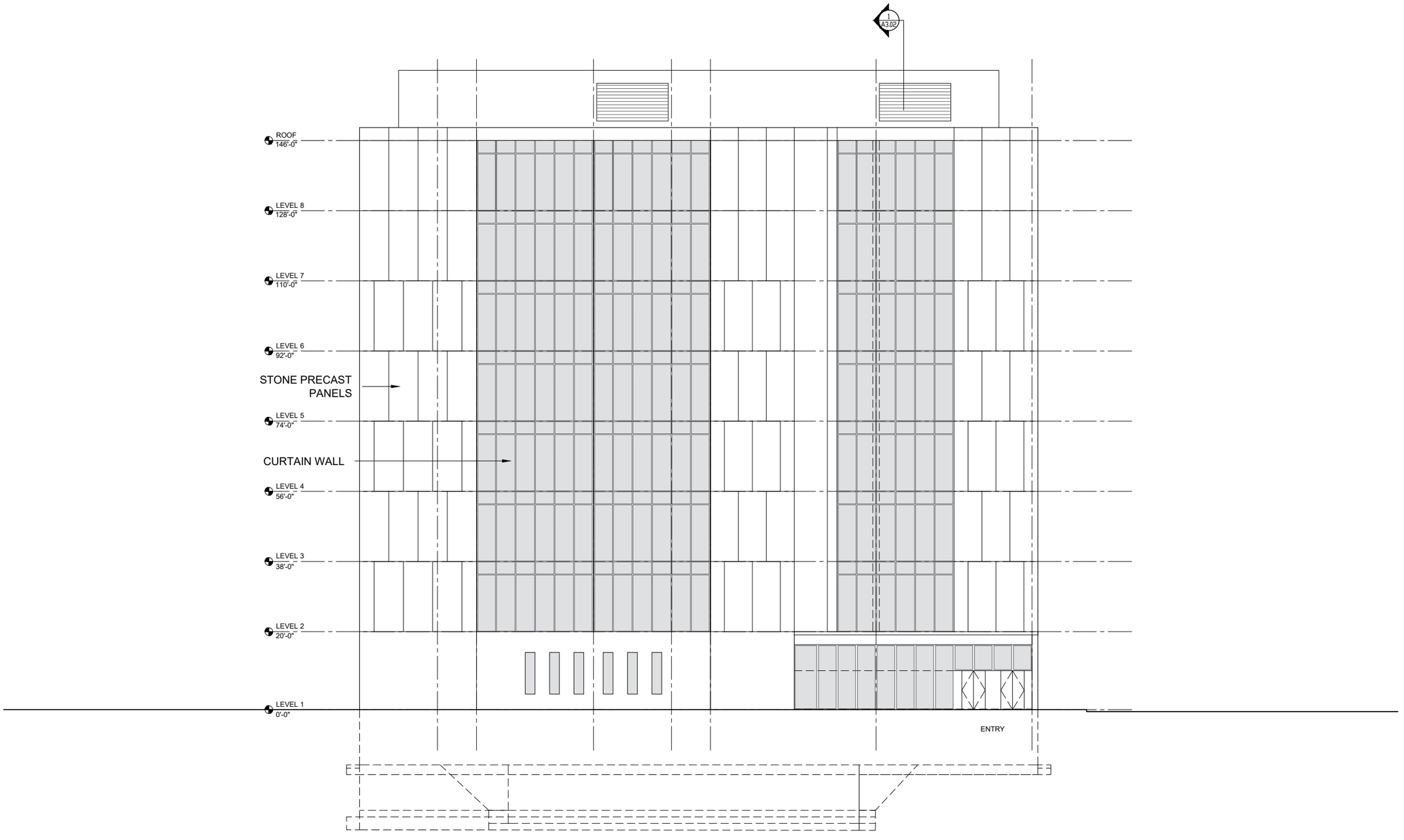
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A1.11



A2.01



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VAV International
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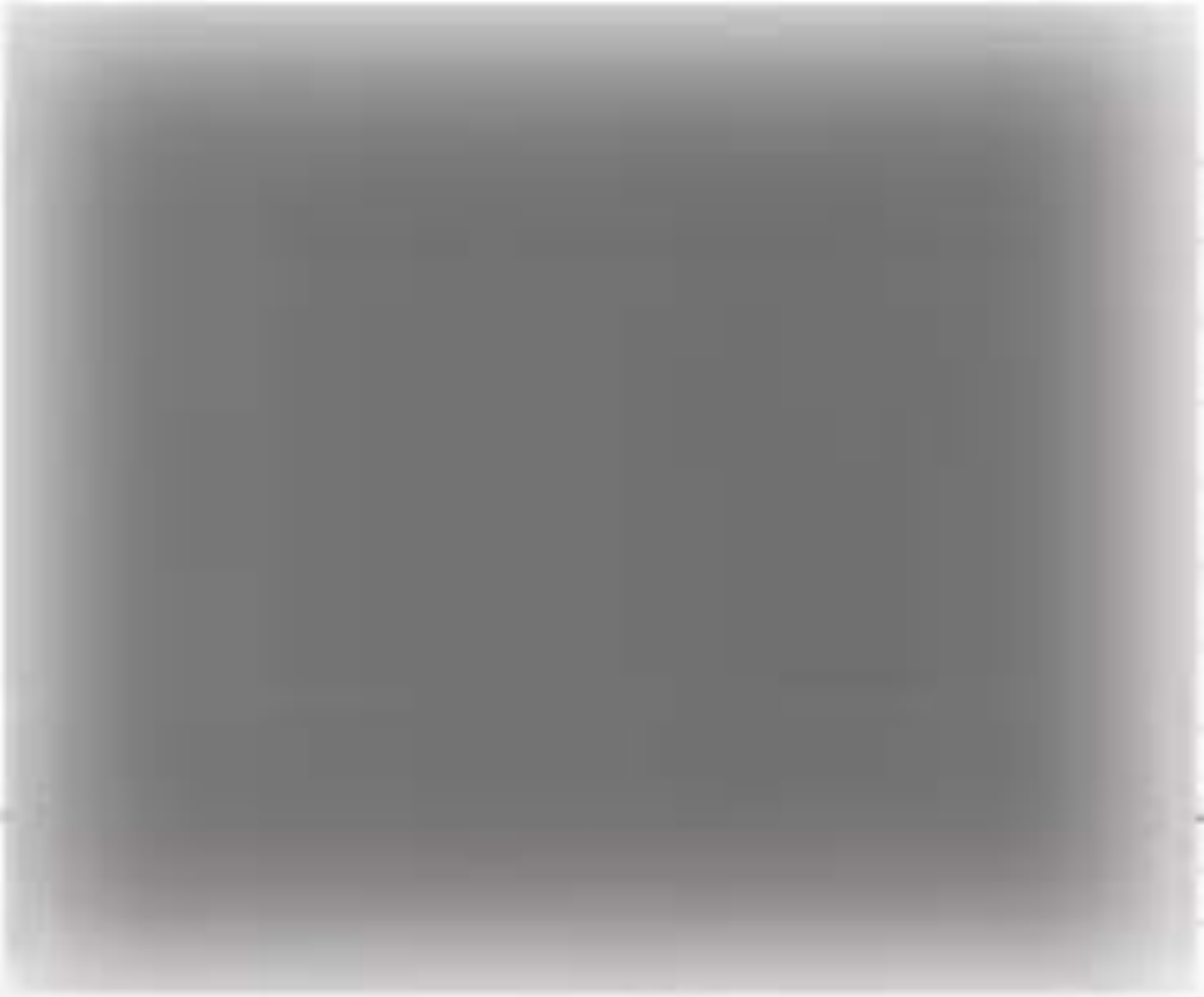
LEED
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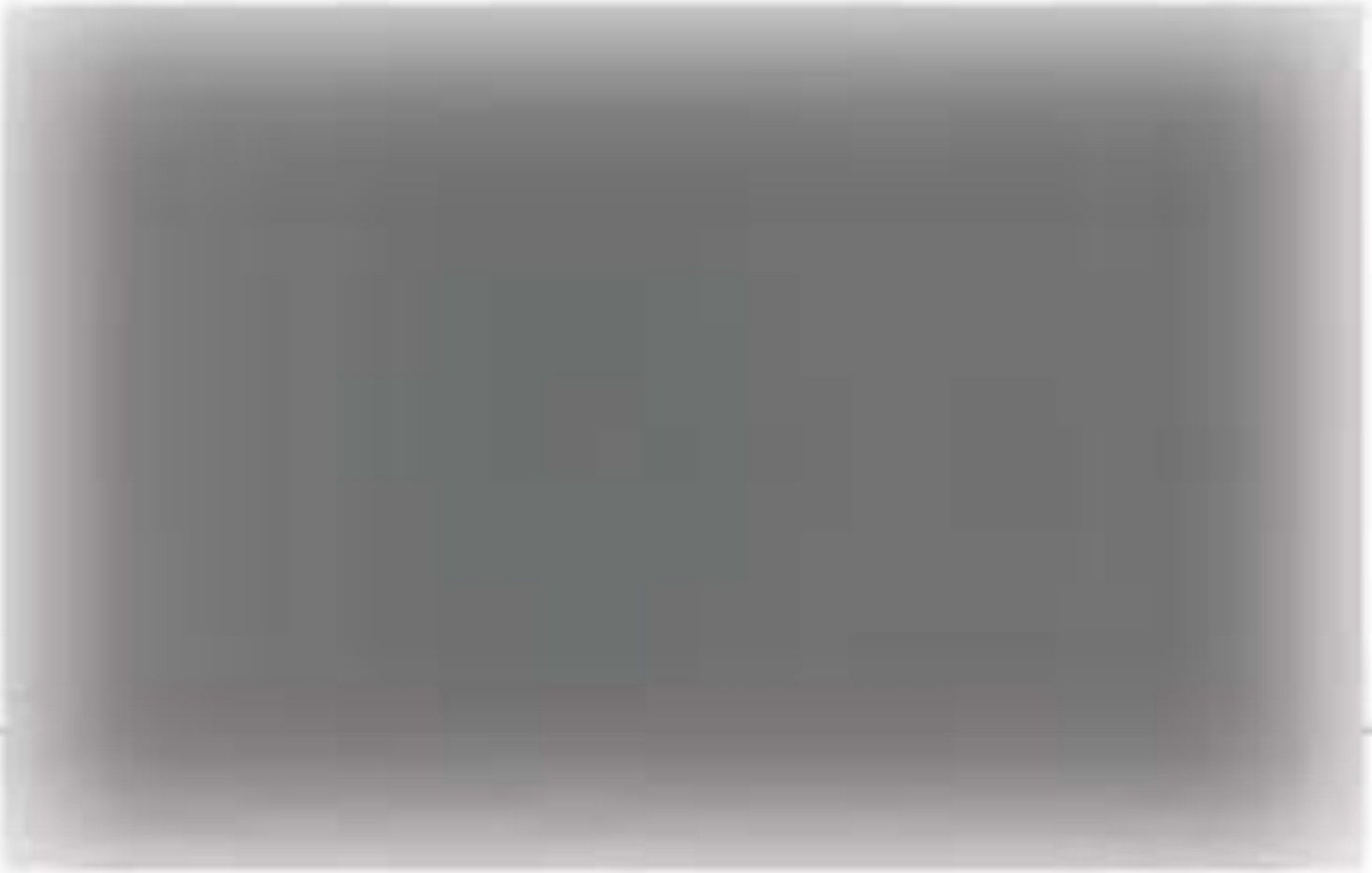
Issue Date
2025

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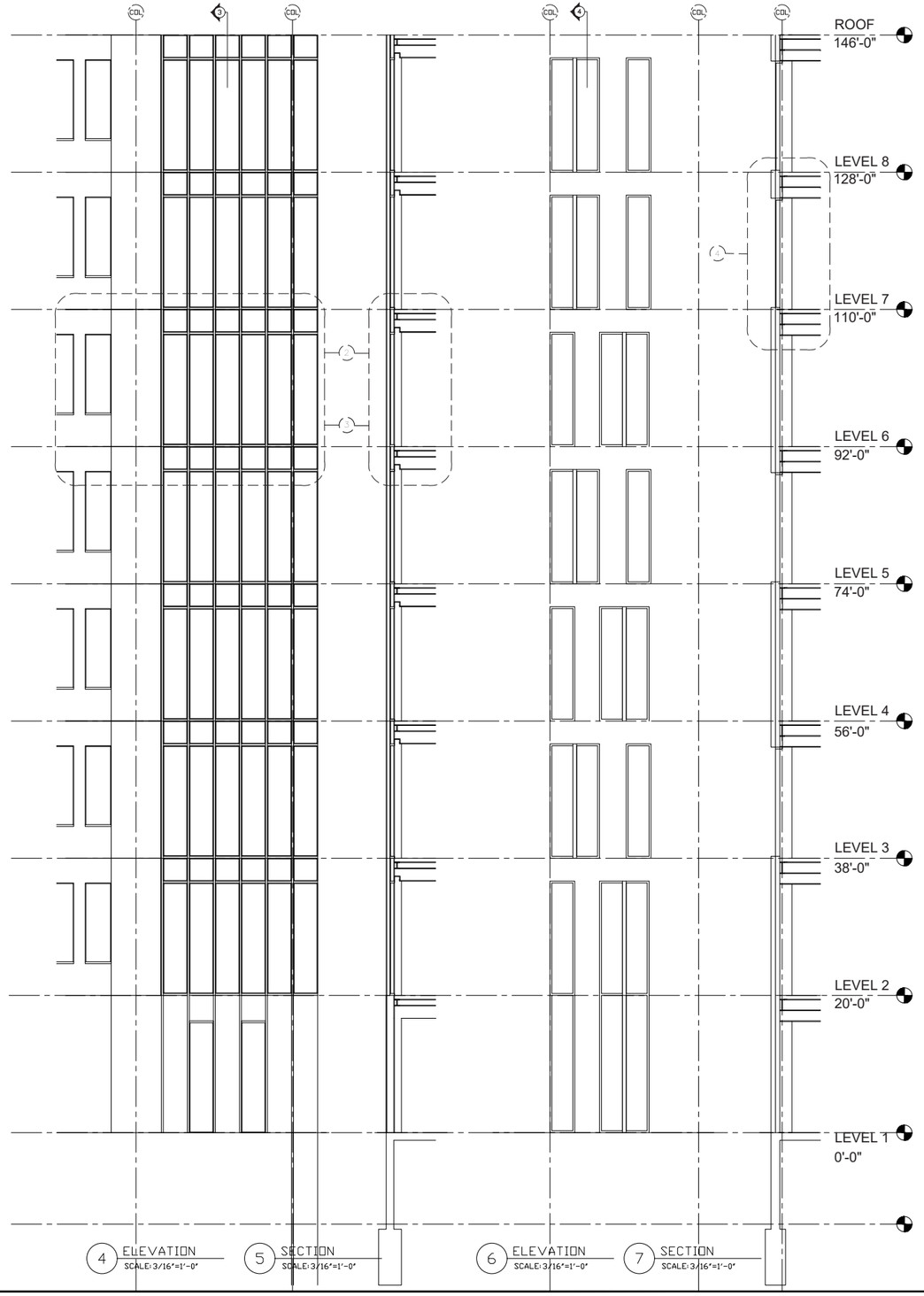
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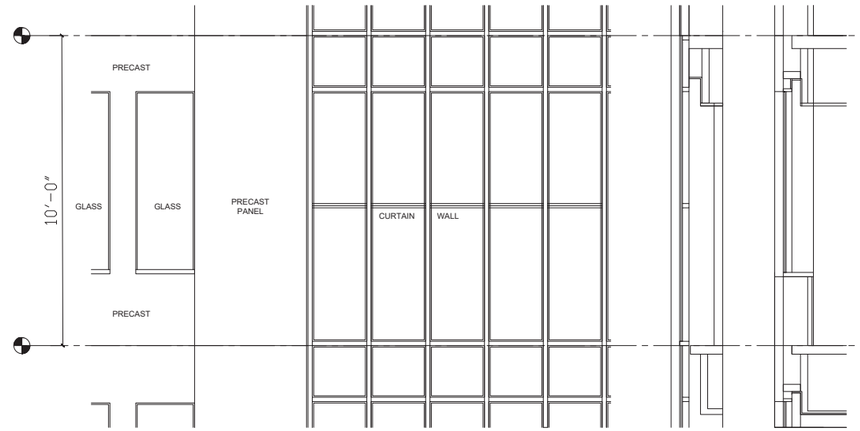
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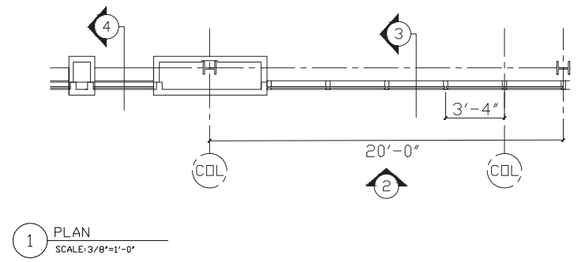




A 3.02







DCAMM
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DCAMM Project Number
2024109000

Project Location

275 Chestnut St Springfield, MA 01103

Architect
KMW Architecture
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Associate Architect
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Urban Design
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Cost
ELLANA Inc
857-233-4561

Specifications
Kalin Associates
617-964-5477

LEED
The Green Engineer
978-369-8978

Issue Date
2025

Drawing Name:
Proposed Wall Details

SCALE:
As Noted

Drawing Number:
A 4.01

4.7 Zoning, Licenses, and Permits

Matrix of anticipated federal, state, and local permits and approvals from Epsilon Associates, Inc. attached as **Appendix K**. Note that City of Springfield zoning (Business B) allows municipal and parking uses.

4.8 Transportation Access: 275 Chestnut Street

The proposed Springfield Regional Justice Center (RJC) site at 275 Chestnut Street enjoys strong regional accessibility on account of its public transit, automobile, and pedestrian accessibility. Featuring a Smart Location Index score of 64, the site's transportation-related advantages are substantial.

Public Transit

Situated at the corner of Chestnut Street and Liberty Street, 275 Chestnut first and foremost benefits from excellent access to area bus services. The total of (17) bus lines accessible within ½ mile of the 275 Chestnut site is detailed in **Appendix G1**. A map illustrating the regional routes and destinations for these bus lines is available in **Appendix G2**.

While these bus lines provide valuable point-to-point connections, the site's public transit advantages are compounded by its proximity to Springfield Union Station. A mere 0.3 miles away (7 minutes on foot) 275 Chestnut Street is poised to connect future RJC visitors, staff, and agency partners not only to the PVTA network, but to the variety of services housed within the metro area's pre-eminent regional transportation hub. Approximately (17) PVTA bus lines are available at Union Station, as are intercity bus services from Peter Pan and Greyhound, and intercity rail services provided by Amtrak. A map illustrating pedestrian approach paths from Union Station and key bus stops is available in **Appendix G6**.

Whether by PVTA bus, Amtrak rail, or private intercity bus, 275 Chestnut Street stands ready to provide multi-modal connectivity to its patrons for decades to come.

Automobile Accessibility

275 Chestnut Street's excellent public transit access by no means forecloses its accessibility to drivers. Benefiting from a strong base of on-site parking infrastructure, the site is well-positioned to serve drivers accessing the site from adjacent surface streets, I-291, and I-91. The following narrative summarizes information on the proximity of key surface arteries, as well as relevant highway exits and approach distances for drivers:

I-291

- Drivers arriving via I-291 are expected to take I-291 exit 1A-2A (Chestnut Street), then reach 275 Chestnut via Liberty Street for an estimated 0.7-mile approach path.
- Drivers departing via I-291 are expected to utilize Liberty Street to reach Chestnut Street, then to take the Chestnut Street onramp to I-291 for an estimated 0.4-mile egress path.

I-91S

- Drivers arriving via I-91N are expected to—after merging onto I-291—take exit 2 (Chestnut St), then traverse Chestnut Street and Liberty Street for an estimated 0.6-mile approach path.
- Drivers departing via I-91S are expected to take Chestnut Street and Congress Street to reach Dwight Street, then utilize the Dwight Street onramp for an estimated 1.3-mile egress path.

I-91N

- Drivers arriving via I-91N are expected to—after merging onto I-291—take exit 2 (Chestnut St), then traverse Chestnut Street and Liberty Street for an estimated 0.9-mile approach path.
- Drivers departing via I-91N are expected to take Chestnut Street and Congress Street to reach Dwight Street, then utilize the Bond Street onramp for an estimated 0.9-mile egress path.

Proximity of Major Surface Arteries

- Main Street: 0.4 miles
- Dwight Street: 0.2 miles
- Chestnut Street: 0.0 miles
- E Columbus Ave: 0.5 miles
- Worthington Street: 0.3 miles
- Harrison Ave: 0.5 miles
- Court Street: 0.8 miles
- State Street: 0.9 miles

The preceding key highway ingress and egress routes are presented in detail in **Appendices G3 and G4**.

The site's enviable automotive accessibility is complemented by its robust on-site parking infrastructure. As specified, the 275 Chestnut Street on-site garage will feature the required proportions of EV and accessible spaces distributed across the garage's 700 total spaces. An additional 165 public surface parking spaces are available within ¼ mile of the project site. A map detailing the distribution of public parking within ¼ mile of the site is available in **Appendix G5**.

Pedestrian Accessibility

275 Chestnut Street is situated within a mixed-use context supportive of safe, secure, and reliable public access for the facility's projected 1,200 – 1,500 daily visitors, court staff, and partner agency personnel. The site features access to approximately 16 businesses offering amenities and basic services to RJC patrons during the Hours of Operation within ¼ mile, as well as close proximity to Springfield Union Station and Emily Bill Park—an unusually proximate and spacious open space amenity for the proposed RJC facility in this redeveloping part of the City of Springfield.

4.9 Ongoing Management Plan

In consideration of the critical public and civic functions of the Springfield Justice Center, the Landlord proposes to contract with CBRE to provide comprehensive property management services to ensure the continuous and reliable operation of all elements of the building. CBRE manages over 34 million square feet of commercial and public space within the greater Boston area including the complex and high traffic South Station.

CBRE has carefully reviewed the RFP focusing on proposed uses, hours of operations, anticipated daily visitors, and proposed a robust staffing plan consisting of a full time senior manager, property administrator and three building engineers. In addition to ongoing maintenance of components of the building mechanical system more specifically detailed in **Appendix E**, CBRE will coordinate with Landlord and User Agency to facilitate any necessary additional services should the need arise.

For clarity, consistent with the requirements of the RFP, Landlord has not included janitorial or security staffing services. For additional information please see section 2.3 Landlord Services.

For additional information on CBRE's services, portfolio and experience, please see **Appendix J3**.

Design, Sustainability & Resilience



5

5.1 Sustainability Strategy

Sustainability is a core priority for the project team and will be integrated throughout all phases of planning, design, and construction. Using an interdisciplinary and collaborative approach, the team will engage the owner and all disciplines early and consistently to establish and implement shared sustainability goals.

Sustainability planning will begin at the conceptual design stage and evolve throughout the project's development. To support this effort, the team will conduct sustainability workshops involving all stakeholders, including, where feasible, future building users. These sessions will help define a unified vision and guide design decisions through collaborative analysis and review.

The project will incorporate best practices in energy efficiency, emissions reduction, water management, urban heat mitigation, material selection, climate resilience, and occupant health and wellness. The building will be designed as an all-electric facility with a low Energy Use Intensity (EUI) target to reduce operational costs and environmental impact. A high-performance envelope will minimize energy loss and infiltration while enhancing occupant comfort, and embodied carbon will be reduced through the use of low-carbon structural and enclosure materials.

Design efforts will first focus on reducing building loads through careful attention to envelope performance, allowing for smaller, more cost-effective, and efficient mechanical systems. Through energy modeling and life-cycle cost analysis, the team will evaluate multiple design options, quantifying the effect of variables such as massing, orientation, glazing, and insulation on building performance. This analytical approach will enable the owner to make informed decisions based on both economic efficiency and environmental outcomes.

Climate adaptability and long-term flexibility will be achieved through the use of durable materials, robust systems, and passive survivability strategies such as daylighting and envelope optimization. Interior spaces will be designed for future adaptability to accommodate evolving technologies and programmatic needs.

The project will repurpose previously developed urban land, reinforcing access to public transit and pedestrian networks while supporting responsible land use and downtown revitalization.

In alignment with the Commonwealth's net-zero greenhouse gas emissions goal for 2050, the project will comply with Executive Orders 569 and 594 and will achieve LEED Silver certification. The team's focus will remain on meaningful environmental performance, using LEED as a validation framework rather than a design driver.

Finally, the team will pursue state and federal incentives that recognize and support sustainable, high-performance design, reinforcing the project's commitment to long-term resilience, efficiency, and environmental stewardship.

Team strategies to consider will be:

Load reduction	**Site development**
Energy efficiency	**Health and wellness**
Alternative energy	**Decarbonization and electrification**
Water Conservation	**Net zero energy**
Indoor environmental quality	**LEED silver, minimum target for team**

5.2 Energy Efficiency

The proposed courthouse will be new construction designed to meet and exceed all current energy codes and comply with IECC 2021 with Massachusetts Amendments, the Opt-in Stretch Code, and Executive Order 594. The design will integrate a high-performance envelope and state-of-the-art MEP systems that are fully electrified to the greatest extent practicable. Systems will incorporate occupancy sensors, energy recovery ventilation, air-quality monitoring and purification, and a digital Building Management System (BMS) for comprehensive control and optimization.
System planning will emphasize energy demand reduction across all spaces and supporting systems, maximizing daylight utilization and employing all-LED fixtures with advanced lighting controls, particularly in intermittently used areas. The building envelope will include window-wall and deeply insulated wall assemblies, maintaining a maximum glazing ratio of 40 percent while allowing for daylight harvesting and winter heat gain. Triple glazing and solar shading will be evaluated against low-emissivity glazing through modeling to determine the optimal balance of performance and cost. Roof and plaza surfaces will be fully insulated, and air-vapor barriers will be integrated into window frames and tested at all doors and openings to ensure airtightness.

Alternative HVAC systems will be analyzed and modeled for suitability in courthouse operations, and site visits to recently constructed courthouses will inform design decisions regarding system performance and operational lessons learned. The facility will employ air-source heat pump chillers with an electric backup boiler, and a geothermal heat pump system will be evaluated for comparative cost-benefit performance. Air handling units will provide 80 percent effective energy recovery, and all exhaust air will be routed through energy-recovery systems.

Ventilation systems will utilize high-efficiency filtration (MERV 8 pre-filters and MERV 15 final filters), ultraviolet germicidal light arrays, and continuous air-quality monitoring. As new construction, the building will be free of volatile organic compounds (VOCs), asbestos-containing materials (ACM), and other harmful substances. Occupancy and demand sensors will regulate both ventilation and lighting to improve efficiency and comfort.

A chilled-beam system will further reduce fan energy and shaft sizes, while a direct digital control (DDC) automation system will monitor and manage the building's HVAC, electrical, and plumbing systems for operational efficiency. All systems will undergo enhanced commissioning in compliance with Governor's Orders, supporting achievement of LEED Silver certification or higher.

Given the variable occupancy patterns typical of courthouse facilities, comprehensive monitoring and control systems will be essential to maintaining high levels of energy efficiency, occupant comfort, and operational reliability throughout the building's life cycle.

5.3 Climate Resilience

The proposed site is not located within a designated flood zone or natural disaster area and fronts directly onto city streets, ensuring accessibility for emergency response and rescue operations. The courthouse will be designed to withstand geological and environmental forces, including seismic activity, high winds, and fire, and will meet or exceed all current building codes and design standards, which are regularly updated to reflect evolving safety and climate conditions.

The building envelope and structural systems will be engineered to meet all applicable criteria for deflection, movement, and lateral stability, with components braced to remain secure under extreme conditions. Glazing systems will be designed for wind pressure and suction loads, utilizing tempered glass to minimize risk in the unlikely event of breakage.

The building will include independent stairways for public and staff use, providing redundant egress routes during emergencies. Detention systems are designed to fail secure, preventing unintended releases during evacuations, while an independent air-handling system can operate when other building systems are shut down for safety.

Landlord’s Services



6

Financial Proposal



7

7.1 Rent – See Section 2.1 and Appendix C of the Lease Proposal Form

7.2 Operating Expenses & Taxes – See Appendix D2 of the Lease Proposal Form

7.3 Capital Improvements – See Appendix D3 & E of the Lease Proposal Form

7.4 Capital Reserve – See Appendix D3 of the Lease Proposal Form

7.5 Financing – See Appendix M of the Lease Proposal Form

7.6 Construction Cost Estimate – See Appendix F of the Lease Proposal Form

Commonwealth Policy Objectives



8

8.1 Access & Opportunity Plan

The Commonwealth of Massachusetts is committed to ensuring that this project creates meaningful opportunities for individuals and businesses that have been historically underrepresented in projects of this scale and scope. The development team for the Springfield Regional Justice Center fully embraces that commitment. This project represents a significant investment in a Gateway City and a model for inclusive, equitable development in the Commonwealth.

Equity, opportunity, and inclusion are foundational to our approach. The site is owned by Vid Mitta (Mittas Hospitality, LLC) and Dinesh Patel (DD Development, LLC), both 100% minority-owned firms* with longstanding ties to Springfield and proven expertise in development and ownership. Project ownership will be held by Springfield Tower Square L.L.C., a certified Minority Business Enterprise (MBE). This structure ensures diverse ownership and leadership throughout the project's lifecycle, establishing long-term representation and wealth creation for underrepresented groups.

The Commonwealth of Massachusetts Access and Opportunity Objectives

- *Diverse project leadership in key roles on the development team and its partners throughout the Project;*
- *Opportunities for individuals and businesses from historically under-represented demographic groups to benefit from wealth creation associated with the Project over its entire lifecycle;*
- *Meaningful participation of diverse businesses throughout the Project; and*
- *Employment opportunities for minorities, women, and other groups that have historically been denied access to work in development and related fields.*

Diversity is also embedded across the project team. 53% of our consultants are certified MBE, WBE, or DBE firms, collectively performing approximately 20% of total design and consulting services, far exceeding DCAMM's benchmarks of 6.6% MBE and 15% WBE participation for design contracts. These include Dietz & Company (WBE), Mikyoung Kim Design (WBE/MBE), LeMessurier Consultants (MBE), BER – Building Engineering Resources (MBE), and Brennan Consulting (WBE/MBE). Ellana, Inc. (WBE) will serve as cost estimator, further broadening WBE representation across the consulting team.

The projects operating company will be Springfield Tower Square, L.L.C (MBE)

*A full list of ownership can be found in **Appendix J1**

A comprehensive table of firms involved in this proposal, and their MBE/WBE Certification status is as follows:

Firm	Service	Ownership
Springfield Tower Square, LLC	Developer	MBE
KMW Architecture	Architecture	N/A
Dietz and Company	Architecture, Construction Management	WBE
Chan Krieger	Urban Design	N/A
LeMessurier Consultants	Structural Engineering	MBE
BER-Building Engineering Resources	HVAC, Plumbing	MBE
Brennan Consulting	Civil Engineering, Surveying, Traffic	WBE, MBE
GZA Geoenvironmental	Geotechnical Engineering	N/A
Introba	Security	N/A
Mikyoung Kim Design	Landscape Architecture	WBE, MBE
ART Engineering	Electrical, Fire, Access, Security	MBE
Hastings Consulting	Code	N/A
Ellana	Cost Estimation	WBE
Kalin Associates	Project Specifications	N/A
Green Engineer	LEED, Sustainability	N/A
Acentech	Acoustics	N/A

A comparison of DCAMM and the Commonwealth's benchmarks against our proposed participation is as follows:

Category	DCAMM Benchmark	Springfield Regional Justice Center Team - Proposed Participation	Amount over/under benchmark
Cumulative MBE/WBE Participation (Sum of DCAMM Benchmark Categories)	**34.60%**	**53%**	**+19%**

During construction, Consigli Construction will implement its robust Inclusion & Diversity program, a model recognized throughout New England for measurable, sustained progress toward equity in the building trades. Consigli's initiatives include:

- Active outreach and engagement with DCAMM- and SDO-certified MBE/WBE firms, leveraging its proprietary SubHub database and partnerships with the Massachusetts Minority Contractors Association (MMCA).
- Pre-bid trade analysis to identify work scopes suitable for smaller, diverse subcontractors, maximizing participation opportunities across trades.
- Targeted workforce recruitment in partnership with Building Pathways, Helmets to Hardhats, Operation Exit, and other pre-apprenticeship programs.
- Transparent tracking and reporting of MBE/WBE participation and workforce utilization, with regular reporting to the Owner and the Commonwealth.
- Mentorship and training initiatives to build the capacity of smaller, diverse subcontractors and ensure their continued success beyond this project.

Consigli's construction workforce consistently meets or exceeds the Commonwealth's statutory participation benchmarks under A&F Bulletin 14: 15.3% minority and 6.9% female participation. On prior projects, they have regularly achieved 20% minority and 10% female participation among their workforce. These proven outcomes give the Commonwealth confidence in meeting or surpassing its workforce inclusion objectives on this project.

KMW Architecture continues to demonstrate leadership in workplace equity and representation. Women comprise 50% of the firm's employees, and its international staff, originating from countries including Russia, Switzerland, China, Germany, India, Brazil, and Mexico, fosters a culture that values diversity as integral to creativity and innovation.

Ongoing Workforce and Supplier Diversity

The development team is committed to advancing diversity throughout the project lifecycle and beyond:

- Expanding partnerships with diverse subcontractors, consultants, and suppliers.
- Increasing women's participation in both field and professional roles.
- Strengthening mentorship, training, and career development programs to promote long-term growth and advancement for underrepresented groups.
- Building sustainable pipelines for minority- and women-owned businesses within the region.

By embedding diversity in ownership, design, construction, and long-term operations, this project fulfills the spirit and intent of the Commonwealth's Access and Opportunity objectives. It creates lasting economic and professional pathways for individuals and businesses historically excluded from projects of this scale, while demonstrating how Gateway City investments can serve as catalysts for equitable growth across Massachusetts.

8.2 Gateway Cities

This proposal is in full compliance with A&F Bulletin 25 and the provisions of M.G.L. Chapter 7C, Sections 7 and 32–42, which prioritize the location of state investments in Gateway Cities, environmental justice areas, and other communities where such investments can play a transformative role in revitalizing and stabilizing local economies.

The Springfield Regional Justice Center will serve as a cornerstone project in the city's continued renewal, bringing new energy and economic activity to Main Street. By increasing daily foot traffic from courthouse visitors, employees, and agency partners, the project will support existing local businesses, stimulate the creation of new enterprises, and generate construction and long-term employment opportunities. The courthouse's location in the heart of the Metro Center District will reinforce Springfield's identity as a regional hub for government, business, and civic life, helping to attract complementary investment to the downtown area.

In keeping with the Commonwealth's policy of inclusive economic participation, the project will also advance opportunities for individuals and businesses from underrepresented groups as vendors, developers, consultants, and members of the workforce. The development team has established a 40 percent workforce participation goal for women, veterans, Native Americans, and people of color, substantially exceeding the Commonwealth's minimum benchmarks. This commitment reinforces Springfield's leadership as a Gateway City and ensures that the economic benefits of this investment are broadly and equitably shared across the community.

*As defined in M.G.L. c. 23A, s. 3A, a **"Gateway municipality"** is "a municipality with a population greater than 35,000 and less than 250,000, a median household income below the commonwealth's average and a rate of educational attainment of a bachelor's degree or above that is below the commonwealth's average."*

***Springfield is a designated Gateway City**.*

Together, these commitments advance the Commonwealth's broader goals of equity, access, and sustainable economic revitalization in its Gateway Cities, ensuring that public investment in Springfield generates long-term opportunity and civic renewal.

In addition to meeting the objectives of the Gateway Cities Initiative our proposal has the full support of the Springfield Business Improvement District. The proposed Springfield Regional Justice Center directly supports the Business Improvement District's vision for maintaining and strengthening the civic and economic vitality of downtown Springfield. By locating the new courthouse within the Metro Center District, the project sustains the established concentration of professional offices, law firms, service-oriented businesses, and state facilities that collectively form the foundation of the city's urban economy. The courthouse's placement reinforces decades of coordinated public and private investment aimed at creating a walkable, connected, and livable downtown, ensuring that the benefits of state investment continue to stimulate small business activity, support parking infrastructure, and sustain the critical mass of employment and commerce essential to a thriving Gateway City.

This project preserves and amplifies the momentum achieved through long-term collaboration between the City, the BID, and the Commonwealth, demonstrating how strategic public investment can strengthen both the economic ecosystem and civic life at the heart of Springfield.

8.3 Inclusive Design

The Springfield Regional Justice Center will be designed as an inclusive, universally accessible public building, ensuring that all individuals—regardless of age, ability, or background—can navigate and use the facility with dignity and independence. In full compliance with the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB), the project will eliminate barriers to access and incorporate the broader principles of universal design, creating spaces that are not only compliant but welcoming and intuitive to all users.

This approach recognizes that accessibility extends beyond traditional physical disabilities to include invisible and chronic conditions, such as asthma or mobility limitations, that can affect comfort and health. The design will therefore address the full spectrum of ability, ensuring that the courthouse functions as a healthy, safe, and empowering civic environment for everyone who enters it.

The project team's extensive experience in civic and institutional design informs a philosophy that replaces isolated "disability accommodations" with inclusive design strategies that benefit all users. These strategies emphasize dignity, security, and accessibility, supporting equitable participation and reinforcing the courthouse's role as a place of justice and community trust.

Universal Design Goals

- Inclusivity: Serving people of all abilities, including older adults, children, and individuals with temporary or permanent conditions—both visible and invisible.
- Usability: Enabling the widest range of people to use the building comfortably and independently, without the need for specialized adaptations.
- Benefits for All: Design features such as curb cuts and gentle ramps assist not only wheelchair users but also those pushing strollers or carrying heavy loads.
- Cost-Effectiveness: Integrating universal design principles from the outset avoids costly retrofits and ensures long-term functionality.
- Health and Wellness: Promoting physical and psychological well-being by reducing stress, preventing injuries, and supporting independence and social engagement.

These principles will be reflected in both the physical design and the operation of the courthouse, promoting accessibility, safety, and convenience for all occupants.

Design Features and Implementation

- Circulation: Three distinct and secure circulation paths—for the public, staff, and detainees—ensure safety and clarity. Separate entrances and elevators for each group maintain secure movement throughout the facility.
- Wayfinding: Clear bilingual and tactile signage will guide all users. A comprehensive room identification system with Braille, raised lettering, and changeable inserts will be installed in public and staff areas.
- Lighting: Public spaces will be illuminated through a balance of natural and artificial light, enhancing visibility and comfort.
- Safety: Non-slip flooring, ample lighting, and unobstructed pathways will minimize risk of falls and improve overall safety.

- Access:
    - Inclusive access to all areas of the building for all users.
    - Automatic doors to assist individuals with disabilities or those carrying loads or pushing strollers.
    - Dual-height drinking fountains with bottle-filling stations accessible to both wheelchair users and children.

Air Quality and Environmental Health

The new courthouse will embody the highest standards of indoor environmental quality. A state-of-the-art HVAC system will reduce airborne pathogens and maintain clean, filtered air for all occupants, with routine indoor air quality testing conducted to ensure ongoing compliance. These systems, coupled with non-toxic materials, low-VOC finishes, and rigorous maintenance protocols, will safeguard occupant health—addressing the lessons learned from older facilities where air quality was a concern.

Finally, the design will meet or exceed all sustainability and wellness standards, supporting certification under recognized frameworks for health, wellness, and environmental performance. The result will be a courthouse that sets a new standard for safety, accessibility, and public trust, producing a healthy civic environment designed for all.

