

Springfield Regional Justice Center Development
User Agency: Massachusetts Trial Court (TRC)
Project No: 202410900

413 Dwight Street, Downtown USPB JV, LLC

Springfield, MA

October 16, 2025

Project No: 202410900

INSTRUCTIONS FOR PREPARATION, AND SUBMISSION OF LEASE PROPOSALS

A. Preparation of Proposals

Proposals must be submitted on the Division of Capital Asset Management and Maintenance (DCAMM) Lease Proposal form included with this RFP. A proposal consists of the Lease Proposal form and required attachments.

Please note, a Microsoft Word format of the Lease Proposal is available for downloading at http://www.commbuys.com. Click on **Advanced, Select Bid Solicitations as the Document Type. Select Division of Capital Asset Management and Maintenance as the Organization. Select the Office of Leasing as the Department. Click Search. Select the RFP/IFP you are looking for.** Find the **File Attachments** row and click on the "Lease Proposal" document to save or open it. It can be filled out electronically and printed or saved as a PDF for submission consistent with the instructions below for submission of proposals. When filling out the Lease Proposal electronically, use the tab key or mouse to move from field to field and the mouse to check or un-check a box.

B. Submission of Proposals

Proposals must be received on or before the proposal submission deadline specified on Page A-1 of this RFP.

All additional Submission information may be found in the **Request for Proposal** in Section 3 **SUBMITTAL REQUIREMENTS.**

C. Submission of Multiple Proposals

Proposers may submit separate proposals for premises in different buildings or for different premises within the same building. Proposers may also submit alternative proposals for the same premises.

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:

1. Proposal Summary

1.1 Location:

Street Address of Proposed Building: **435 Dwight Street, 459 Dwight Street, 101-127 Lyman Street, 186 Chestnut Street (Full City Block) and 175 Chestnut Street, 130-134 Lyman Street and land on Lyman Street, Book 26064, Page 132 in the Hampden County Registry of Deeds located across Chestnut Street (see enclosed plan and referenced hereafter as 413 Dwight Street, Downtown)**
Floor Number: Entire Building
City State Zip: **Springfield, MA 01103**

Confirm that the proposed Building is located within the search area defined in the RFP: ☒ Yes ☐ No

1.2 Usable Area

Proposed Usable Area: **287,438** 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. ***With two 10-yr options***
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. ***See attached***

1.4 Proposer

Name of Proposer: **USPB JV, LLC**
Contact: **Mitch Bolotin** Office Phone:
Company Name: **Region Commercial** Cell Phone: **413-537-2020**
Address: **11 Interstate Drive**
City State Zip: **West Springfield, MA 01089** Email: **mitch@regionco.com**

Proposer is submitting this proposal as (see RFP Section 3 for definition of "Eligible Proposer"):

☐ Record Owner ☐ Broker or Agent ☒ Prospective Purchaser ☐ Tenant whose lease permits subleasing

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

Proposer's Signature: _____ **Date:** 10/15/2025

1.5 Proposed Landlord

Name: **USPB JV, LLC**
Name of Principal(s): **Jeb Balise, Tom Dennis, Bill Stotler, Mitch Bolotin, Ben Bolotin**
Office Phone:
Address: **1441 Main Street** Cell Phone: **413-531-1000**
City State Zip: **Springfield, MA 01103** Email: **jeb@baliseauto.com**

MA corporation: MA LLC: Other MA entity:
Entity organized in another state (specify state and type of entity): a limited liability company organized in Delaware

2. Cost

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

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

2.1 Total Annual Rent

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

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

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

Annual Rent (Total $/yr)	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**
Base Amount for Rent:	**$32,800,000**	**$33,620,000**	**$34,460,500**	**$35,322,013**	**$36,205,063**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**$32,800,000**	**$33,620,000**	**$34,460,500**	**$35,322,013**	**$36,205,063**

Annual Rent ($/yr)	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**
Base Amount for Rent:	**$37,110,189**	**$38,037,944**	**$38,988,893**	**$39,963,615**	**$40,962,705**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**37,110,189**	**$38,037,944**	**$38,988,893**	**$39,963,615**	**$40,962,705**

Years 11 through 40 on the following pages.

Annual Rent ($/yr)	Year 11	Year 12	Year 13	Year 14	Year 15
Base Amount for Rent:	**$41,781,960**	**$42,617,599**	**$43,469,951**	**$44,339,350**	**$45,226,137**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**41,781,960**	**$42,617,599**	**$43,469,951**	**$44,339,350**	**$45,226,137**

Annual Rent ($/yr)	Year 16	Year 17	Year 18	Year 19	Year 20
Base Amount for Rent:	**$46,130,659**	**$47,053,273**	**$47,994,338**	**$48,954,225**	**$49,933,309**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**$46,130,659**	**$47,053,273**	**$47,994,338**	**$48,954,225**	**$49,933,309**

Annual Rent ($/yr)	Year 21	Year 22	Year 23	Year 24	Year 25
Base Amount for Rent:	**$50,682,309**	**$51,442,544**	**$52,214,182**	**$52,997,394**	**$53,792,355**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**$50,682,309**	**$51,442,544**	**$52,214,182**	**$52,997,394**	**$53,792,355**

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:	**$54,599,241**	**$55,418,229**	**$56,249,503**	**$57,093,245**	**$57,949,644**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**$54,599,241**	**$55,418,229**	**$56,249,503**	**$57,093,245**	**$57,949,644**

Annual Rent ($/yr)	Year 31	Year 32	Year 33	Year 34	Year 35
Base Amount for Rent:	**$58,239,392**	**$58,530,589**	**$58,823,242**	**$59,117,358**	**$59,412,945**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**$58,239,392**	**$58,530,589**	**$58,823,242**	**$59,117,358**	**$59,412,945**

Annual Rent ($/yr)	Year 36	Year 37	Year 38	Year 39	Year 40
Base Amount for Rent:	**$59,710,010**	**$60,008,560**	**$60,308,603**	**$60,610,146**	**$60,913,196**
Estimate for Lights and Plugs:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for HVAC:	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Reserved Parking:	**Included**	**Included**	**Included**	**Included**	**Included**
Estimate for Other: **Operating Expenses**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Real Estate Taxes**	**Excluded**	**Excluded**	**Excluded**	**Excluded**	**Excluded**
Estimate for Other: **Parking Garage (360 Spaces)**	**Included**	**Included**	**Included**	**Included**	**Included**
***Total Annual Rent:**	**$59,710,010**	**$60,008,560**	**$60,308,603**	**$60,610,146**	**$60,913,196**

*** Total Annual Rent Amount Pricing Alternatives:**

-Pricing includes a LEED Platinum certifiable building. Total Annual Rent Amount can be reduced by $650,000 per year if DCAMM opts for a LEED Gold certifiable building instead of LEED Platinum.

-Pricing includes a 360-car garage parking structure. Total Annual Rent Amount can be reduced by $1,050,000 per year if DCAMM opts to forego the garage facility. Alternatively, DCAMM can choose to forego the parking garage and apply that $1,050,000 parking budget amount to a mutually agreed upon alternative parking arrangement. If the garage option is chosen by DCAMM, DCAMM would also be responsible for all operating expenses and real estate taxes associated with the parking garage.

2.2 Landlord's Improvements

Please provide the total estimated cost of Landlord's Improvements included in the Total Annual Rent: **$525,750,000**

As a supporting document to the above listed total estimated cost of Landlord's Improvements, please attach a full construction budget, inclusive of hard and soft costs. **See attached Total Project Budget in Appendix B.**

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, subject to the Building Specifications included with this proposal in Section IV.**

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. **The Building is designed to accommodate the services in B-1, however, the cost of all services will be at DCAMM's expense. The Annual Rent is quoted on a NNN basis and DCAMM will be responsible for all expenses including utilities, operating expenses, maintenance, real estate taxes, management, insurance and cleaning. Landlord has provided estimates of such expenses based on comparable buildings, however, Landlord shall not be liable for any discrepancy between these estimates and actual expenses.**

Annual Expense Estimates (PSF):

Utilities: $3.00 per SF
Real Estate Taxes: $2.80 per SF*
Insurance: $0.28 per SF
Repairs and Maintenance: $1.95 per SF
General/Administrative: $4.50 per SF

Estimated Total Expenses: $12.53

For clarity, after delivery of the Premises to DCAMM, DCAMM shall assume all responsibility for future improvements, refurbishments, all repairs and replacements within the Premises for the duration of the Lease. Landlord is willing to undertake and coordinate said future improvements at DCAMM's direction and expense as part of Operating Expenses and billed back to DCAMM under the lease

***At DCAMM'S request, the Landlord is prepared to request a tax incentive agreement from the City of Springfield or explore alternative tax abatement structures.**

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 building is being designed to meet the program and specification requirements outlined in the RFP. If selected, Landlord expects to work cooperatively with DCAMM to refine the building design to meet the user group's needs in the most cost effective manner.

The Building will be designed to achieve WELL Platinum and LEED Platinum certification resulting in substantial operational energy savings, albeit with an increased initial cost. At DCAMM's request, the LEED and WELL certification can be reduced to Gold with a corresponding initial rent reduction to DCAMM of $650,000 per year

Pricing includes a 360-car garage parking structure with free parking. If the garage option is chosen by DCAMM, DCAMM would also be responsible for all operating expenses and real estate taxes associated with the parking garage. Annual Base Rent Amount can be reduced by $1,050,000 per year if DCAMM opts to forego the garage facility.

Alternatively, DCAMM can choose to forego the parking garage and apply that $1,050,000 parking budget amount to a mutually agreed upon alternative parking arrangement.

***At DCAMM's request, Landlord is prepared to pursue a TIF agreement with Springfield or explore alternative tax abatement structures.**

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 Springfield Justice Center at 413 Dwight Street, Downtown is conceived as a benchmark for sustainable civic architecture, aligning with Massachusetts' decarbonization, greenhouse gas emissions reduction and climate resiliency goals under Executive Orders 594 and 569. Designed for long-term stewardship, the building is fully electric—eliminating on-site fossil fuel use and dramatically reducing operational carbon emissions. High-efficiency air-source heat pumps deliver heating and cooling, supported by energy recovery ventilation and fully ducted returns to optimize performance and indoor air quality.

A rooftop photovoltaic array generates approximately 425 kW of renewable energy, offsetting 10–15% of annual energy use and contributing to grid stability. These strategies support the project's LEED Platinum and WELL Platinum certification targets, demonstrating leadership in electrified, low-carbon civic infrastructure.

With a high-performance envelope and advanced mechanical systems, the building achieves an estimated Energy Use Intensity (EUI) of 40 kBtu/sf—well below typical courthouse benchmarks. Aside from emergency backup power, the facility operates without on-site greenhouse gas emissions, reducing reliance on the grid and advancing the Commonwealth's climate commitments.

Water conservation is addressed through use of native and drought tolerant landscaping, low-flow plumbing fixtures, and elimination of the need for a water cooling tower which together reduce potable water demand and contribute to LEED credits.

The project's location adjacent to Union Station and within a transit-oriented development (TOD) zone supports sustainable site strategies by encouraging public transit use and reducing reliance on single-occupancy vehicles. A noise study of the existing site has been conducted, and the building envelope has been designed to insulate the occupants from exterior noise (e.g., triple glazing, stone/ precast facade).

Refer to attached LEED and WELL scorecards in Appendix D for additional strategies being incorporated through the project's design.

The deconstruction of the existing buildings will include on-site segregation, reuse, and recycling of construction materials. We will target salvaging heavy timbers from the existing 4 story buildings, along with specific architectural features such as doors and hardware, light fixtures and exterior stone materials, all to be reused in future projects and in some cases as part of the new Courthouse. As part of our checks and balances to ensure we are salvaging proper components, we conduct a pre-construction salvage assessment to identify opportunities and coordinate with local recyclers to maximize diversion. We also track waste metrics to support LEED and client reporting.

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? **Please refer to the enclosed Economic Benefits Study report in Section VII.**

3.5 Inclusive Design

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

The proposed courthouse is designed with universal accessibility and inclusivity at its core, ensuring all users—regardless of age, ability, gender, language, ethnicity, or economic circumstance—can navigate and use the building independently. Flexible courtrooms, clear multilingual wayfinding, sensory-friendly spaces, and family-support amenities are fully integrated to serve diverse needs without relying on separate or special design features. The result is a welcoming, equitable environment that supports dignity, safety, and equal access for all.

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: **Approximately 5,900 public parking spaces within one-quarter mile of the proposed Building per attached parking/ traffic exhibit.**

Identify the number of accessible space(s) within one-quarter mile of the proposed Building: **Approximately *94**

***Three (3) free accessible parking spaces per RFP will be made available at the corner of Chestnut and Lyman Streets per enclosed plan.**

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

Address/Location	# Standard	# Accessible	Total #
Location identified in Section 1.1 (Located on Lower Level - New Construction) to meet the RFP requirement.	**32**	**1**	**33**

Reserved Parking: List the location and number of unsecured reserved spaces included in this proposal:

Address/Location	# Standard	# Accessible	Total #
Location identified in Section 1.1 (Located on Lower Level - New Construction).	**38**	**0**	**38**

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

Address/Location	# EV Stations
Location identified in Section 1.1 (Located on Lower Level - New Construction).	***25**

***In addition to 25 EV ready stations provided above, Landlord will have an additional 57 spots "EV Ready" with the infrastructure in place to convert to EV in the future if requested by DCAMM with future conversion costs at DCAMM's expense.**

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

The secured Vehicle Sallyport is proposed to be located on the lower level, will be all new construction, and will be dedicated to the User Agency for usage. It will not be shared by any other tenant. Exemption (n) - security or safety of persons or buildings

Please refer to the Test Fit plans in Section III for conceptual layout.

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

Address/Location	Total #
In addition to the required 33 reserved, secured parking spaces identified in the RFP, Proposed Landlord will include an additional 6 Standard and 1 Accessible parking spaces on site.	**7**
In addition to the 38 reserved parking spaces identified in the RFP, Proposed Landlord will include an additional 40 (approximately) Standard and 4 Accessible parking spaces on site.	**44**

Proposed Landlord will provide an additional 37 free parking spaces across from the Courthouse on the corner of Lyman and Chestnut Streets.	**37**
Proposed Landlord to build a 360 car parking garage in proximity to the proposed Courthouse.	**360**
Total Additional Free Parking:	**448**

4.2 Access

List closest highway exits and major arterial roads and estimate their distance from the proposed Building:
Please refer to enclosed transportation study report in Section VIII.

List public transportation serving the Building, identify nearby stops and stations and estimate their distance from the proposed Building:
Property located at the entrance of Union Station and PVTA Bus Station. Please refer to exhibits enclosed in the traffic study report in Section VIII.

Identify any existing or proposed shuttle serving the Building, noting its route, hours of service, and schedule:
None required based on Property being 220 steps to Union Station and PVTA Bus Station.

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

4.3 Neighborhood Characteristics

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

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

List amenities (banks, restaurants, shops, etc.) within a ¼ mile of the Building:
Located directly across from the State Office Building, there are numerous restaurants, shops and financial institutions located within ¼ mile of the Property. The Property is also located at the entrance to Union Station and PVTA Central Bus Station, as well as close proximity to Springfield's Post Office and MassMutual Center.

Describe neighborhood characteristics relating to safety and security:
Safety and security are in keeping with a downtown City location.

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.

There is an existing AUL for a portion of the Site that will be remediated as part of the development.

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: **329,922 SF** Building usable sf: **287,438 SF**
Year of initial construction: **2025 Demolition / 2026 Site / 2027 Core & Shell** Original use: **N/A**
# of Floors Above Grade: **5** Below Grade: **1** Floor Load lb/sf**: N/A**
# of Elevators: **10** Passenger: **8** Freight: **2**

Existing Use of proposed Premises: **N/A - this is all new construction.**

Please describe all planned changes in Building use: **N/A - this is all new construction.**

Describe all proposed improvements to Building envelope: **N/A - this is all new construction.**

5.5 Building Envelope

Type of Construction: ☐ Brick ☒ Concrete ☒ Steel ☐ Wood ☐ Other (specify): _____
Type of Exterior Walls: ☐ Brick ☐ Concrete ☐ Steel ☐ Wood ☒ Other (specify): **non-loadbearing exterior walls consisting of a combination of granite clad architectural precast concrete panels and glazed aluminum and glass curtainwall.**
Type and Age of Windows: **New** Type: **aluminum with triple-pane insulating glass** Date Installed: _____
Operable: **No**
Type of Roof: **Thermoplastic Membrane Roofing** Year of Installation:

Describe any proposed improvements to Building envelope: **N/A - this is all new construction. Please refer to the design narratives section for more information.**

5.6 Life Safety Systems

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

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

Describe all proposed improvements to life safety systems: **N/A - this is all new construction. Please refer to the design narratives section for more information.**

5.7 Electrical System

Please provide a description of the electrical service and the watts per USF available to the proposed Premises. **This is all new construction and will have the appropriate electrical service and watts per USF provided. Please refer to the design narratives section for more information.**

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. **This is all new construction and will have a new generator in place. Please refer to the design narratives section for more information.**

5.8 Heating and Air Conditioning System

Please describe the HVAC system utilized for the Premises. **This is all new construction and will have the appropriate HVAC systems. Please refer to the design narratives section for more information.**
Date and scope of latest improvements: **N/A**
Is there available capacity based on the information provided about the User Agency's use of the space:
Is the system serving the proposed Premises separately metered? ☒ Yes ☐ No
Is there an existing energy management system? ☐ Yes ☒ No
If you answered Yes, describe the system and age:

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

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

5.9 Building Common Areas

Identify the existing condition of the following common areas and describe all proposed improvements:
New building to be constructed based on attached Building Plans (Section III) and Building Specifications (Section IV)
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).
This is all new construction and our team will coordinate closely with DCAMM and the End User on integrating security measures, both physical and electronic. The new justice center incorporates layered security measures designed to ensure safety while maintaining a welcoming public environment. Key features include Exemption (o) - security or safety of persons or buildings

.

6. Proposed Premises Condition

6.1 Characteristics of the Proposed Premises:

Floor Number(s): **5 Levels above grade, 1 Level below grade (6 total)** Contiguous block of space: ☒ Yes ☐ No
Column Spacing: **30 to 36 feet o.c. by 30 to 36 feet o.c.**
Ceiling Height: **Courtrooms: 16ft over Judges, Hearing Rooms: 10ft, Courtroom Public Waiting Areas: 12ft, Judicial Lobbies: 9ft, Offices: 9ft, Exemption (n) - security or safety of Grand Jury: 20ft, Entry/Main Lobby: 16ft, Any areas not specified: 9ft feet from the finished floor to ceiling.**

Window Area: **The design includes a window/wall ratio of approximately 38%. The overall square footage of window area is approximately 47,000 square feet.**
# of Means of Egress: **4**
Describe the existing conditions: **N/A This is all new construction.**

Date and scope of latest improvements: **N/A This is all new construction.**

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: **Three (3) months from full lease execution.**

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.
Proposed Landlord Principals own and manage approximately 1,500,000 SF including properties with the following existing DCAMM tenants: The Attorney General Office, Department of Early Education, Public Counsel Services, Massachusetts Trial Court and pending occupancy of Division of Industrial Accidents. Properties under ownership and management also have GSA tenants including DEA, FBI, ATF, OHA and OSHA, and ownership has a strong track record of servicing Government related tenancies.

7.3 Permitting, Design and Construction

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

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:
Elkus Manfredi Architects, Ltd and HDR, Inc.
If known, name of company (e.g., general contractor) expected to complete Landlord's Improvements (if known):
Suffolk Construction

7.4 Financing

Do you anticipate obtaining financing for the Landlord's Improvements? Yes

In many circumstances the Commonwealth seeks an SNDA. If you believe this unlikely for this transaction, please provide the reason. **We have no concerns with getting an SNDA from the Lender.**

8. Capital Improvements and Capital Reserve

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

Capital Reserve Plan Narrative: **DCAMM shall assume responsibility for future capital improvements and replacements to the Premises. Landlord can coordinate a DCAMM funded annual capital reserve account to ensure adequate funding sources if requested.**

Capital Improvement Schedule:

Item	**Estimated Useful Life in Years (based on industry standards, actual planned product specifications or RFP requirements)**	**Estimated Replacement Lease Year**	**Additional information such as maintenance to be performed between replacements, how replacements will be handled, etc.**
Mechanical			
Air source heat pumps - modular	18-19	18-19	Maintenance contract req'd per manufacturers specifications
Heat Exchangers HHW – plate and frame	25	25	Maintenance contract req'd per manufacturers specifications
End-suction base mounted pumps	25	25	Maintenance contract req'd per manufacturers specifications
Air handling units	20-30	20-30	Maintenance contract req'd per manufacturers specifications
AHU energy wheel	15	15	Maintenance contract req'd per manufacturers specifications
Centrifugal Fans	25	25	Maintenance contract req'd per manufacturers specifications
Diesel fuel oil tank – above ground	25	25	Maintenance contract req'd per manufacturers specifications
Fuel oil pump skid (assumes end suction pumps)	25	25	Maintenance contract req'd per manufacturers specifications
Variable air volume boxes	20-25	20-25	Maintenance contract req'd per manufacturers specifications
Fan Coil Units	20	20	Maintenance contract req'd per manufacturers specifications
Unit heaters – Electric/ Hot water	15 Elec / 20 HW	15 Elec / 20 HW	Maintenance contract req'd per manufacturers specifications
VAV heating coils	20	20	Maintenance contract req'd per manufacturers specifications

Electrical/Fire Alarm/Security			
Switchgear	40	40	Maintenance contract req'd per manufacturers specifications
Transformers	30	30	Maintenance contract req'd per manufacturers specifications
Uninterrupted Power Supply	15	15	Maintenance contract req'd per manufacturers specifications
Switchboards	25	30-35	Maintenance contract req'd per manufacturers specifications
Circuit Breakers	30	30	Maintenance contract req'd per manufacturers specifications
Automatic Transfer Switch	25	25	Maintenance contract req'd per manufacturers specifications
Distribution Panels	30	30	Maintenance contract req'd per manufacturers specifications
Generator	20	20	Maintenance contract req'd per manufacturers specifications
Solar Photovoltaic Panels	20	20	Maintenance contract req'd per manufacturers specifications
Security System			
- Activation devices	10	10	Maintenance contract req'd per manufacturers specifications
- Notification devices	15	15	Maintenance contract req'd per manufacturers specifications
- Control panels	15	15	Maintenance contract req'd per manufacturers specifications
Fire alarm System			
- Activation devices	10	10	Maintenance contract req'd per manufacturers specifications
- Notification devices	15	15	Maintenance contract req'd per manufacturers specifications
- Control panels	15	15	Maintenance contract req'd per manufacturers specifications
- Wiring	30	30	
Plumbing & Fire Protection			
Domestic Water Meter	15-20	15-20	Maintenance contract req'd per manufacturers specifications

Backflow Preventer	30	30	Maintenance contract req'd per manufacturers specifications
Booster pump triplex	10-15	10-15	Maintenance contract req'd per manufacturers specifications
Domestic Water Heaters (electric)	15	15	Maintenance contract req'd per manufacturers specifications
Circulating pump duplex	15-25	15-25	Maintenance contract req'd per manufacturers specifications
Ejector pump duplex	10	10	Maintenance contract req'd per manufacturers specifications
Sump pump duplex	10	10	Maintenance contract req'd per manufacturers specifications
Oil Interceptor	40	40	Maintenance contract req'd per manufacturers specifications
Fire Pump and Jockey Pump	25	25	Maintenance contract req'd per manufacturers specifications
Floor Control Assembly	20	20	Maintenance contract req'd per manufacturers specifications
Dry Valve	20	20	Maintenance contract req'd per manufacturers specifications
Nitrogen Generator	15-25	15-25	Maintenance contract req'd per manufacturers specifications
Preaction Valve	20	20	Maintenance contract req'd per manufacturers specifications
Sprinkler System			
- Heads	25	25	Maintenance contract req'd per manufacturers specifications
- Piping system	40	40	Maintenance contract req'd per manufacturers specifications
- Equipment & devices	20	20	Maintenance contract req'd per manufacturers specifications
Roof	30	30	Roof to be maintained per manufacturers recommended schedule. Per OSHA - re-certification of Tie back and lifeline anchors for fall protection and window washing is required every 5 years.

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	0 months
Working Drawing Submittal to Tenant	3-6 months - phased construction drawings
Submit Permit Applications	0-6 months - phased permitting
Receive Permit	2-6 months - phased permitting
Start Construction	3 months
Construction Substantial Completion	30 months
Architect and MEP Issue Certificates of Completion	30 months
Certificate of Occupancy Issued by Building Department	TCO DCAMM Occupancy 30 months; PCO 33 months
Completion Date	33 months

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
Attorney General Office	**1441 Main Street, Springfield**	**413-523-7700**
Mass Trial Court	**1441 Main Street, Springfield**	**413-737-7737**
Department of Early Education And Care	**1441 Main Street, Springfield**	**413-881-1533**
Public Counsel Services	**1441 Main Street, Springfield**	**413-707-9700**
Division of Industrial Accidents	**1441 Main Street, Springfield**	**413-784-1133**

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; **See provided Test Fit plans in Section III.**
b) All structural elements and limitations; **See provided Test Fit plans in Section III**.
c) All entrances and exits; **See provided Test Fit plans in Section III**.
d) All existing non-structural partitions, including demising walls; **N/A**
e) All existing windows, with head and sill heights; **N/A**
f) All existing restrooms, and mechanical, electrical, and telephone rooms; **N/A**
g) All existing heating, ventilation, and air-conditioning equipment; **N/A**
h) Calculation of usable area. **Per attached plans in Section III**

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. **Enclosed in Appendix G**

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

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 attached Lease Rider (Appendix A) and attached letter from JLL (Section VI).**

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. **N/A**

11.6 If applicable, evidence that the Building is designated an Energy Star or LEED Certified building.
New construction will meet WELL Platinum and LEED Platinum requirements.

As mentioned in 3.2 above, the design of the Springfield Justice Center at 413 Dwight Street, Downtown is conceived as a benchmark for sustainable civic architecture, aligning with the Commonwealth of Massachusetts' decarbonization, GHG emissions reduction and climate resiliency goals and Executive Orders 594 and 569.

The design also places a priority on the health and wellbeing of the building's occupants by targeting a building that would be set up for WELL Platinum certification and the SJC at Union Station integrates design strategies that promote health, wellbeing, and productivity. Indoor air quality is enhanced through MERV 13 filtration, energy recovery ventilation, and fully ducted returns that minimize cross-contamination. Biophilic design principles are embedded through the use of natural materials and access to daylight, particularly in regularly occupied spaces. The serrated glass façade and shading system not only optimize daylighting but also create a visually engaging environment that supports cognitive and emotional health. Together, these features reflect a holistic approach to sustainability—one that balances environmental performance with human-centered design and community impact.

See attached LEED and WELL scorecards for additional information in Appendix D.

11.7 Bios detailing the experience of the Landlord and Landlord's Team; if available to include Property Management, Architect, Engineers, General Contractor, etc.
See attached detailed bios for the project team included in Section X of the proposal. Landlord has experience in managing a 1.5 million SF portfolio and capacity to self-manage the Property. Landlord will hire a dedicated and highly qualified/experienced team to be directly responsible for the Property to provide the highest service to DCAMM.

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.).
Yes, a Test Fit plan that meets the program requirements and finish schedule has been provided. We have included a USB storage device which contains PDFs of the proposed test fit plans, as well as CAD files of those plans with our hard copy submission.

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 enclosed Economic Benefits Study for subject Property in Section VII.

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.

Please see attached Access & Opportunity section (Section IX) of the proposal.

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.

As noted above, the Springfield Justice Center at 413 Dwight Street, Downtown is conceived as a benchmark for sustainable civic architecture, aligning with the Commonwealth of Massachusetts' decarbonization goals and Executive Orders 569 and 594. Designed for long-term stewardship, the building is fully electric—eliminating on-site fossil fuel use (other than emergency generator) and reducing operational carbon emissions. High-efficiency air-source heat pumps provide heating and cooling, supported by energy recovery ventilation systems and fully ducted returns to optimize performance and indoor air quality. A rooftop photovoltaic array generates approximately 425 kW of renewable energy, offsetting 10–15% of the building's total energy use and contributing to grid harmonization. These strategies support the project's LEED Platinum and WELL Platinum certification targets, demonstrate leadership in electrified, low-carbon civic infrastructure, and will result in reduced operating expenses for the Commonwealth.

Water conservation is addressed through use of native and drought tolerant landscaping, low-flow plumbing fixtures, and elimination of the need for a water cooling tower which together reduce potable water demand and contribute to LEED credits.

The deconstruction of the existing buildings will include on-site segregation, reuse, and recycling of construction materials. We will target salvaging heavy timbers from the existing 4 story buildings, along with specific architectural features such as doors and hardware, light fixtures and exterior stone materials, all to be reused in future projects and in some cases as part of the new Courthouse. We will conduct a pre-construction salvage assessment to identify opportunities and coordinate with local recyclers to maximize diversion, and track waste metrics to support LEED and client reporting.

The project's location adjacent to Union Station and within a transit-oriented development (TOD) zone supports sustainable site strategies by encouraging public transit use and reducing reliance on single-occupancy vehicles.

For further comments on the building, please see attached proposal submission.

Locus Map


PROPOSED
COURTHOUSE
DEVELOPMENT
PARCELS
ADDITIONAL
DEVELOPMENT
PARCEL UNDER
CONTROL BY
PROPOSED
LANDLORD

Parking Quantities

Within 1/4 Mile

Lot ID	Lot Name	Total Spots	Daily Spots	ADA Spots	Permit Spots
1	Kari's Parking**	54		1	
2	Dwight Street Lot	109	-	5	109
3	Worthington St Lot	55	55	-	-
4	Taylor Street Garage	380	130	13	250
5	Morgan Square Lot	38	-	2	38
6	Union Station Garage	377	377	8	?*
7	TD Bank Lot	255	255	7	-
8	Convention Center Carpark	817	817	17	?*
9	VPA Hampden Lot	90	90	4	?*
10	Columbus Center Garage	493	43	8	450
11	Apremont Triangle Lot	35	-	2	35
12	Monarch Place Garage	2,000	200	?**	1,800
13	Tower Square Garage	1,200	1,200	27	?*
Total Parking (within 1/4 mile)		**5,901**	**3,167**	**94**	**2,680**

*no specific number of spaces set aside for permit parking only

**status unclear



Union Station Train Station

Union Station Bus Hub

Parcel Entrance (pedestrians)

Public Parking Lot/Garage

Source: MassGIS, Springfield Parking Authority
This map is not based on professional survey and is for concept planning purposes only.

0 125 250 500 Feet

Springfield Courthouse RFP
Parking Quantities Analysis

Bowman

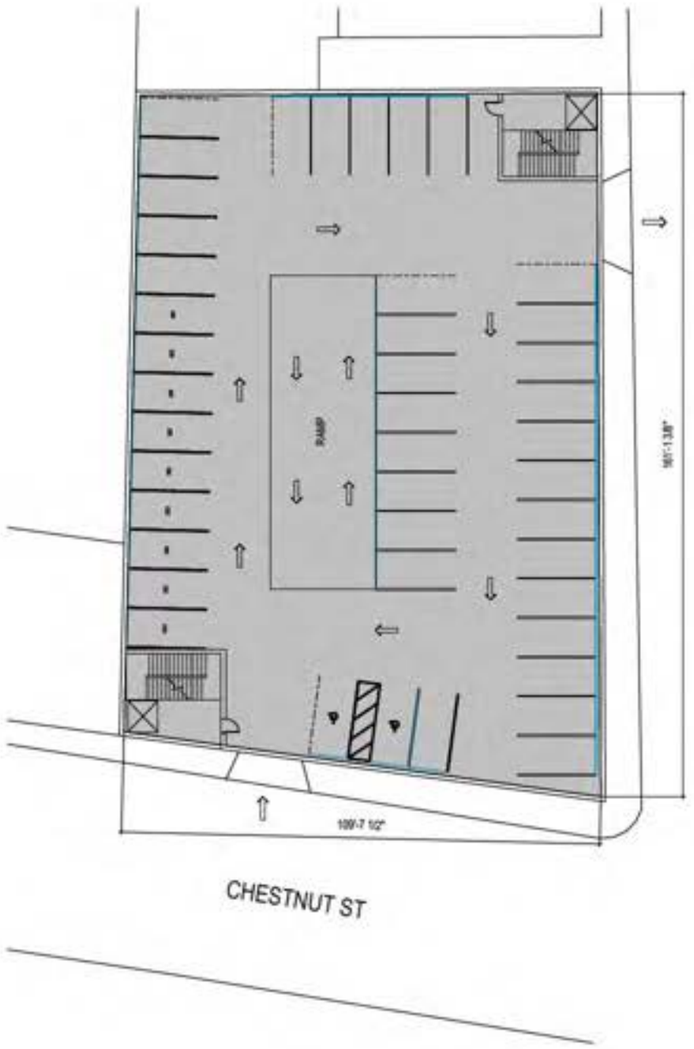
Connection to Union Station



PVTA bus stop locations

Springfield Courthouse RFP
Pedestrian Access to/from Union Station

Bowman



~16,200 SF BASE LEVEL
107' X 160'

43 PARKING SPOTS PER LEVEL
2 ADA, 9 EV
8 LEVELS = ~ 360 SPACES

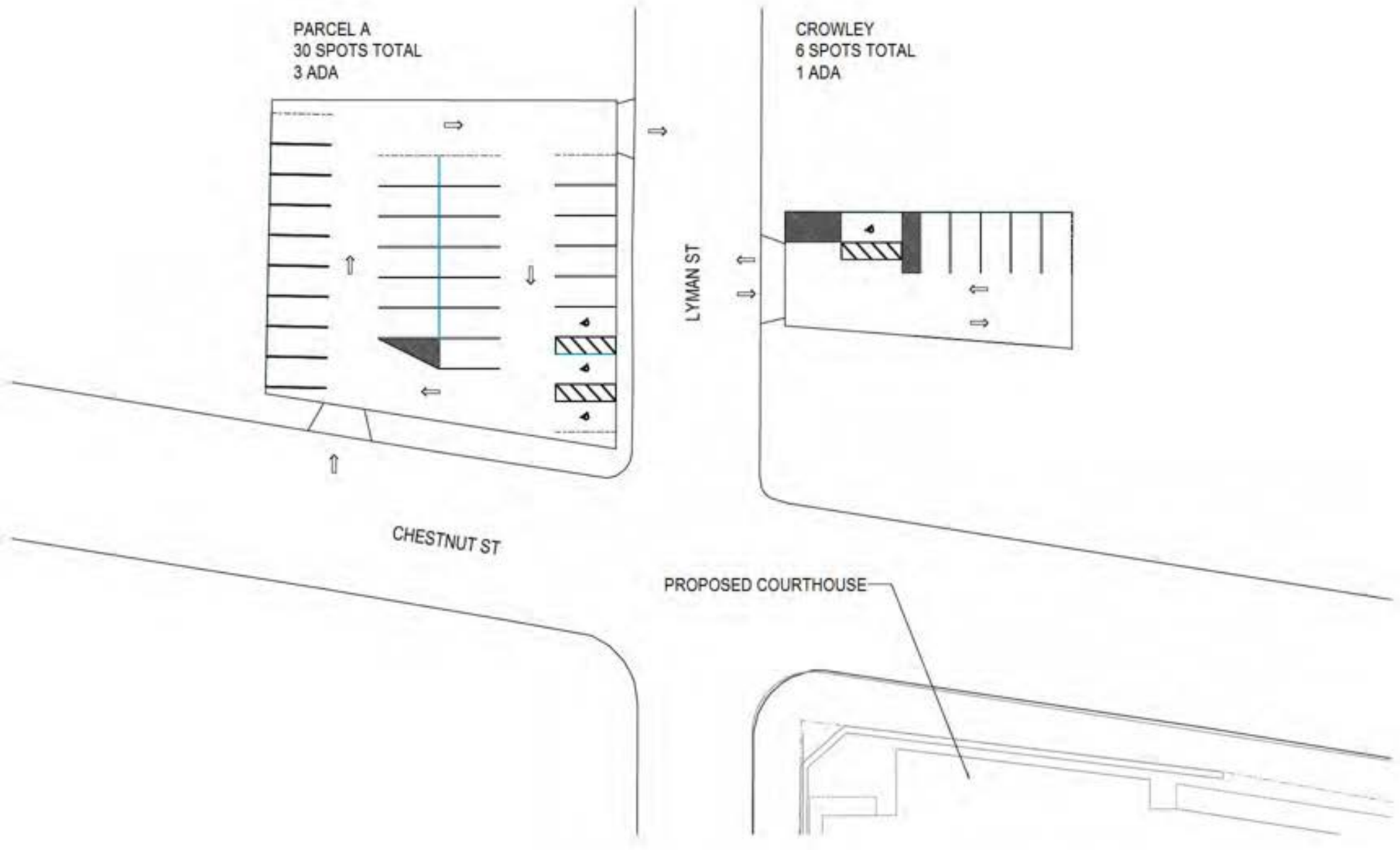


CONCEPT GARAGE FACILITY



AERIAL CONCEPT GARAGE FACILITY

SK-014 | ALTERNATE PARKING GARAGE | 1/8" = 1'-0"



SK-016 | PARCEL A + CROWLEY PARKING | 1/8" = 1'-0"

Springfield Regional Justice Center

CONFIDENTIAL

DENNIS GROUP HDR ELKUS | MANFREDI ARCHITECTS

October 16, 2025

Peter Woodford, Project Manager
Division of Capital Asset Management and Maintenance (DCAMM)
1 Ashburton Place, 15th Floor
Boston, MA 02108

Project Number: 202410900
User Agency: Massachusetts Trial Court (TRC)

Subject: Springfield Regional Justice Center | 413 Dwight Street, Downtown

Dear Mr. Woodford:

We are pleased to submit our proposal for the new Springfield Regional Justice Center, to be located on a full city block bounded by Dwight, Chestnut, Taylor, and Lyman Streets, encompassing the current addresses 101–127 Lyman Street, 186 Chestnut Street, 435 Dwight Street, and 459 Dwight Street, along with an additional parcel on Lyman Street described in Book 26064, Page 132 of the Hampden County Registry of Deeds, 130–134 Lyman Street, and 175 Chestnut Street, all in Springfield. Hereinafter, referred to in this proposal as 413 Dwight Street, Downtown.

As lifelong residents of Western Massachusetts, we are deeply committed to the revitalization of our region, which is why our proposal will deliver a modern, sustainable, and accessible courthouse that will transform a key neighborhood in the heart of downtown Springfield. Just 550 feet from Union Station's intermodal transit hub and within walking distance of restaurants and cultural landmarks, the new Justice Center will serve as a vital connector between Main Street, Stearns Square, Apremont Triangle, and the Quadrangle.

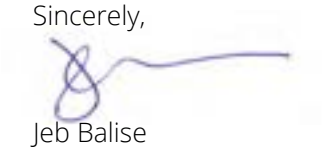
The development team we've assembled combines deep local roots, a strong record of community investment, and nationally recognized expertise. Elkus Manfredi Architects, HDR, Suffolk Construction, S-Cel-O, and Leggat McCall Properties each have a proven history of delivering complex, large-scale civic projects. Together, we are committed to delivering a facility that meets all programmatic requirements while advancing key goals in sustainability, accessibility, and urban renewal.

Designed by Elkus Manfredi, the courthouse architecture is grounded in the principles of transparency, dignity, and accessibility. Our vision is to create a civic landmark that embodies optimism, permanence, and pride in both the City of Springfield and its justice system. The project will stimulate economic activity during construction and unlock future redevelopment opportunities in the surrounding neighborhood, supported by a commitment to ensure access and opportunity for Springfield's diverse communities.

Our team has carefully optimized space utilization to support daily operations while achieving LEED Platinum and WELL Platinum standards. The design integrates biophilic elements to foster a welcoming, healthy environment for judges, staff, and visitors alike.

We appreciate the opportunity to submit this proposal and look forward to working with DCAMM to bring this transformative project to life.

Sincerely,





Jeb Balise Tom Dennis

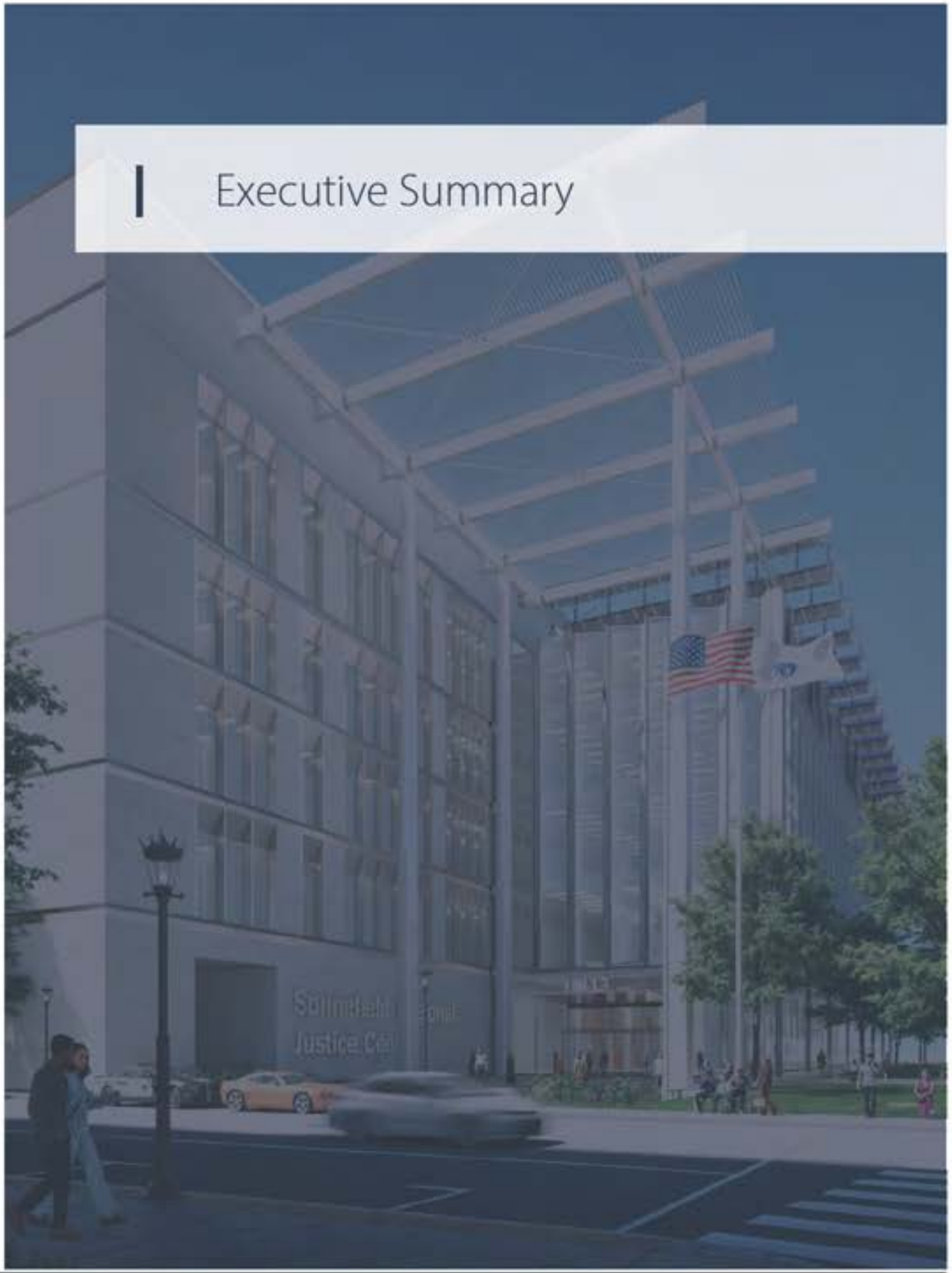


413 Dwight Street, Downtown

Table of Contents

I. Executive Summary 5
II. Project Summary 9
Location, Access, Neighborhood 10
Design Concept 11
Vision and Purpose 11
Urban Context and Connectivity 12
Public Realm and Architectural Expression 12
Sustainability and Wellness 15
Design Approach 16
III. Plans and Renderings 21
IV. Building Specifications 39
V. Project Schedule 55
VI. Financing 57
VII. Economic Benefits Study 61
VIII. Transportation Study 101
IX. Access and Opportunity 119
BECMA Letter of Support 129
X. Development Team 131
XI. Relevant Experience 175
Appendix 203
A. Lease Rider 206
B. Total Project Budget 215
C. Detailed Construction Schedule 216
D. Sustainability Strategies/LEED & WELL Scorecards 223
E. Demo Delay Waivers 226
F. Existing Noise Assessment 230
G. Site Control Documentation 238
H. Parking Garage 283

I Executive Summary



413 Dwight Street, Downtown

I. Executive Summary

USPB JV, LLC, a joint venture between Jeb Balise and Tom Dennis, submits this proposal for the development of the Springfield Regional Justice Center ("SRJC") located on a full city block bounded by Dwight, Chestnut, Taylor, and Lyman Streets, encompassing the current addresses 101–127 Lyman Street, 186 Chestnut Street, 435 Dwight Street, and 459 Dwight Street, along with an additional parcel on Lyman Street described in Book 26064, Page 132 of the Hampden County Registry of Deeds, 130–134 Lyman Street, and 175 Chestnut Street, all in Springfield, (collectively "413 Dwight Street, Downtown"). Our proposed design will create a modern, sustainable, and accessible courthouse that will transform Downtown Springfield and will serve as an economic catalyst and civic landmark for decades to come.

JUSTICE

Create a new civic monument for the people of Springfield. Designed by Elkus Manfredi Architects, whose portfolio includes sensitive renovations of landmark buildings, the envisioned courthouse will be a new landmark for Downtown Springfield. The modern, sustainable architecture will serve as a symbol of civic pride in both the City and the justice system. The design will include a partial façade reconstruction in the lobby with a written history of the block's historic building architecture and its uses. This commemoration is depicted in our lobby rendering. Drawing on the character of the historic downtown and incorporating natural light and biophilic materials, the 413 Dwight Street, Downtown proposal will deliver a courthouse that supports operational needs in a healthy, energy-efficient, and welcoming building designed with the ideals of restorative justice and historic preservation at the forefront.

Promote public access by integrating the design with nearby Union Station. Our location is 550 feet from Union Station's Lyman Street entrance, and approximately 88% of the primary population served by the court will live within a quarter mile of a bus stop that travels directly to Union Station. For pedestrians and bicyclists, the City of Springfield has already begun a Dwight Street improvement project to enhance the existing traffic flow and pedestrian and bicycle accommodations. The building design also incorporates a colonnade to protect pedestrians walking along Dwight Street. And for those accessing the site by car, the location is within a quarter mile of access ramps for both I-91 and I-291. The courthouse itself includes 122 spaces in a secure, underground garage. In addition to those 122 underground spaces, our proposal also includes 37 surface spaces on the corner of Lyman and Chestnut Streets, and a covered garage for 360 cars located at 175 Chestnut Street, for a total of 448 parking spaces above the RFP requirements. Finally, the site is also within a quarter mile of 5,900 public parking spaces.

SUSTAINABILITY

Deliver a state-of-the-art, sustainable, and health-focused facility. The new courthouse will be built to the highest standards of safety, wellness, and environmental stewardship for both employees and visitors. Targeting LEED Platinum and WELL Platinum certifications, the design will incorporate resilient, energy-efficient systems and sustainable, locally sourced materials that reduce carbon emissions, lower operating costs, enhance indoor air quality, and promote long-term durability. The result will be one of the Commonwealth's most advanced civic buildings—a courthouse designed to support public health and serve future generations.

Establish and strengthen connections to the surrounding neighborhood by integrating green space with public programming, gathering areas, and art installations. The courthouse design will promote walkability and community connectivity by linking Union Station, Main Street, and Downtown Springfield's cultural assets and creating new, inclusive public spaces that reflect the city's rich diversity and heritage. Activating the block in this way will improve public health and safety and spark new opportunities for redevelopment and investment in the surrounding area.

ECONOMIC IMPACT

Drive economic revitalization in Downtown Springfield. The blocks surrounding the proposal contain 19% of all developable land in the Metro Center, positioning the courthouse to unlock significant private investment and expand market-rate housing. This area has been a focus for policymakers since a devastating 2012 gas explosion, making its renewal uniquely transformative.

Promote access and opportunity for underserved communities. The neighborhoods abutting 413 Dwight Street, Downtown are younger, more diverse, and face lower income and educational attainment than the broader Springfield region. Our plan ensures the new courthouse will drive inclusive growth – expanding economic mobility, strengthening workforce pathways, and improving quality of life for historically marginalized residents. All construction will be contracted via prevailing wage, ensuring maximum benefit and protections for our region's workforce.

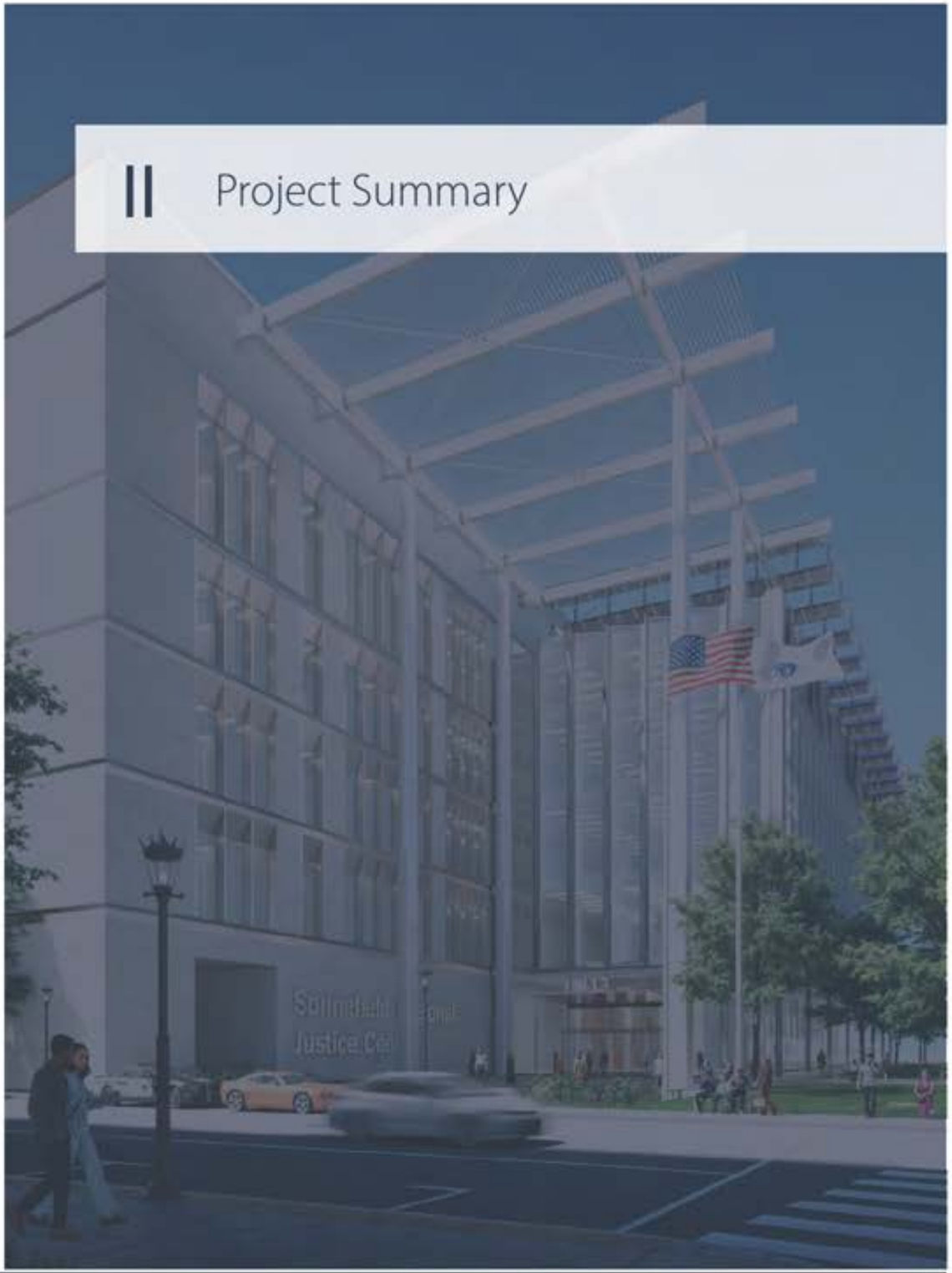
THE TEAM

This proposal is backed by a proven, best-in-class team with deep experience delivering complex civic projects. Led by Springfield business owners Jeb Balise and Tom Dennis—a trusted local partnership with national expertise—the team combines local credibility, rapid delivery capability, and complementary strengths to execute the courthouse on time and on budget. Together, they bring the skills and track record needed to deliver a transformative project for Springfield:

- **Elkus Manfredi's** history of designing landmark civic buildings and revitalizing urban districts;
- **HDR's** extensive knowledge in master planning for courthouses across the country;
- **Suffolk Construction's** experience built through its portfolio of large-scale public and private projects as one of Massachusetts' most accomplished builders;
- **Leggat McCall Properties'** deep resume of project management work across the Commonwealth, representing $15B of development in the last 10 years on large-scale projects such the public-private partnership to develop CitySquare in Worcester, MA and the Massachusetts Green High Performance Computing Center in Holyoke, MA;
- **JLL's** unparalleled experience as one of the top real estate financing firms in the world;
- **S-Cel-O's** experience as a Springfield-owned minority business enterprise, working with contractors and business owners from disadvantaged backgrounds to support projects including MGM Springfield, Mason Square Apartments at Indian Motorcycle, Baystate Place, Powdermill Village, and Encore Boston; and
- **Region Commercial**, led by Mitch Bolotin and Ben Bolotin, has completed over 2,500 office, retail, and industrial transactions in Western Massachusetts worth over $1.5B, and currently handles leasing for major properties like the TD Bank Building in Downtown Springfield, People's Bank Headquarters building in Holyoke and 11 Interstate Drive in West Springfield. The company has decades of experience working with DCAMM and GSA tenants, leading local property owners through the RFP submittal process and construction.

The 413 Dwight Street, Downtown proposal will deliver more than a courthouse–it will create a welcoming civic gateway that strengthens access to justice, honors Springfield's history, promotes sustainability, and fuels downtown renewal.

II Project Summary



413 Dwight Street, Downtown

II. Project Summary

Location, Access, Neighborhood

The 413 Dwight Street, Downtown proposal site[1] is located across from the Union Station intermodal transit hub and the PVTA Bus Station, making it highly accessible via public transportation. This site will place the new courthouse in the heart of Downtown Springfield directly opposite the existing State office building, ample parking, and numerous restaurants, shops, financial institutions, and cultural assets located along nearby Main Street, Stearns Square, Apremont Triangle, and Quadrangle neighborhoods. The site is well-situated to create new connections to these surrounding neighborhoods, activates new open space and will create new opportunities for redevelopment and investment.

1 The proponents will file a new address request for the courthouse building as 413 Dwight Street, Springfield, MA.



Locus Plan

Design Concept

Vision and Purpose

The planning and design of the new Springfield Regional Justice Center will achieve the multi-faceted purpose and the expansive vision for a transformative civic landmark in the City of Springfield. The vision is shaped by several primary principles:

- deliver a tangible symbol of optimism, permanence, and pride in the City and the justice system;
- provide both an anchor for downtown and a catalyst for additional investment and infill that stitches together Main Street, Stearns Square, Apremont Triangle and Union Station;
- provide an open, inclusive, accessible and healthy environment for the court population and visitors that ensures the highest standards of health, sustainability and resilience; and
- deliver a building that represents the ideals of restorative justice in its massing, materiality, and articulation.

The purpose is similarly defined by several primary commitments:

- fulfill the function of the Massachusetts Trial Court with efficiency of organization, clarity in layout, durability in infrastructure and building systems;
- realize a high-performance building that sets the standard for forward-looking sustainable public buildings in the Commonwealth, drives decarbonization, optimum thermal performance and employs renewable energy sources;
- integrate resiliency strategies that reduce vulnerability and ensure preservation and timely recovery from natural and man-made effects of unexpected emergencies and climate disasters; and
- ensure an inviting, accessible, inclusive experience for all user groups and guests.



Site Plan

Urban Context and Connectivity

Located one-third of a mile north of City Hall, the Springfield Regional Justice Center serves as a new civic anchor in the northwest section of Springfield's Metro Center. The site is bounded by Dwight Street, Taylor Street, Chestnut Street, and Lyman Street, and sits 550 feet from Union Station and across the street from the Springfield State Office Building. This position strengthens the City's downtown district while extending civic activity toward an area historically defined by brick warehouses and industrial buildings, many of which have been neglected for decades.

The courthouse's proximity to Union Station, the region's intermodal transit hub, enhances accessibility for jurors, visitors, and staff, reinforcing its role as a transit-connected public institution. The building's site strategy choreographs a clear and confident arrival sequence and integrates architecture, site and landscape into a single, universal statement of inclusivity, fostering a sense of openness and civic identity.

As a signature investment in the downtown core, the Springfield Regional Justice Center is poised to catalyze the redevelopment of adjacent parcels. By concentrating civic activity, improving street vitality, and enhancing multimodal access near Union Station, the courthouse will help unlock opportunities for mixed-use infill, street-level activation, and public-realm improvements that strengthen the broader district.

Public Realm and Architectural Expression

The design of the Springfield Regional Justice Center is guided by three core principles — Transparency, Accessibility, and Dignity — which shape every aspect of its massing and architectural language. These principles are expressed in the site layout, the massing and the material selections.

Along Taylor Street from Dwight Street to Chestnut Street, a new park space is proposed, accessible to all. A full block long and 40 feet wide, it is envisioned as a place of respite and relaxation, populated by a double allée of canopy trees. On the south side of the new courthouse is a continuous, covered arcade that leads pedestrians from Union Station to the front plaza of the courthouse.

The main entry, located at the corner of Dwight and Taylor Streets, features a dynamic brise soleil with integrated photovoltaic panels. This element provides shelter to the main entrance — signaling both gravitas and openness — while demonstrating the commitment to sustainability. Strong, transparent forms define the entry and serve as intuitive markers for public circulation, reinforcing the ideal of open justice.

The building massing is a simple juxtaposition of two linear pavilions: one dedicated to courtrooms and chambers and the other occupied by office suites across five floors. In the seam between these two pavilions is the primary circulation on each floor, with courtrooms on the west side of the building and office spaces on the east.

The exterior building materials convey permanence, durability and civic pride. The courtroom pavilion is clad in granite, articulated to define each level of the courthouse. A rhythmic pattern of glazed openings at Jury Deliberation Rooms and Judges' Lobbies provides daylight while maintaining an orderly, extroverted expression rooted in the legacy of civic architecture. Concepts such as balance, order, strength and trust are conveyed through proportion, massing, finely crafted materials, and restrained ornamentation. The result is an architectural expression that is tactile, authentic, and deeply connected to its regional character and symbolic civic role.

The office pavilions to the east are clad in serrated panels of vision glass conveying transparency, accessibility and openness. The glass is oriented to maximize daylighting into office spaces, and the vertical sun shading devices prevent discomfort in the work areas and reduce solar heat gain.

The Springfield Regional Justice Center is designed to be both enduring and empathetic: a modern courthouse anchored in its place and purpose. By uniting form and function — security and openness, permanence and public welcome — it stands as a confident civic landmark, a transparent symbol of justice, and a catalyst for equitable, transit-connected downtown revitalization.

413 Dwight Street, Downtown



Aerial View from South



Pedestrian View from Dwight & Taylor Streets



Pedestrian View from Dwight & Taylor Streets



Pedestrian View from Dwight Street

Sustainability and Wellness

The 413 Dwight Street, Downtown proposal is conceived as a benchmark for sustainable civic architecture, aligning with the Commonwealth of Massachusetts' decarbonization goals and Executive Order 594. Designed for long-term stewardship, the building is fully electric—eliminating on-site fossil fuel use and reducing operational carbon emissions. High-efficiency air-source heat pumps provide heating and cooling, supported by energy recovery ventilation systems and fully ducted returns to optimize performance and indoor air quality. A rooftop photovoltaic array generates approximately 425 kW of renewable energy, offsetting 10–15% of the building's total energy use and contributing to grid harmonization. These strategies support the project's LEED Platinum certification aspirational target and demonstrate leadership in electrified, low-carbon civic infrastructure.

The building envelope is engineered for high thermal performance and daylighting efficiency. Triple-glazed units with low-emissivity coatings minimize heat loss while maximizing visible light transmission. The office pavilion features a serrated façade clad in vision glass and vertical aluminum sunshades, oriented to optimize daylight penetration into regularly occupied spaces. Based on early performance modeling, these integral shading devices reduce annual solar radiation on the glazing by 27.5%, mitigating glare and solar heat gain while preserving transparency and openness. This façade strategy supports both energy efficiency and occupant comfort, reinforcing the building's passive design approach.

Water conservation is addressed through use of native and drought tolerant landscaping, low flow plumbing fixtures, and elimination of the need for a water-cooling tower which together reduce potable water demand and contribute to LEED credits. The project's location within a transit-oriented development (TOD) zone supports sustainable site strategies by encouraging public transit use and reducing reliance on single-occupancy vehicles. Additionally, the preparation of the site will include a salvage and reuse assessment of the existing buildings and a deconstruction plan to optimize the reuse of valuable architectural materials in the new project or diversion to other building materials markets to avoid the landfill. These measures align with DCAMM's sustainability objectives and contribute to broader urban resilience goals. The building systems and envelope are designed for long-term adaptability and operational efficiency, ensuring the facility remains responsive to future environmental and technological shifts.

Targeting a building that would be set up for WELL Platinum certification, the 413 Dwight Street, Downtown proposal integrates design strategies that promote health, wellbeing, and productivity. Indoor air quality is enhanced through MERV 13 filtration, energy recovery ventilation, and fully ducted returns that minimize cross-contamination. Biophilic design principles are embedded through the use of natural materials and access to daylight, particularly in regularly occupied spaces. The serrated glass façade and shading system not only optimize daylighting but also create a visually engaging environment that supports cognitive and emotional health. Together, these features reflect a holistic approach to sustainability—one that balances environmental performance with human-centered design and community impact.

Integrated Design Process

At the outset of a project, the design team will use the Zero tool to set an operational carbon baseline and reduction targets; then they collaborate with an energy modeler and use predictive energy modeling early and often throughout the process to make informed decisions and recommendations on high-performance building envelopes and efficient mechanical systems.

The architect's in-house sustainability team is adept at facilitating sustainability strategy development including using C-scale and Tally to perform whole-building life cycle analyses (WBLCAs) to target embodied carbon reductions. The team includes a high-performance analyst who uses Grasshopper with a suite of Ladybug tools including Radiance, Daysim, and Therm to perform various analyses ranging from solar radiation, daylighting, and component performance studies to inform and optimize the proposal's design.

Examples include performing radiation studies on the performance of roof overhangs, façade-integrated solar shading or vertical fins and fine-tuning their positioning and optimizing the geometry to ensure they allow heat gain in the cooler months but block it out in the warmer months to reduce cooling loads. The team has also built their scripts to be able to quickly study the envelope's performance compared to the local energy code requirements.

Design Approach

Justice Center Design from Inside - Out

All good courthouse design starts with the courtroom. The courtroom is a critical part of our democracy; it is a place where serious decisions are made that impact individuals, our communities, and our interpretation of the law. The courtroom is the place where the three separate circulation paths of a courthouse meet — the public path, the restricted path for judges, their staff and jury members, and a secure path for inmates and in custody defendants. The design of the courtroom is driven by both the functional requirements such as clear sightlines, good acoustics, and the rich architectural traditions starting with early one-room courthouses and continuing to the Supreme Court, and modern thinking about the evolution of justice with new technologies and focus on sustainable justice. While the key components in the courtroom are similar across all designs, we always customize the precise layout and expression to reflect the specific character and context of each client. Bringing a deep understanding of best practices, we use multiple tools, including courtroom models, three-dimensional computer walk-throughs and full-scale bench mock-ups, to make sure the courtroom is clearly understood by decision-makers. We have not designed a courtroom that was not further refined in the mockup — tweaking the height of the lip of the witness stand or the precise angle of the clerks' station to make sure that it best addresses the operational needs of the vision of the current court clients — judges, clerks, court reporters, bailiffs and representatives from the local bar - with the flexibility to serve future users for decades to come. Only after our clients have thoroughly reviewed and approved the design do we finalize the construction documents.

Building from the courtroom information included within the RFP, the design will develop court sets and supporting functions that meet the requirements of your court. We look forward to the next stage of reviews to present alternatives and benefit from your input to customize the solution; this commitment to listening to client input will continue through the design development phases after selection to ensure that our team delivers a design that exceeds your expectations and will serve the Commonwealth and Trial Courts for decades into the future.

Flexibility

Enhancing flexibility for future use should be a primary focus throughout the programming, planning, design of the courtroom layouts, and the selection of systems and materials for this courthouse. Court facilities should be planned with different levels of opportunity regarding future growth over the long term to provide flexibility in how you will address growth as the court's resources evolve and change over time. Our proposed Test Fit Plans illustrate opportunities and areas to be used as future growth, swing space or multipurpose areas which is a great benefit in designing a long-term courthouse.

Security as a Design Challenge

While ensuring safety in courthouses is vital, it's unfortunate that visitors' first impression of these civic institutions is often shaped by security checkpoints. Carefully integrated design can subtly incorporate the queuing and the security processing into a defined "threshold" entry that opens into a lobby that maintains a respectful civic presence. Inside the courthouse, public circulation should be entirely separate from both the restricted and the secure circulation systems. One aspect that cannot be emphasized enough is the importance of judges' security. These men and women are making life-altering decisions.

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

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

Courthouse Technology – Today and Into the Future

Technology is crucial in the modern courthouse. It is essential that the "right" participants can access electronically-filed documents, annotation monitors, microphones, speakers, security cameras, etc. while maintaining equally essential security for those systems



District Court Courtroom



Superior Court Courtroom



Entrance Lobby

and appropriately controlled access. There's a lot of electronic equipment and infrastructure required so computers can "talk" to each other within each courtroom. We always give both the judge and the clerk control of the lighting, audiovisual and sound systems from their bench. While it is standard practice to provide the attorneys with the ability to present electronic evidence simultaneously to the judge, the witness stand, the jury, the clerk and the public in the gallery, some courts prefer large flat screens visible to all of the jury, while others prefer individual flat screens shared between every other juror and some are even moving towards individual digital pads provided to every juror. Good design integrates this technology within the courtroom and is virtually invisible; it maintains the decorum of the courtroom. Beyond the courtroom, it is important to provide systems that coordinate multiple court calendars and allow for continuous updates and posting through digital signage for public wayfinding. Additionally, a growing number of courts are using online systems for the initial jury call to verify minimum qualification for jury service, calling fewer potential jurors to the courthouse and changing the scale and character of the jury assembly space. We also see evolving approaches on how to address the presence of TV cameras in high-profile cases. We recognize that technology is constantly evolving and that change is inevitable. The good news is that most advances in technology are smaller and more efficient than older technologies and many are moving

from hardwired connections to wireless connectivity. Recognizing that the future is unpredictable, we are committed to designing an adaptable infrastructure that supports emerging technologies while minimizing disruption to court operations.

Wayfinding as a Stress Reducer

Virtually everyone coming to a courthouse — defendants, litigants, family and friends, witnesses, jury members, even attorneys and the staff — experiences a degree of stress and apprehension about their forthcoming "day in court." Consider, for example, the perspective of a pro se litigant representing themselves in family court, or a defendant released on bail awaiting a criminal hearing. The last thing anyone in that position needs is the added anxiety of struggling to find the correct courtroom upon arrival. Clear architectural circulation pathways with strategically placed signage — first immediately after security, continuing at the vertical circulation, and on each floor — will ensure all visitors can easily find their destination. Clear, digital and/or modifiable signage also prevents the clutter of multiple hand-written signs taped up in older courthouses. Our Team will deliver beautiful signage throughout the courthouse; this attention to detail is typical of our integrated design approach that starts with an in-depth understanding of the nuances of justice design.

Inclusivity in Courthouse Architecture

The courthouse is designed to embody universal accessibility and inclusivity, ensuring that all users—regardless of age, ability, gender, language, ethnicity, or economic circumstance—can navigate, understand, and utilize the facility independently and with dignity. From the earliest stages of planning, the design integrates inclusive principles rather than relying on separate or "special" accommodations.

Key strategies include:

- **Accessible circulation:** Step-free entries, wide corridors, gentle ramps, and fully ADA-compliant elevators allow seamless movement for mobility devices, caregivers, and visitors of all ages. Wayfinding incorporates high-contrast signage, tactile indicators, and multilingual information.
- **Flexible and adaptable spaces:** Courtrooms, jury assembly areas, and public waiting spaces are designed to accommodate diverse users, including families, interpreters, and participants requiring assistive technology or scaled-down hearing accommodations, without segregating them from the main environment.
- **Communication access:** Integrated assistive listening systems, captioning capabilities, and spaces for in-person or remote interpretation ensure equitable access to information for individuals with hearing or language barriers.
- **Sensory- and trauma-informed design:** Low-stimulus waiting zones, calming finishes, and quiet seating support neurodiverse users, children, and trauma survivors, reducing anxiety and promoting comfort.
- **Family and caregiver support:** Universal baby-changing, adult changing, lactation, and private family spaces are seamlessly incorporated throughout the facility, promoting equity without isolating users.
- **Operational equity:** Public-facing services, including fee assistance, community outreach spaces, and clear, plain-language signage and forms, ensure accessibility across socioeconomic and cultural groups.

By embedding these inclusive strategies into the architecture, the courthouse fosters equitable, dignified, and independent use for all visitors while creating a welcoming civic environment that meets the evolving needs of the community.

Trauma-Informed Design Approach for Courthouses

The Springfield Regional Justice Center is designed to promote safety, dignity, and emotional well-being for all users, particularly individuals who may have experienced trauma. Public spaces such as lobbies, waiting areas, and intake zones incorporate low-stimulus environments with soft, indirect lighting, sound-absorbing finishes, and quiet seating to reduce anxiety. Clear wayfinding, open sightlines to staff, and unobstructed circulation help visitors feel oriented and secure.

Courtrooms, family waiting areas, and interview spaces use calming color palettes, natural light, and thoughtfully arranged furnishings to create environments that are professional yet welcoming. Spaces are designed to accommodate privacy needs without isolating users, supporting both emotional comfort and operational functionality.

By integrating these strategies throughout the facility, the courthouse fosters a trauma-sensitive environment that enhances accessibility, promotes equitable use, and respects the emotional needs of all individuals navigating the judicial process.

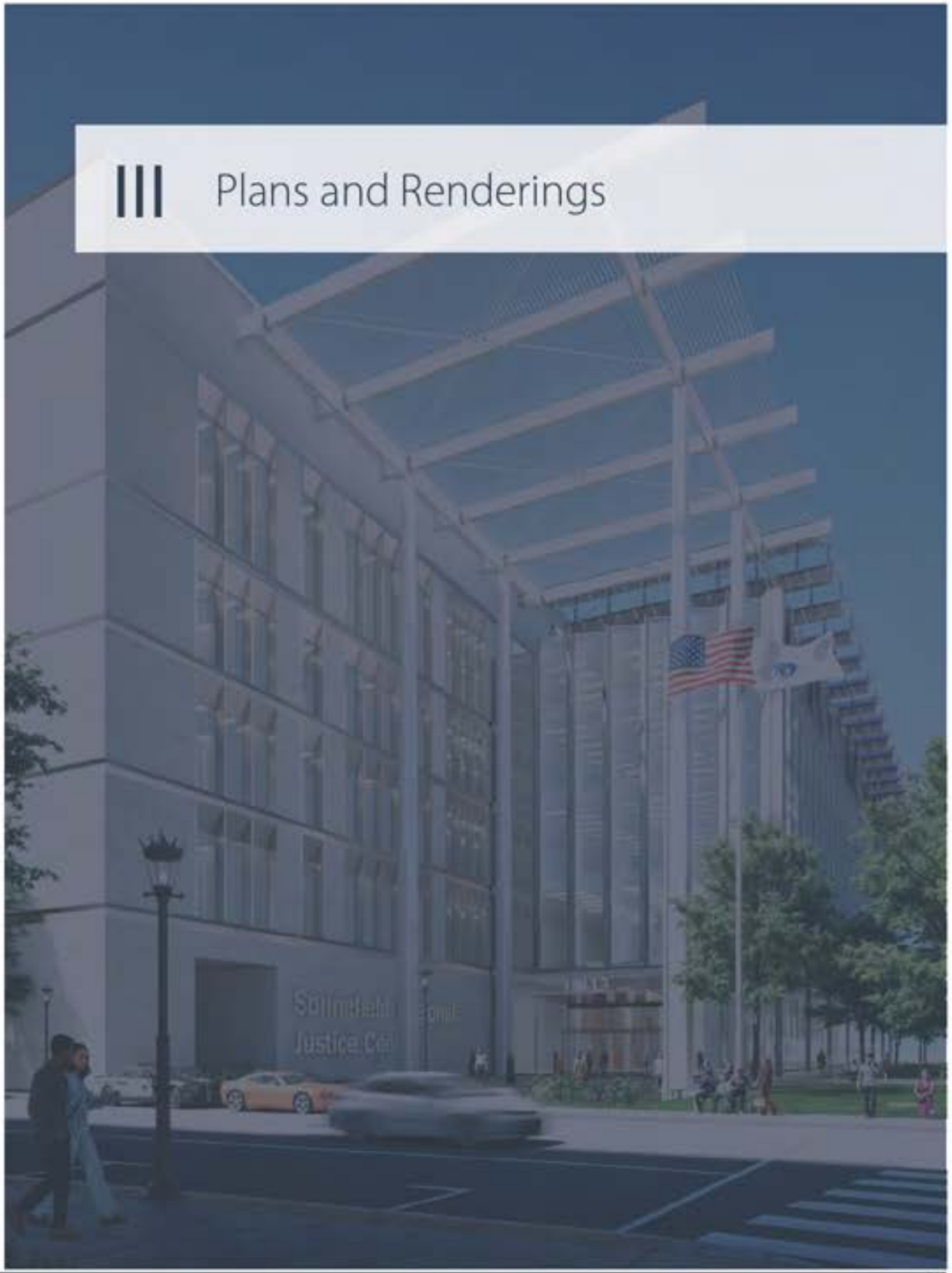
The Power of Design to Solve Complex Problems

Our Team loves the challenges of impactful architecture. We believe that the power of design lies in its ability to incorporate input from multiple stakeholders, address multi-faceted challenges and deliver an integrated solution that creates a meaningful and memorable place. Design will allow us to address your complex needs and goals for the Springfield Regional Justice Center:

- Embodying the critical role of equal and accessible Justice in our democracy — creating a memorable civic, public face for the court and designing a beautiful interior befitting of the important decisions made in this courthouse.
- Providing the required level of security without the oppressive imposition of obvious security measures, so that the public feels simultaneously welcome and safe.
- Meeting the functional requirements of each specific project through a design that meets the quantitative program, achieves the necessary adjacencies and layouts, and creates the qualitative work environment necessary to support the operations of the Court and other State tenants.
- Integrating high-tech information technology into judicial proceedings and modern work processes in a manner that will allow for flexible future change inevitable in a building designed to serve 100+ years.
- Meeting or exceeding the required sustainable design performance, reflecting our shared commitment to environmental responsibility and the triple bottom line of environment + society + economics.
- Achieving design excellence while respecting the project's budget and schedule with responsive service from design and construction, all the way to occupancy and operations.

Design is always a team sport; the P3 delivery only reinforces our commitment to integrated thinking with an expanded set of expertise and the unique added value of different perspectives to the collaboration. Our Team truly believes that this collaboration harnesses the expertise and insights of all team members in the service of finding the practical, the innovative and ultimately the best design solution. But the most important collaboration on a project is the interaction between a great client who demands excellence and a creative design team that challenges expectations. We look forward to working with you through the competition and beyond.

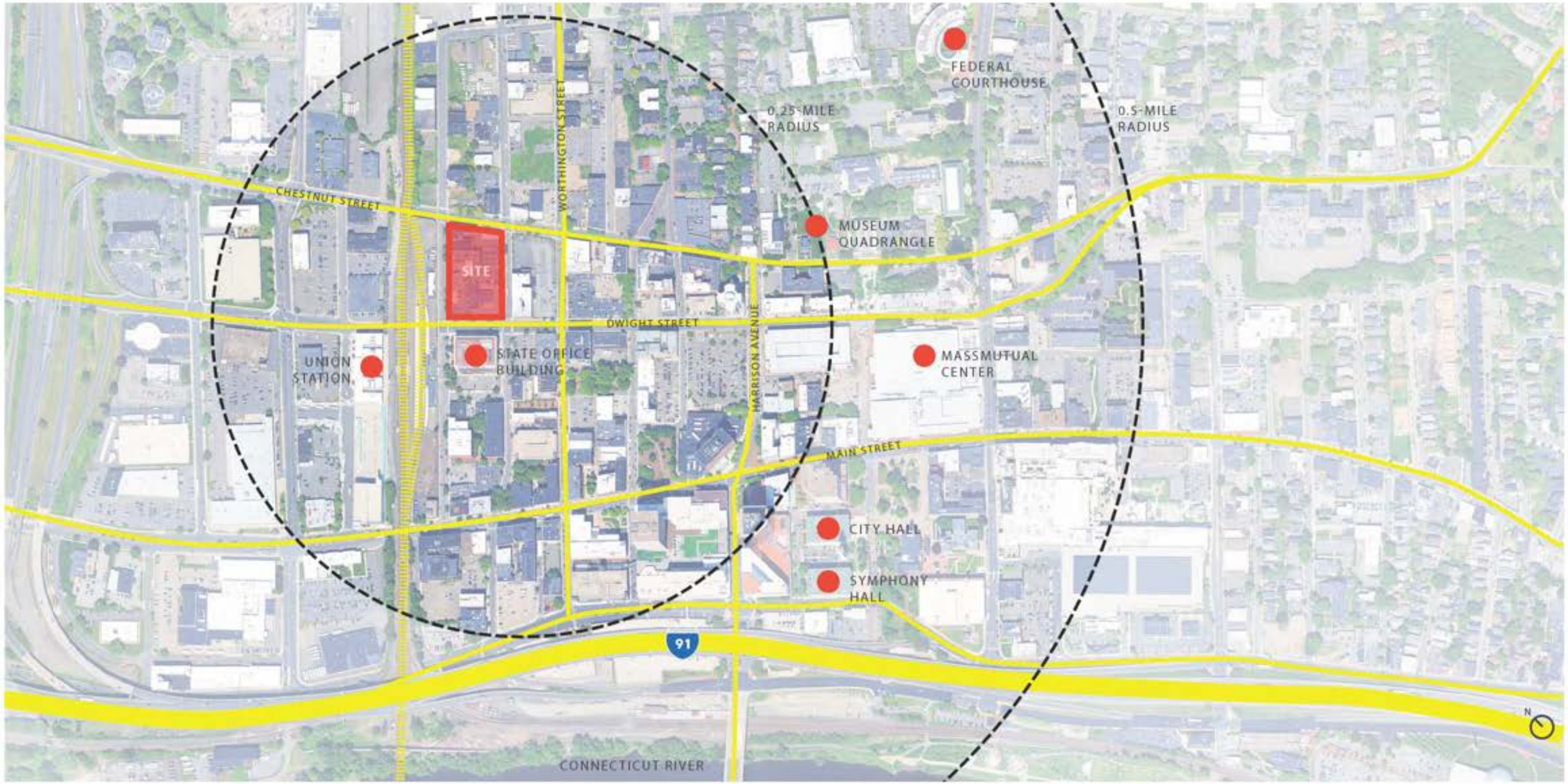
III Plans and Renderings



413 Dwight Street, Downtown

III. Plans and Renderings

Locus Plan



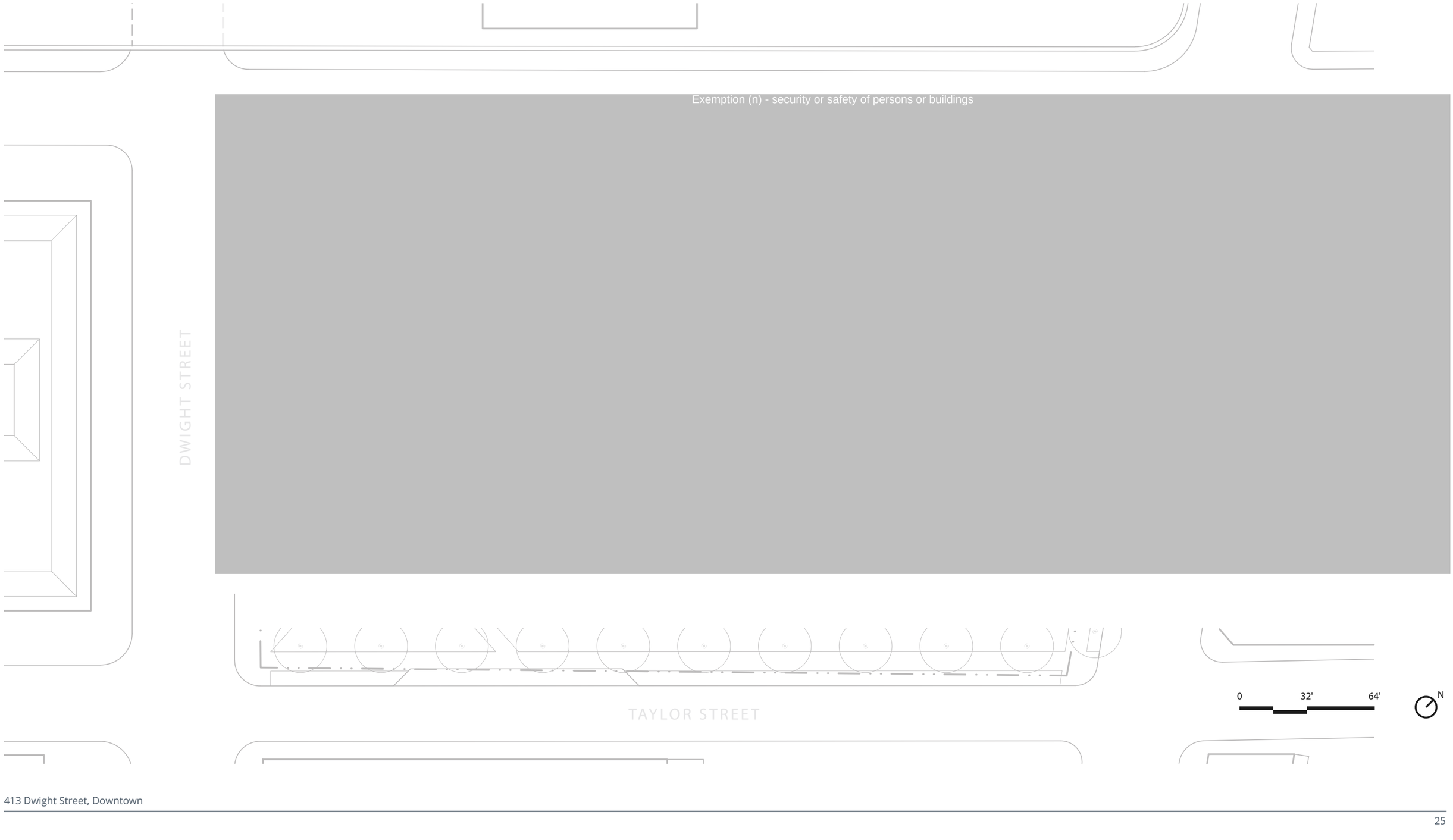
Existing Conditions Aerial



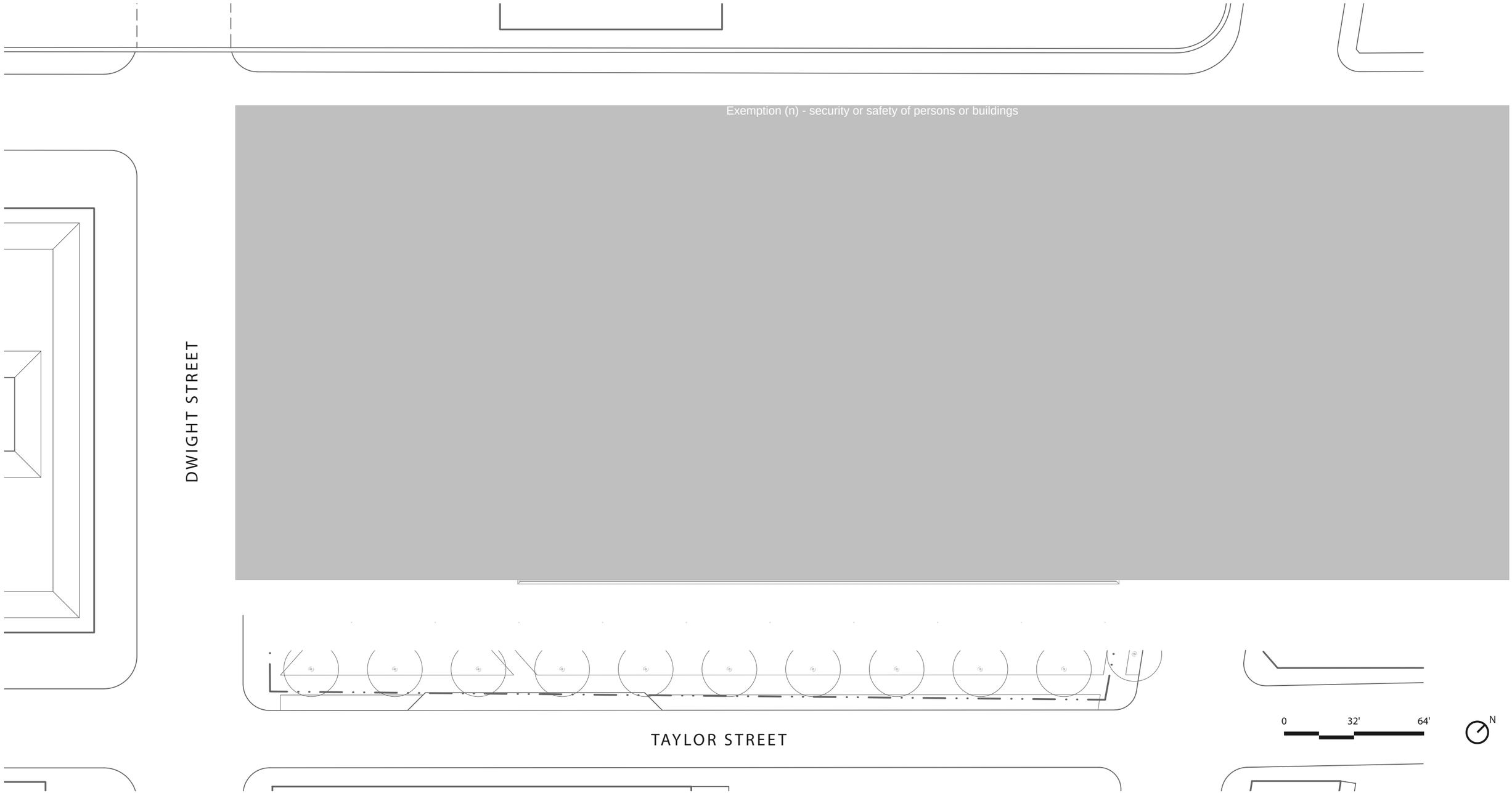
Site Plan


CHESTNUT STREET
PEARL STREET
MATTOON STREET
EDWARDS STREET
MUSEUM QUADRANGLE
LYMAN STREET
TAYLOR STREET
WORTHINGTON AVENUE
BRIDGE STREET
HILLYARD STREET
HARRISON AVENUE
DWIGHT STREET
STATE OFFICE BUILDING
UNION STATION
KAYNOR STREET
DURYEA WAY
STEARNS SQUARE
CIVIC CENTER GARAGE
MASSMUTUAL CENTER
STEIGER PARK
TD BANK CENTER
MAIN STREET
0
80'
160'
N

Basement – Central Holding & Parking

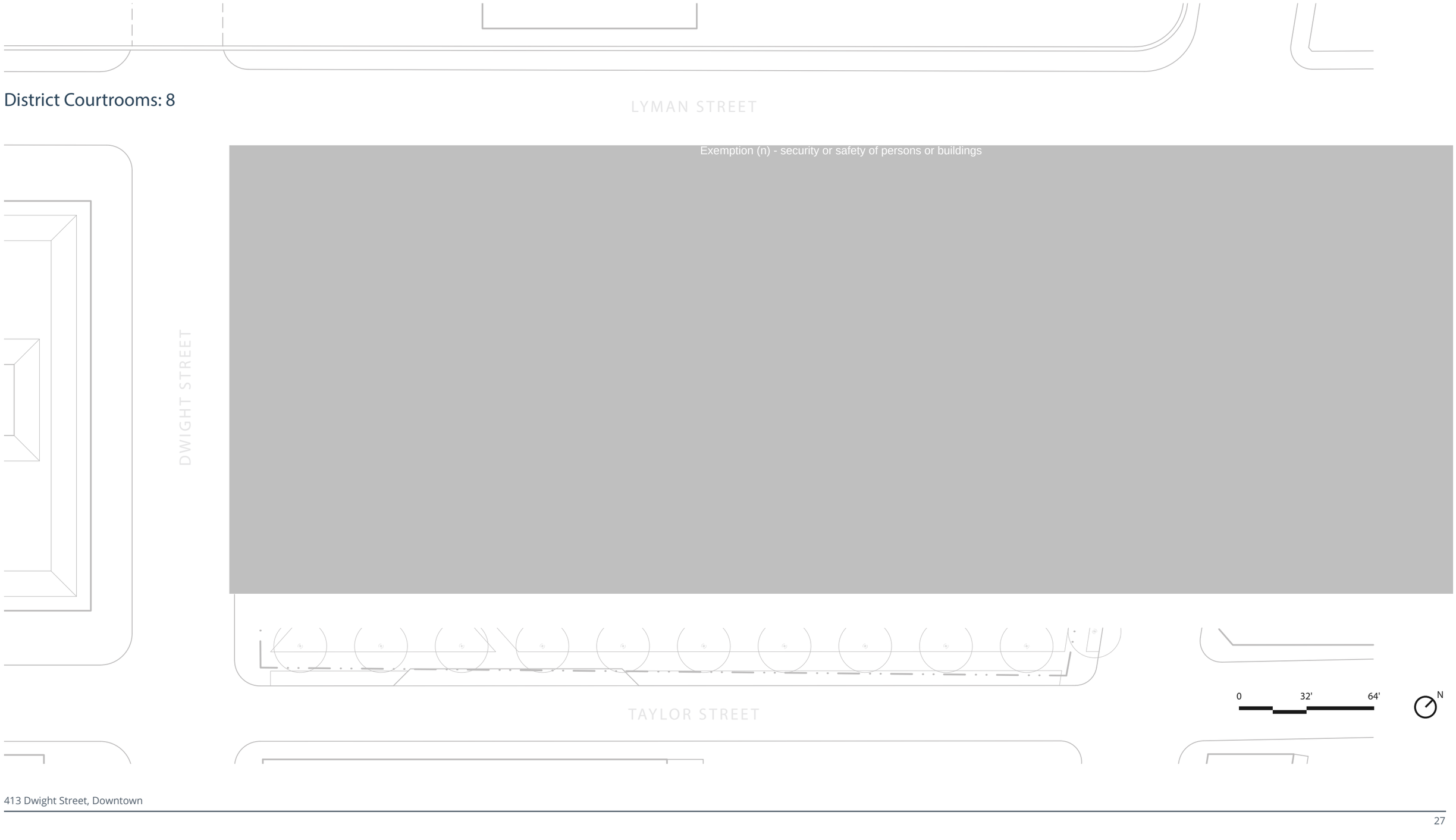


First Floor – Main Entry and Jury



Second Floor – District Court

District Courtrooms: 8



Third Floor – Probate and Family

Family Probate Courtrooms: 6



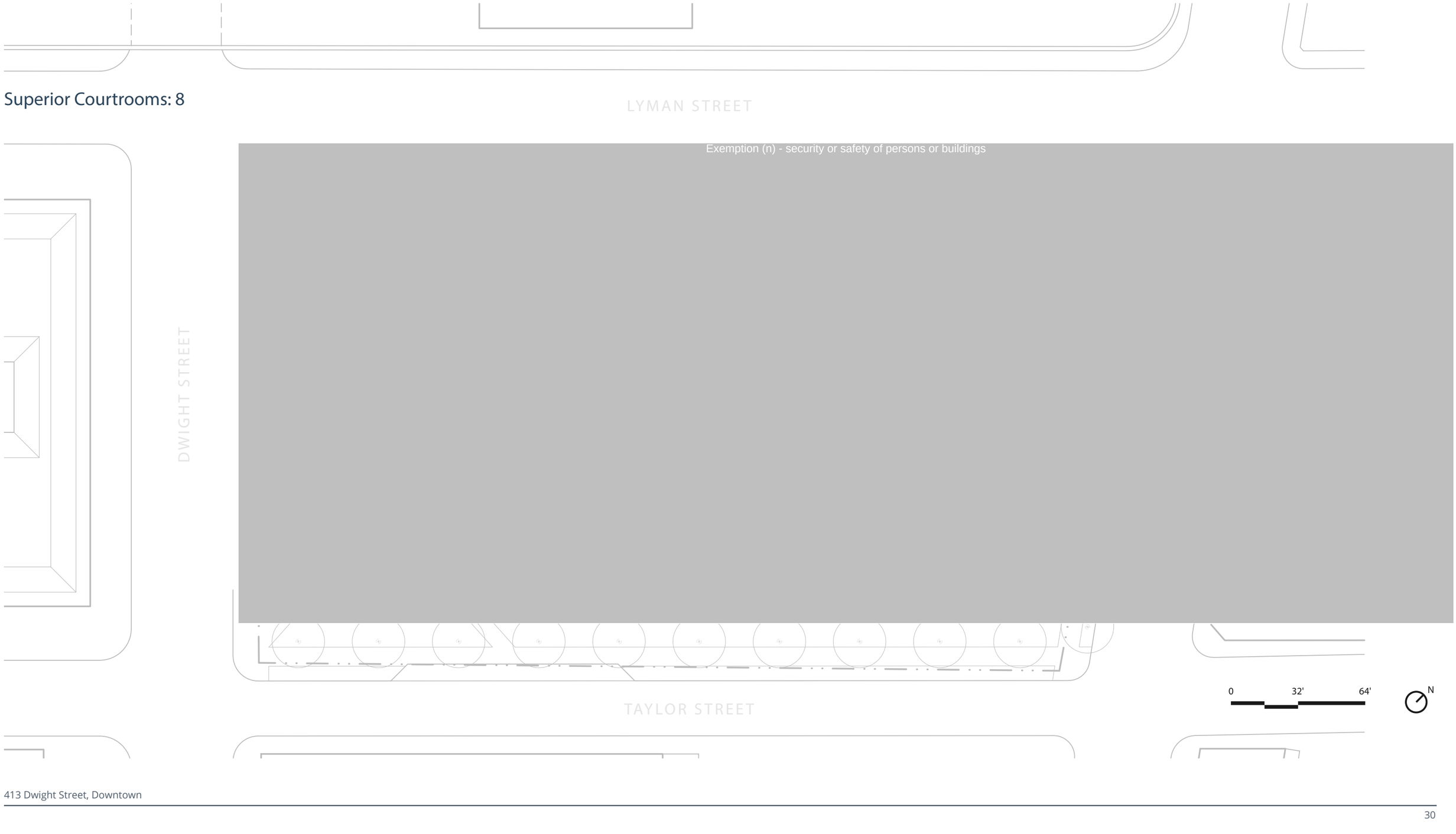
Fourth Floor – Juvenile and Housing

Juvenile Courtrooms: 4
Housing Courtrooms: 3



Fifth Floor – Superior

Superior Courtrooms: 8



Aerial View from South



413 Dwight Street, Downtown

Aerial View from West



Pedestrian View from Dwight & Taylor Streets



413 Dwight Street, Downtown

Pedestrian View from Dwight & Taylor Streets



413 Dwight Street, Downtown

Pedestrian View from Dwight Street



Entrance Lobby



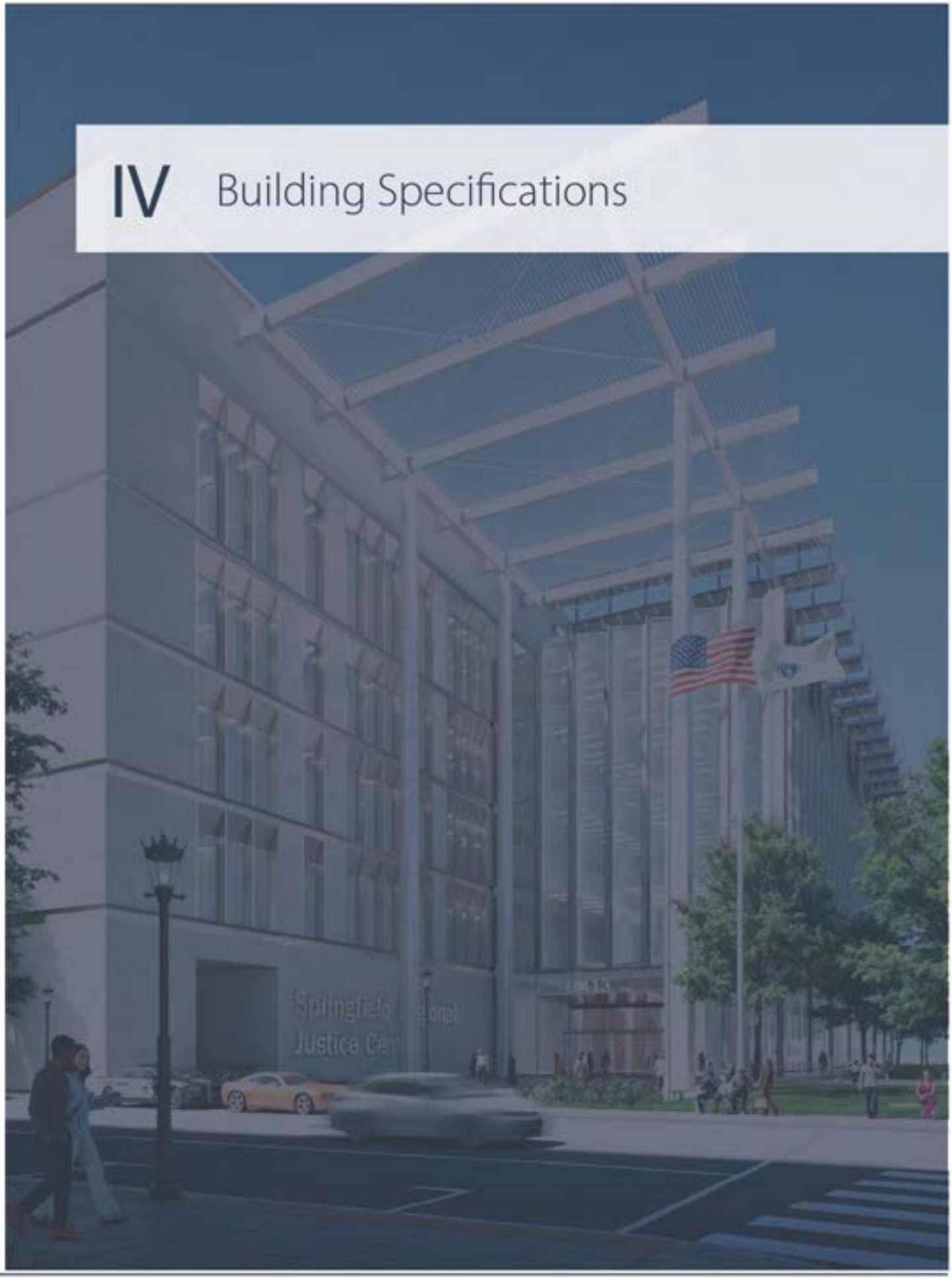
District Court Courtroom



Superior Court Courtroom



IV Building Specifications



IV. Building Specifications

Introduction

This technical narrative and outline specification document is to be read in conjunction with the Test Fit Plans and Design Narratives provided as part of this proposal. The 413 Dwight Street, Downtown proposal is conceived to meet the highest standards of security, accessibility, sustainability, and occupant comfort, while accommodating the diverse needs of judges, staff, the public, and in custody individuals. Every system, material, and assembly will be carefully selected to support durable, low-maintenance performance, environmental responsibility, and operational flexibility, ensuring that the courthouse remains functional, safe, and welcoming for decades. This document outlines the strategies employed across exterior systems, interior finishes, partitions, doors, glazing, millwork, ceilings, flooring, vertical transportation systems, and building systems, highlighting how each contributes to a secure, sustainable, and inclusive judicial environment.

Exterior Construction

Building Massing

The 413 Dwight Street, Downtown proposal will consist of a new five (5) story structure with one (1) story below grade dedicated to parking, holding facilities, and long-term file storage. The typical floor to floor height will be 20'-0" with increased height at Level 1 to create a more welcoming sense of arrival.

The building massing is a simple juxtaposition of two linear pavilions: one dedicated to courtrooms and chambers (courtroom pavilion) and the other occupied by office suites across five floors (office pavilion). In the seam between these two pavilions is the primary circulation on each floor, with courtrooms on the west side of the building and office spaces on the east.

The main entry, located at the corner of Dwight and Taylor Streets, features a dynamic brise soleil with integrated photovoltaic panels. This element provides shelter to the main entrance – signaling both gravitas and openness – while demonstrating the building's commitment to sustainability.

Exterior Materials

A combination of finish materials will be included in the exterior envelope of the building. The exterior building materials have been carefully considered to convey permanence, performance, durability, environmental sustainability and civic responsibility.

The scope of this narrative and outline specification is limited to the exterior envelope of the building and is intended to define the character, performance and quality of the materials used within the envelope.

Courtroom Pavilion Cladding

The courtroom pavilion will be clad in natural granite veneer-faced architectural precast concrete panels, articulated to define each level of the courthouse. A rhythmic pattern of punched glazed openings at Jury Deliberation Rooms and Judges' Lobbies provides daylight while maintaining an order. The design of this cladding system will include a combination of finish materials as follows:

- Stone clad architectural precast concrete panels, sills, copings, and base.
  - Regional materials, harvested and fabricated within 500 miles of Project Site
  - 1 3/4" thick granite veneer cladding with smooth sawn finish
    - Approximate slab size: 4'-6" w x 7'-0" h, 9'-0" w x 4'-0" h
    - 3/4" quirk miter at corners
    - Stainless steel anchors/clips
    - Bond breaker.
  - 18" honed granite veneer cladding at base where precast panels meet grade.
  - Beige concrete
  - Comply with ACI 318 and PCI MNL 116
  - Exterior Seals: front and rear seal with backer rod, Dow 795 or equal
  - Gravity anchors at columns and floor slab
  - Thermally isolated anchoring system: Armatherm or Fabreeka International or equal structural thermal break material at steel tube connections.
  - Panel interior consists of spray applied foam insulation encased in foil faced mineral wool thermal/ignition barrier. R=27 minimum.
- Glazed Aluminum Window assemblies:
  - Shop assembled, four side structurally glazed curtain wall system consisting of thermally broken, painted aluminum extrusions, triple insulating glass units, insulated shadow box assemblies, custom formed aluminum plate trim and fins.
  - Glazing: Interpane, Saint Gobaine or equal triple insulating argon filled glass includes high performance triple silver low-e coatings on surface #2 and #4. Warm edge spacer.
    - U-value: 0.155
    - SGHC: .028
    - VLT: 60%
    - Color Consistency: Test Method D2244 for CIE 1976 L*A*B the maximum individual tolerance value for Aa", Ab* and AL* shall not exceed 2, and no AE*ab color reading shall change quadrants.
  - Spandrel Assemblies: Insulated shadowbox and spandrel glass areas including triple glazed units, aluminum back pan, semi-rigid mineral wool insulation with mullion wrap insulation.
  - Extrusion Finish: Kynar Finish, PPG Duranar XL
  - Thermal Performance: Overall thermal performance of the glazed wall system to meet an overall area weighted average of U 0.16 with the vision to meet a minimum of U 0.25 per the energy code.
    - Spandrel: R 20, U 0.05
    - Shadowbox: R10, U-0.10
  - 10-year material workmanship warranty
- Metal plate trim at floor slab articulation, window surround, fins and coping:
  - Formed 1/8" aluminum plate
  - Extruded aluminum stiffeners to prevent oil caning
  - Integral thermal breaks at connection points
  - Kynar Finish, PPG Duranar XL
  - 20-year warranty against fading, chalking, pitting or peeling
- Overhead Coiling Doors at parking/sally port entrance and loading dock:
  - Cornell Cookson Thermiser Max ESD30, Motor Operated overhead coiling door including the following.

- Slats: Factory finished 24 gauge slats
- Bottom Bar: Thermally insulated extruded aluminum factory finished
- Guides: Hot Dipped galvanized steel with thermal break
- Motor and hood covers Safety package
- Actuators: radio control, proximity card control and key switch operation
- Audible and visible Pedestrian warning system

Office Pavilion Cladding

The office pavilions to the east are clad largely in glass, providing transparency, accessibility and openness. The glass is protected by exterior brise soleil, preventing uncomfortable glare in the work areas and reducing solar heat gain. The glass façade system consists of the following components:

- Curtain Walls and Glazed Assemblies:
  - Factory assembled, four side structurally glazed curtain wall system consisting of thermally broken, painted aluminum extrusions, triple insulating glass units, insulated shadow box assemblies, custom formed aluminum plate trim, copings, soffits and fins.
  - Glazing: Interpane, Saint Gobaine or equal triple insulating argon filled glass includes high performance triple silver low-e coatings on surface #2 and #4. Warm edge spacer.
    - U-value: 0.155
    - SGHC: .028
    - VLT: 60%.
    - Color Consistency: Test Method D2244 for CIE 1976 L*A*B the maximum individual tolerance value for Aa", Ab* and AL* shall not exceed 2, and no AE*ab color reading shall change quadrants.
  - Spandrels Assemblies: Insulated shadowbox and spandrel glass areas including triple glazed units, aluminum back pan, semi-rigid mineral wool insulation with mullion wrap insulation.
  - Extrusion Finish: Kynar Finish, PPG Duranar XL
  - Thermal Performance: Overall thermal performance of the glazed wall system to meet an overall area weighted average of U 0.16 with the vision to meet a minimum of U 0.25 per the energy code.
    - Spandrel: R 20, U 0.05
    - Shadowbox: R10, U-0.10
  - Building Entrances Basis of Design: CR Laurance "Entice Series Entrance System
  - 10-year material workmanship warranty
- Metal plate trim at fins and coping:
  - Formed 1/8" aluminum plate
  - Extruded aluminum stiffeners to prevent oil caning
  - Integral thermal breaks at connection points
  - Kynar Finish, PPG Duranar XL
  - 20-year warranty against fading, chalking, pitting or peeling.

Membrane Roof System:

The roof system will consist of a light-colored single-ply thermoplastic roof membrane on tapered insulation. A light-colored thermoplastic membrane was chosen for its many benefits like reduced cooling costs due to high solar reflectivity, increased energy efficiency, and a cooler, more comfortable interior. Thermoplastic membranes are also durable - resistant to UV radiation and punctures, have a long lifespan, and can help meet the project's LEED Platinum goal. The roofing system will consist of the following:

- Carlisle Sure-Weld, Versico VersaWeld or Equal
  - White TPO membrane, 80 mils thick
  - 5/8" cover board
  - TPO clad roof flashing, heat weldable, 24 gauge
  - FM Global wind loading
  - R=40 minimum, 60 PSI Low GWP tapered insulation
  - Walkway pads
  - Vapor barrier
  - 30-year warranty.
- Facility Fall Protection System: Winsafe, Guardian or equal tie back and lifeline anchors for fall protection, exterior maintenance, and window cleaning applications.
  - Fall Arrest capability meeting OSHA requirements.

Office Brise Soliel

A brise soleil has been incorporated in the design and serves multiple functions. From Taylor and Dwight Street, the brise soleil serves as an intuitive marker for the main entrance to the building, while also shading the south-facing glass from unwanted glare and solar heat gain. The framing of the brise soleil also supports integrated photovoltaic panels demonstrating the building's commitment to sustainability. The components that make up the brise soleil are as follows:

- Custom Metal Fabrications:
  - Galvanized steel columns, framing and supports for main entry canopy and Photovoltaic panel supports.
  - Shop applied Kynar Finish, PPG Duranar XL
  - Structural thermal breaks at connections which penetrate continuous insulation.
- PV Panels:
  - Preliminary analysis forecasts a potential PV system capacity of ~425kW
  - System capacity assumptions based on approximately 22,000 sqft PV array area and 21% module efficiency.
  - PV panel Basis of Design: Solar Edge Q Peak Duo XL-G10d
    - Power optimizer
    - Three phase inverter w/ Synergy Technology
    - Safety switch.

Interior Construction

Introduction

All interior construction materials are selected to support environmental sustainability, occupant health, and long-term durability. Finishes, adhesives, and coatings are low-VOC and meet current standards for indoor air quality. Recycled and rapidly renewable materials are prioritized wherever feasible, along with certified wood products and materials sourced from regional suppliers to reduce environmental impact. Durable, easily maintained surfaces extend the building's life cycle while minimizing waste. The overall material strategy creates a healthy, resilient interior environment that reflects the Commonwealth's commitment to sustainable design.

Interior Partitions

Interior partition construction is designed to meet the courthouse's rigorous requirements for security, acoustics, and sustainability, while providing flexibility for future reconfiguration.

Typical partitions consist of metal stud framing with multiple layers of gypsum board on each side to achieve high STC ratings for speech privacy and to meet GSA and U.S. Courts acoustic performance criteria, as well as minimum requirements within the RFP. All acoustic partitions are sealed at full height to the structural deck to prevent sound transfer and maintain fire and smoke compartmentation.

Where adaptability is desired, such as in office areas, demountable partition systems may be incorporated. These systems provide similar acoustic and visual performance as permanent walls while allowing future layout changes with minimal material waste, supporting sustainable life-cycle management.

All materials, including gypsum board, insulation, and framing components, are specified to contain recycled content and to meet low-emitting materials standards for indoor air quality. The result is a secure, acoustically private, and environmentally responsible interior enclosure system consistent with courthouse best practices.

Interior Doors

Interior door assemblies are designed to meet the courthouse's functional, security, and acoustic requirements while maintaining durability and environmental performance. The doors included in this proposal meet the requirements of the RFP.

General Office and Administrative Spaces: Doors are typically solid-core wood or composite doors with FSC-certified wood veneers or durable laminate finishes. Exemption (n) - security or safety of persons or buildings . For office departmental entries off public lobbies, we are proposing 9ft high doors. For doors internal to the office department, we are proposing 7ft high doors.

Courtroom Entries: Doors are acoustically rated assemblies designed to achieve high STC performance, typically STC 40 or greater, to maintain privacy during proceedings. Exemption (n) - security or safety of persons or buildings To provide a grand entrance into these important spaces, we are proposing 9ft high doors.

Security Doors: Exemption (n) - security or safety of persons or buildings

Across all door types, finishes and materials are selected for durability, maintainability, and environmental responsibility, with emphasis on low-emitting products and recycled content. The resulting door systems provide a cohesive balance of security, acoustic control, accessibility, and sustainability consistent with modern courthouse best practices.

Interior Glazing Systems

Interior glass and glazing systems are designed to balance transparency, security, acoustic control, and sustainability throughout the courthouse environment.

General interior glazing in offices, corridors, and public areas utilizes tempered or laminated safety glass that meets current building code impact requirements. These assemblies promote natural daylighting and visual connectivity, supporting occupant well-being and energy efficiency goals. Framing systems are aluminum or steel, with recycled content and low-VOC finishes.

Courtroom and secure interview glazing is specified for enhanced acoustic performance, typically using laminated acoustic glass with sound transmission ratings appropriate to maintain speech privacy and confidentiality (STC 40 or higher where required). Framing and perimeter seals are detailed for airtight installation to minimize sound leakage.

Security and detention glazing— Exemption (n) - security or safety of persons or buildings

All glazing materials are selected to contribute to LEED and sustainable design goals, incorporating recycled content, high light transmittance, and low-VOC sealants. Where privacy or solar control is needed, integral blinds, fritted glass, or electrochromic glazing may be used to reduce glare and energy load while maintaining visibility.

Overall, the glazing strategy provides a secure, acoustically private, and environmentally responsible interior environment that supports transparency, comfort, and dignity throughout the courthouse.

Door Hardware

Door hardware throughout the courthouse is designed for durability, security integration, accessibility, and acoustic performance, while supporting sustainable material and maintenance standards. Hardware shall consist of Exemption (n) - security or safety of persons or buildings .

General office and administrative areas are equipped with heavy-duty commercial-grade hardware, including lever handles, closers, and hinges that comply with ADA accessibility standards. Hardware finishes are selected for long-term wear resistance and low maintenance, with preference for products containing recycled content and low-emitting coatings.

Courtroom and restricted-access areas feature Exemption (n) - security or safety of persons or buildings

Detention-grade and high-security doors are Exemption (n) - security or safety of persons or buildings

System-wide, Exemption (n) - security or safety of persons or buildings .

Keying for judicial-related facilities is always extremely important. A Exemption (n) - security or safety of persons or buildings

The overall hardware strategy provides a cohesive, integrated approach—combining physical durability, technological security, and environmental responsibility—consistent with modern courthouse best practices.

Ceiling Systems

Ceiling systems throughout the courthouse are designed to meet acoustic, security, sustainability, and maintenance requirements while supporting the architectural character of each space. Ceiling height minimums included within the RFP are included in this proposal.

General office and public areas use acoustical ceiling tile systems with high NRC and CAC ratings to enhance speech privacy and occupant comfort. Tiles are composed of recycled and low-emitting materials, meeting LEED and GREENGUARD certification standards. Grid systems are durable, easily maintainable, and allow flexibility for future modifications to lighting, HVAC, or technology systems.

Courtrooms, hearing rooms, and jury deliberation spaces incorporate high-performance acoustic ceilings, often using monolithic or specialty systems designed to optimize sound clarity and confidentiality. These assemblies are detailed to integrate seamlessly with audiovisual, lighting, and HVAC components while maintaining consistent acoustic performance across the space.

Secure and detention areas feature Exemption (n) - security or safety of persons or buildings

All ceiling materials are selected with a focus on sustainability, durability, and indoor air quality, utilizing recycled content, low-VOC finishes, and regional sourcing where possible. The overall ceiling strategy supports both the courthouse's functional needs and its long-term commitment to environmental stewardship and occupant well-being.

Floor Finish Systems

Floor finishes throughout the courthouse are designed for durability, accessibility, security, and sustainability, with materials selected to perform under high-traffic public conditions while maintaining a professional civic character. Specifications and requirements from the RFP are included in this proposal.

Public lobbies, corridors, and courtrooms utilize durable materials such as terrazzo, natural stone, or porcelain tile, chosen for longevity, ease of maintenance, and timeless appearance. These materials contain recycled content where available and are installed using low-VOC adhesives and sealants. Slip resistance and ADA accessibility are integral to all surface selections.

Administrative and office areas feature sustainable resilient flooring or carpet tile systems with high recycled content and low emissions, meeting Green Label Plus and FloorScore certification standards. Carpet tiles are modular to allow easy replacement and reduce waste during maintenance.

Detention and service areas employ seamless, high-performance coatings that resist impact, abrasion, and tampering while allowing easy sanitation. These systems comply with security Exemption (n) - security or safety of persons or

Across all spaces, floor materials are selected for acoustic comfort, sustainability, and lifecycle value, incorporating recycled or rapidly renewable resources, regionally sourced materials, and finishes that contribute to LEED and state sustainability goals. The result is a cohesive flooring strategy that balances aesthetics, performance, and environmental responsibility throughout the courthouse.

Courtroom Millwork

Courtroom millwork is designed to convey dignity, durability, and security while meeting the courthouse's acoustic and sustainability requirements.

All millwork assemblies—including the judge's bench, witness stand, clerk station, and jury rail—are constructed from high-quality, FSC-certified wood products or formaldehyde-free composite cores with wood veneers sourced from sustainable forests. Finishes are low-VOC, water-based coatings that ensure indoor air quality and long-term finish stability.

Millwork is engineered for durability and acoustic performance, with concealed sound-absorbing panels integrated where appropriate to enhance speech intelligibility and minimize reverberation within the courtroom. Hardware and detailing are designed for accessibility, and ease of maintenance. Cable management and technology integration (microphones, displays, and data ports) are fully concealed within the millwork to maintain a clean and secure appearance.

In secure areas, Exemption (n) - security or safety of persons or buildings

The overall design emphasizes craftsmanship and sustainability, combining durable construction, locally sourced materials, and environmentally responsible finishes to create a professional, enduring, and functional environment that reflects the authority and accessibility of the judicial system.

Elevator Systems

Elevator systems throughout the courthouse are designed to meet security, accessibility, durability, and sustainability requirements while supporting smooth circulation for all users. This proposal contains (10) total elevators – (4) Public, (4) In-Custody, and (2) Staff/ Juror/Freight elevators.

Public elevators feature spacious, ADA-compliant cabs with low-emitting finishes, durable flooring, and energy-efficient LED lighting. Controls include tactile and Braille indicators, audible announcements, and visual floor displays to ensure accessibility for all users. Elevators are integrated into the building's fire and life safety systems for safe operation during emergencies.

Staff elevators provide secure, controlled access between floors, incorporating Exemption (n) - security or safety of persons . Finishes are robust and durable, selected for long-term maintenance efficiency while meeting sustainability goals. These are also acting as service/freight elevators and are sized for large equipment and maintenance needs, with durable, low-maintenance finishes, reinforced floors, and energy-efficient drives. Exemption (n) -

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

In-custody elevators are designed for Exemption (n) - security or safety of persons or buildings

All elevator systems prioritize energy efficiency, sustainable materials, and lifecycle durability, while ensuring separation and safety of public, staff, and in-custody circulation in compliance with modern courthouse best practices.

Building Engineering Systems

Assumptions

Weather Data

Springfield is located in western Massachusetts and is close to Westfield, MA, Westover AFB weather stations.

The 99.6% Heating design temperature for this location is 0.7°F.

The Summer 0.4% design temperature is 91.2°F (DB), 72.4°F (MCWB)

Internal Conditions

The internal temperature range for regularly occupied spaces including courtroom, Jury pools, office and conference spaces shall be 70-75°F during occupied times with unoccupied setback of 67-80°F.

During power outages, the building system shall be capable of maintaining 50°F on the heating design day to prevent freezing.

Envelope Performance

The building loads have been benchmarked against similar courthouses and therefore assume a high-performance façade that exceeds code requirements for R-values and glazing areas.

Mechanical System

Central heating and cooling systems

The base system assumes air source heat pumps (ASHP) provide full heating and cooling peak demand for the building. The equipment list provided below aims to provide sizes for all major systems but does not include all items necessary for the full distribution system.

Equipment sizing

Heating and cooling equipment and pumps. Assume: 4-pipe heat pumps with heat recovery.

Tag	Description	Duty (Tons/ kBtu/h)	Comment
ASHP 1-7	Air source heat pumps (8 modules)	27.6 / 216.3 each module	7# modules Cooling / Heating
ASHP 8-14	Air source heat pumps (8 modules)	27.6 / 216.3 each module	7# modules Cooling / Heating
ASHP 15-21	Air source heat pumps (8 modules)	27.6 / 216.3 each module	7# modules Cooling / Heating
ASHP 22-27	Air source heat pumps (5 modules)	27.6 / 216.3 each module	6# modules Cooling / Heating
HX 1-2	Heat Exchangers HHW	500gpm / 2°F approach	N+1 to separate glycol loop from building piping.
HX 3-4	Heat Exchangers CHW	1,480gpm / 2°F approach	N+1 to separate glycol loop from building piping.

Manufacturer: Water furnace T9RS or similar for ASHP and T5HS050 for WSHP. Heat Exchanges assume Alfa Laval AQ plate and frame or similar.

The ASHP system will contain glycol for freeze protection and have a rated performance at 0°F and remain operational down to -15°F in heating.

Tag	Description	Duty (GPM)	Comment
HHWP 1-4	Heating hot water pumps primary	125 each	1# per AHSP bank
HHWP 5-7	Heating hot water pumps secondary	250 each	3# total (N+1)
CHWP 1-4	Chilled water pumps primary	370 each	1# per AHSP bank
CHWP 5-7	Chilled water pumps	740 each	3# total (N+1)

Manufacturer: Taco, Bell and Gosset, Armstrong

Hydronic closed-loop system equipment shall include, expansion tanks, air and dirt separators, coupon racks, chemical pot feeders, glycol feeder (for primary HHW and CHW circuits only), and typical accessories.

Tag	Description	Duty (CFM)	Comment
AHU-1	Detainee AHU Constant volume	16,100	Detainee and holding areas
AHU-2	BOH and lobby AHU VAV unit	14,000	Level 1 Public Lobby /reception and BOH
AHU-1C	Court room AHU 1 – VAV unit	29,100	East courtrooms
AHU-2C	Court room AHU 2 – VAV unit	29,500	West courtrooms
AHU-3&4	General DOAS	23,200	OA unit serves all other areas

Manufacturer: Haakon, Ventrol, or similar

The detainee and holding air handling units (AHU) shall be a double stack unit including heating and cooling coils, enthalpy wheel, MERV 8 and 13 electrostatic low pressure filters on supply and MERV 8 on return, and fan wall plenum style supply and return fans.

The VAV units will include a double stack unit including heating and cooling coils, enthalpy wheel, MERV 8 and 13 electrostatic low pressure filters on supply and MERV 8 on return, mixing plenum with dampers, OA and economizer control dampers and fan wall plenum style supply and exhaust fans.

The DOAS units a double stack unit including heating and cooling coils, enthalpy wheel, MERV 8 and electrostatic low pressure 13 filters on supply and MERV 8 on return and fan wall plenum style supply and exhaust fans.

All units will be sized assuming 400fpm coil velocities and a VFD for each fan.

Low pressure ductwork distribution system to reduce fan energy demand. No medium pressure duct work on the VAV system.

Tag	Description	Duty (CFM)	Comment
SPF 1-4	Stair Pressurization fans	8,000	1 per stair
EF-1	Parking exhaust fan	26,500	0.75cfm/sf
SF-1	Parking supply fan	26,500	Make up air
EF 2-4	Sallyport, loading dock and penthouse	1,000 each	Misc fans

Manufacturers: Greenheck, Loren Cooke, Twin City

Tag	Description	Duty (Gal)	Comment
FOT-1	Diesel fuel oil tank	7,200	Containment solutions located in 3hr rated room
FOP 1	Fuel oil pump skid	4gpm	Duplex pump set, submersible
BT 1-2	Buffer tanks for HHW and CHW	90	

HVAC Distribution Systems

The courtrooms shall be served by two variable air volume (VAV) air handling units serving the east and west wings respectively. Supply to each courtroom will be controlled via VAV boxes with hydronic heating coils. The supply and return ducts shall be provided with a cross connection duct in the penthouse to provide added resilience between the unit.

The main entrance lobby and public spaces shall be served by a separate VAV unit. Assume approximately 1,200sf/VAV for this area.

The majority of the program in the building, including the public circulation, jury pool and deliberations spaces, court offices, and judges suites shall be served by fan coil units and minimum outdoor are from the dedicated outdoor air units (DOAS). VAV's shall be provided for DCV controls in meeting rooms and to provide CAV for other spaces. All supply and return will be ducted to diffusers. Ceiling plenum return is not acceptable.

The detainee and holding areas shall be served from a separate constant volume DOAS unit. The diffusers and grille shall be security grade within the cells and access for volume dampers and other devices only provided in the circulation areas outside of holding cells.

Separate variable refrigerant volume (VRF) units shall be provided for IT and Electrical rooms and powered from the emergency circuit. Assume a bank of compressors for the lower floors (Basement to level3) and upper floors (level4 and above). Total capacity of 112Ton.

Electrical Systems

Electrical Service Equipment

Due to the large building size and anticipated electrical load, it is assumed that space will be required within the building to house the utility 15kV switchgear and 15kV-480/277V transformers. A room (Eversource vault) shall be constructed to Eversource standards, including 3-hour fire rating, 15-foot ceiling and direct exterior access. The Eversource vault shall contain the following Eversource-owned and installed equipment:

- (1) 15kV, 3-phase, 3-wire switchgear
- (4) 15kV-480/277V, 2500 kVA, 3-phase, 4-wire transformers

Main Electrical Room

Major equipment in the main electrical room will include (4) main switchboards to distribute power through the building. Each switchboard shall have the following characteristics:

- 4,000A, 480/277V, 3-phase, 4-wire + ground, with surge protection device (SPD)
- 4,000A main circuit breaker, 100%-rated, insulated case type (ICCB)
- Distribution sections with molded case circuit breakers (MCCB)
- All circuit breakers with electronic trip, LSIG functions
- Energy reduction maintenance switch to be incorporated in main circuit breaker and any feeder breakers 1,000A or greater.

Penthouse Normal Electrical Room

Major equipment in the penthouse electrical room will include (3) switchboards for distribution of power to mechanical equipment located at the penthouse level and roof. Each switchboard shall have the following characteristics:

- 2,500A, 480/277V, 3-phase, 4-wire + ground, with surge protection device (SPD)
- 2,500A main circuit breaker, 100%-rated, insulated case type (ICCB)
- Distribution sections with molded case circuit breakers (MCCB)
- All circuit breakers with electronic trip, LSIG functions
- Energy reduction maintenance switch to be incorporated in main circuit breaker and any feeder breakers 1,000A or greater.

Distribution equipment will also be provided for optional standby power as follows:

- (2) ATS – 1000A, 4-pole, 480/277V, 3-phase, 4-wire plus ground
- (2) Switchboards – 1000A, 480/277V, 3-phase, 4-wire plus ground, with SPD, 1000A main circuit breaker (MCCB)

Floor Electrical Rooms (Normal Power)

Each building floor will be served by two normal power electrical rooms. Each electrical room will house the following equipment:

- Distribution panel – 250A, 480/277V, 3-phase, 4-wire plus ground, with SPD
- Lighting panel – 225A, 480/277V, 3-phase, 4-wire plus ground, 42-poles
- Mechanical panel – 225A, 208/120V, 3-phase, 4-wire plus ground, (2) 42-pole tubs
- Receptacle panel – 225A, 208/120V, 3-phase, 4-wire plus ground, (2) 42-pole tubs
- (2) Transformers – 75 kVA, 480-120/208V, 3-phase, 4-wire, 115C temp rise
- All panels provided with main circuit breaker matching the panel bus rating.

Emergency Generator

An emergency diesel generator shall be located on the roof. The generator shall provide emergency, legally required standby and optional standby power. The generator shall have the following characteristics:

- Standby-rated, 2,000 kW/2,500 kVA, 3-phase, 4-wire plus ground
- Weatherproof, walk-in, Level 2, sound enclosure
- Integral load bank rated for 50% of maximum generator output (1,000 kW)
- Subbase fuel tank with capacity for 24-hour runtime
- 4,000A temporary generator docking station located on the exterior of the building at ground level.

Main Emergency Electrical Room

The main emergency electrical room shall be located at the penthouse level and shall house the generator switchboard. Other major equipment to be installed in this room includes automatic transfer switches (ATS) and distribution panels for emergency and legally required standby power.

The generator switchboard shall have the following characteristics:

- 4,000A, 480/277V, 3-phase, 4-wire + ground, with surge protection device (SPD)
- 4,000A main circuit breaker, 80%-rated, insulated case type (ICCB)
- Distribution sections with molded case circuit breakers (MCCB)
- All circuit breakers with electronic trip, LSI functions and ground-fault alarms
- Energy reduction maintenance switch to be incorporated in main circuit breaker and any feeder breakers 1,000A or greater.

Emergency power distribution shall be served by the following equipment:

- ATS – 800A, 4-pole, 480/277V, 3-phase, 4-wire plus ground
- Switchboard – 1000A, 480/277V, 3-phase, 4-wire plus ground, with SPD, 800A main circuit breaker

Legally required standby power distribution shall be served by the following equipment:

- ATS – 800A, 4-pole, 3-phase, 4-wire plus ground
- Distribution panel – 800A, 480/277V, 3-phase, 4-wire plus ground, with SPD, 800A main circuit breaker

Floor Electrical Rooms (Emergency Power)

Each building floor will be served by two emergency power electrical rooms. Each emergency electrical room will house the following equipment:

- EM lighting panel – 225A, 480/277V, 3-phase, 4-wire plus ground, 42-poles, with SPD
- EM power panel – 100A, 208/120V, 3-phase, 4-wire plus ground, 42-poles, with SPD
- Transformer – 45 kVA, 480-120/208V, 3-phase, 4-wire, 115C temp rise
- All panels provided with main circuit breaker matching the panel bus rating.

Infrastructure and Technology Coordination

As per the RFP, referenced in Section 2.7.8 Pre-Wiring of Courtrooms and to ensure seamless integration of building systems and user technology, the Landlord will provide and install all necessary infrastructure components—including wall boxes, floor boxes, sleeves, floor cores, and riser cables—to fully support electrical, security, and telecommunications systems. The User Agency will complete the installation of audiovisual (AV) cabling within all courtrooms. We look forward to collaborating with the User Agency, ensuring that the technology is tailored to their specific operational needs.

Plumbing and Fire Protection Systems

The following is the preliminary design for plumbing and fire protection systems (sizes and quantities to be verified and updated as the design develops).

The major plumbing equipment components include:

Tag	Description	Duty	Comment
M-1/2	Domestic Water Meter	-	Install at plumbing room, on the 6" incoming water service. Manufacturer: Neptune or similar
RPZ-1/2	Backflow Preventer	-	Install at plumbing room, on the 6" incoming water service. Manufacturer: Watts or similar
BP-1/2/3	Booster pump triplex	410 gpm @ 110 psi	Manufacturer: Grundfos or similar
DWH	Domestic Water Heaters		Electric resistance and/or ASHP water heaters to supply plumbing fixtures Manufacturer: PVI or similar for electric heaters. Watts or similar for ASHP
TMV-1/2	Thermostatic Mixing Valve	-	One (1) for each hot water heater assembly. Manufacturer: Leonard or similar
ET-1/2	Expansion tank	15 gallons each	Install one (1) expansion tank adjacent to water heater assembly. Manufacturer: Amtrol or similar
CP-1/2	Circulating pump duplex	15 gpm @ 13 psi	Install one (1) duplex circulation pump for each water heater assembly. Manufacturer: Bell & Gossett or similar
EP-1/2	Ejector pump duplex	150 gpm @ 16 psi	Submersible pump for sanitary drainage unable to discharge by gravity to city sanitary sewer, if required. Manufacturer: Weil or similar
SP-1/2	Sump pump duplex	25 gpm @ 16 psi	Submersible pump for storm drainage unable to discharge by gravity to city storm sewer, if required. Manufacturer: Weil or similar
ESP-1	Elevator pumps	50 gpm for each elevator	One (1) per bank of elevators. Elevator pump waste should discharge to oil interceptor. Manufacturer: Weil or similar
OI-1	Oil Interceptor	-	Installed at basement level to prevent the discharge of oil, gasoline, and sand from elevator and parking/loading area drainage. Manufacturer: Zurn or similar

The major fire suppression equipment components include:

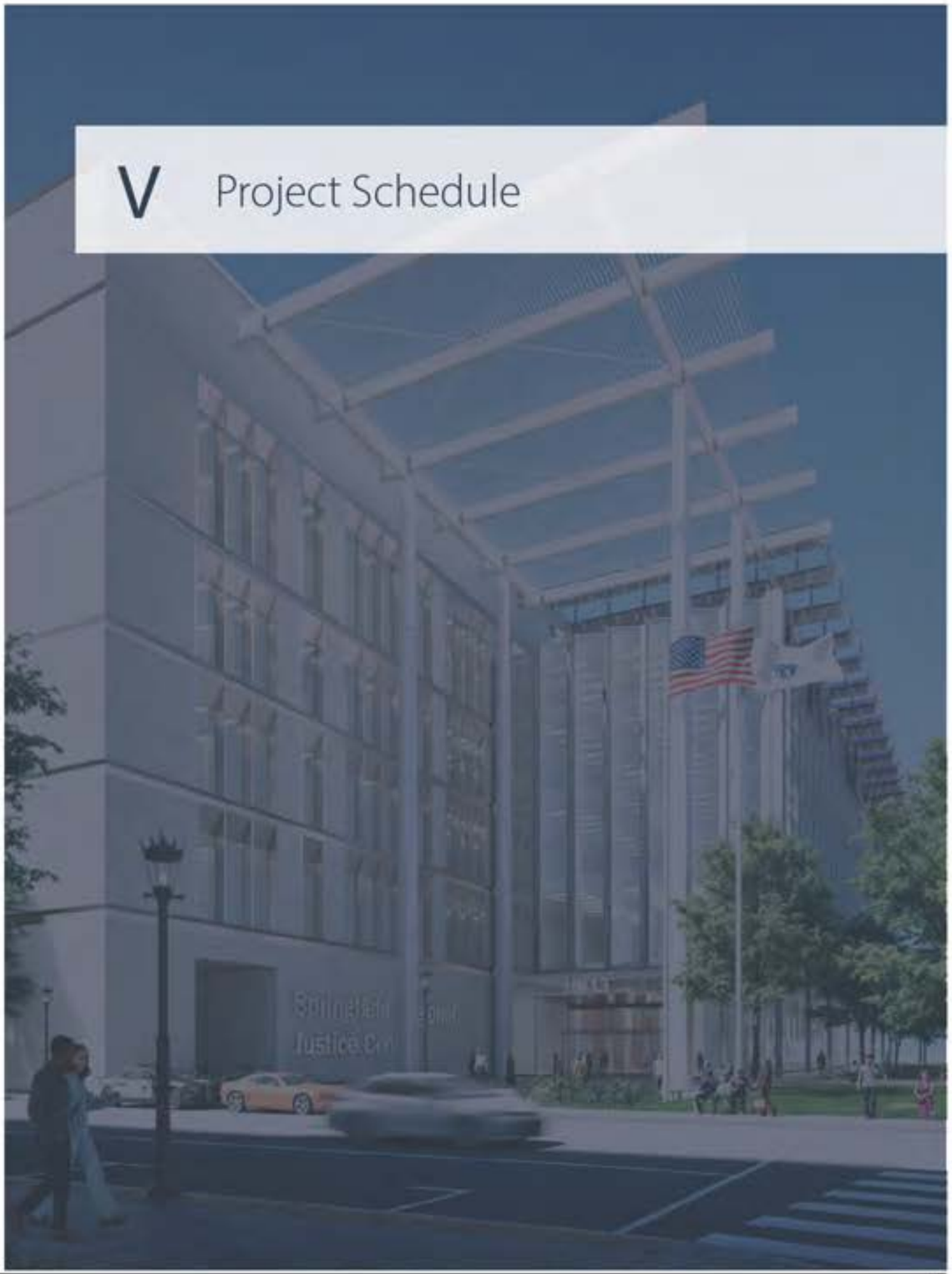
Tag	Description	Duty	Comment
FP-1	Fire Pump and Jockey Pump	1000 gpm @ 180 psi	Install in a 2-hr-rated room accessed from the exterior. Fire pump should be on life safety power. Manufacturer: Peerless or similar
DCVA-1/2	Double check valve assembly	-	Install in the fire pump room, on the 8" incoming fire supply.
FS- 1/2/3/4	Automatic standpipe system and hose valves	-	Install one (1) at each of the four (4) stairwells with 2-1/2" fire hose valves.
FCA-1/2	Floor Control Assembly	-	Install two (2) per floor at the staircases.
DV-1	Dry Valve	-	To be installed for external and unheated spaces. Manufacturer: Viking or similar
NG-1	Nitrogen Generator	-	To supply dry and pre-action valves. Manufacturer: Tyco or similar
PA-1	Preaction Valve	-	For IT spaces and incoming electrical vault, if required. Manufacturer: Viking or similar

Note: quantity and location of pressure reducer is subject to confirmation of street pressure.

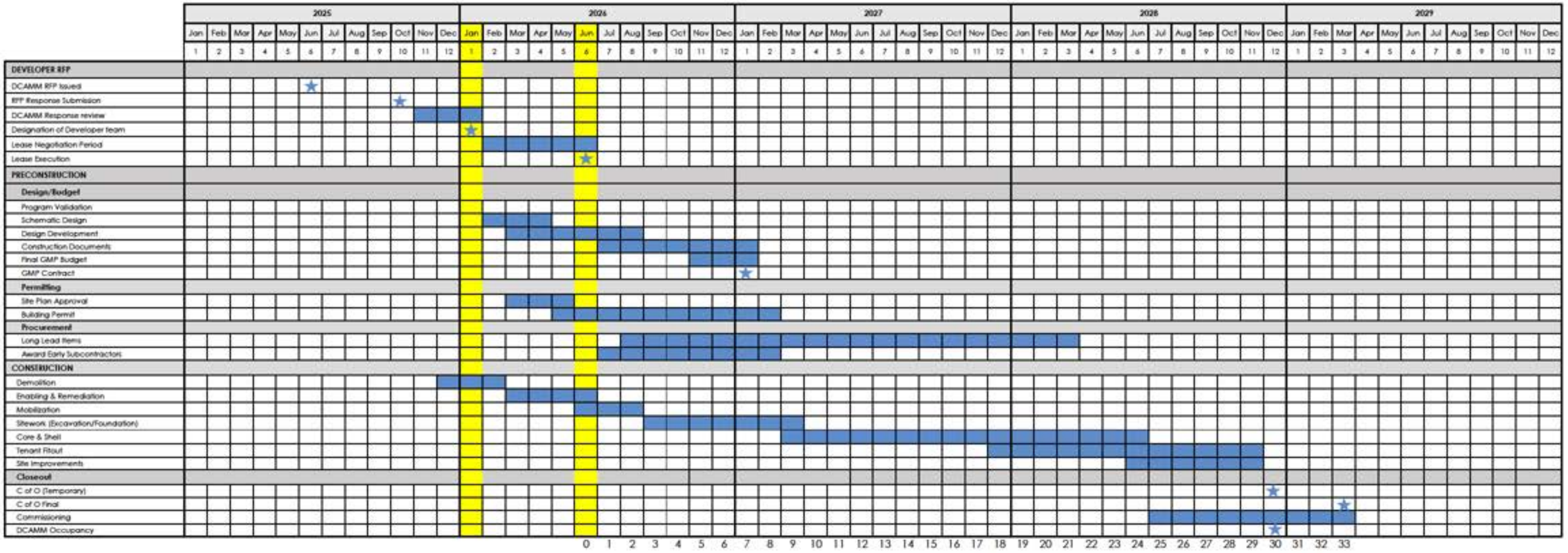
The fire suppression systems will be hydraulically designed to meet the following NFPA 13 criteria. These requirements are subject to change if applying FM global requirements.

Occupancy	Classification	Density	Design Area	Hose Stream Allowance
Offices, conference rooms, administrative areas, and similar	Light Hazard	0.1 gpm/ft^2	1,500 ft^2	100 gpm
Mechanical, general storage, electrical, and similar	Ordinary Hazard I	0.15 gpm/ft^2	1,500 ft^2	250 gpm
Parking, loading areas (Dry System)	Ordinary Hazard II	0.2 gpm/ft^2	1,950 ft^2	250 gpm
IT spaces, electrical vault (Preaction)	Ordinary Hazard II	0.2 gpm/ft^2	1,950 ft^2	250 gpm

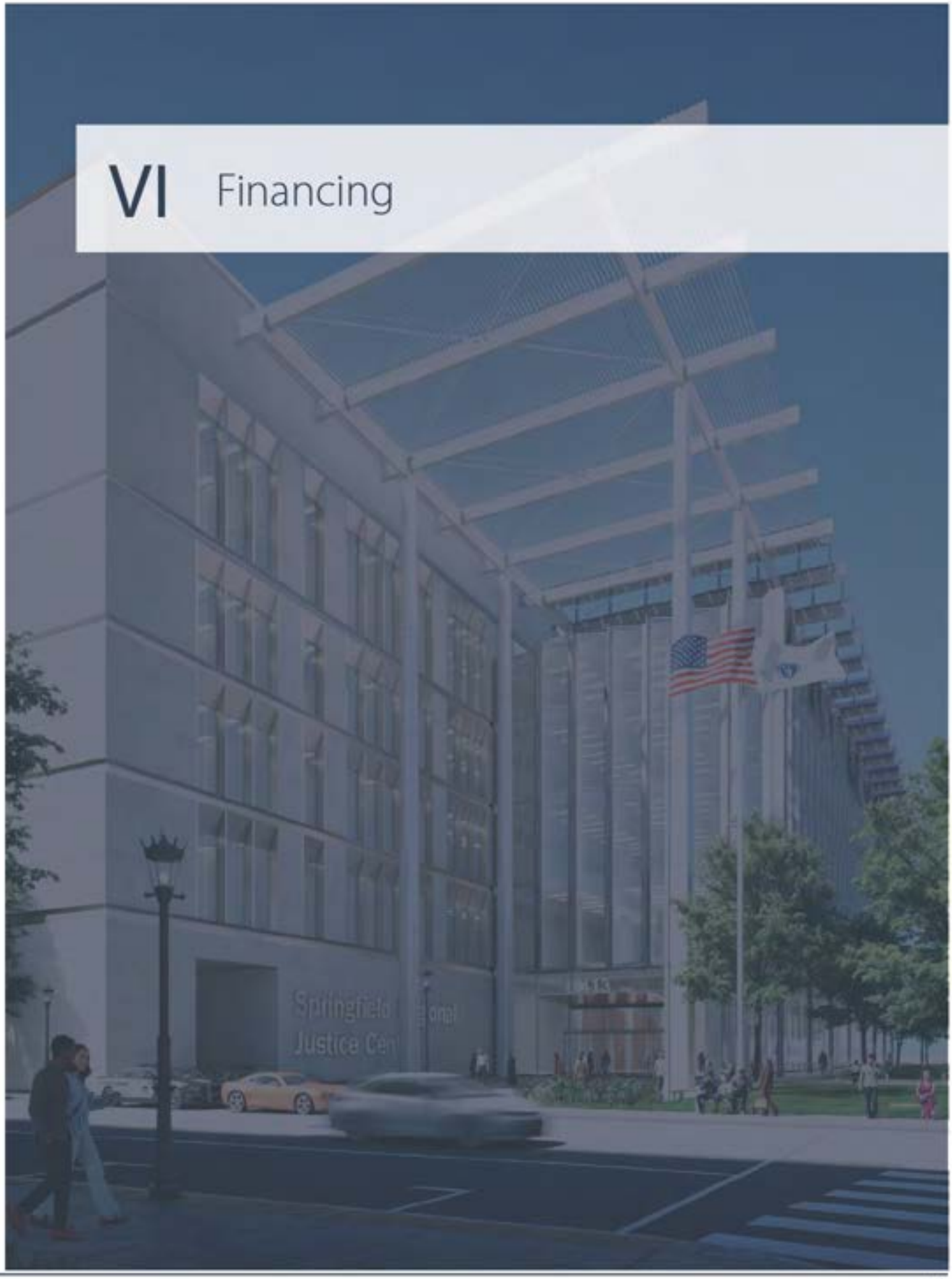
V Project Schedule



V. Project Schedule



VI Financing



VI. Financing

October 14, 2025

Jones Lang LaSalle
Comfort Letter: Springfield Regional Justice Center Capitalization
To: Commonwealth of Massachusetts – Division of Capital Asset Management & Maintenance
From: JLL

Jones Lang LaSalle (JLL) is pleased to confirm our strong confidence in the ability of USPB JV, LLC's ("Developer") ability to secure full capitalization for the proposed Springfield Regional Justice Center located roughly at Dwight, Chestnut, Lyman, and Taylor Streets in Springfield, MA, via the institutional debt capital markets. Our recommendation is grounded in extensive experience structuring long-term Credit Tenant Lease ("CTL") and conventional financing solutions for essential-use, government-leased real estate.

Transaction Viability and Execution

- **Structure & Tenant Credit:**
  The financing may be structured as a CTL loan secured by direct assignment of the Commonwealth's 40-year lease. The State's high-grade credit and mission-critical use underpin robust investor demand and allow for long-term fixed-rate financing optionality.
- **Market Access:**
  JLL maintains direct relationships with over 150 institutional investors actively seeking government-backed CTL assets. We consistently achieve competitive rates, high leverage, and certainty of execution on deals of this profile and scale.

  In addition to CTL financing, JLL Capital Markets is the world's leading real estate capital markets intermediary, regularly executing capital transactions totaling more than $180BN annually – resulting in the #1 Debt Advisory ranking by Mortgage Bankers Association for 15 years running. Based on real-time market experiences, we are highly confident in a variety of capitalization solutions for this development.
- **Execution Process:**
  JLL will work with the Developer to obtain the most competitive financing terms available in the market. JLL will present Developer with a range of options, advise on lender selection, negotiate terms and facilitate the closing process.

One Post Office Square, 11th Floor, Boston, MA 02109

Track Record with CTL

JLL has successfully closed over 850 transactions totaling $15 billion—including numerous state, municipal, healthcare, and headquarters CTL financings with terms up to 40 years and $500MM+. Recent precedents include:

- $333MM / 23-year Zurich Insurance HQ
- $157MM / 20-year GSA Seattle Office
- $77MM / 30-year Dallas Municipal Ground Lease

All executed with full capital markets certainty, favorable borrower terms, and strong institutional investor participation.

Conclusion

Based on established process, extensive precedents, and deep investor relationships, JLL unequivocally confirms the viability of securing competitive, long-term financing for the Springfield Regional Justice Center.

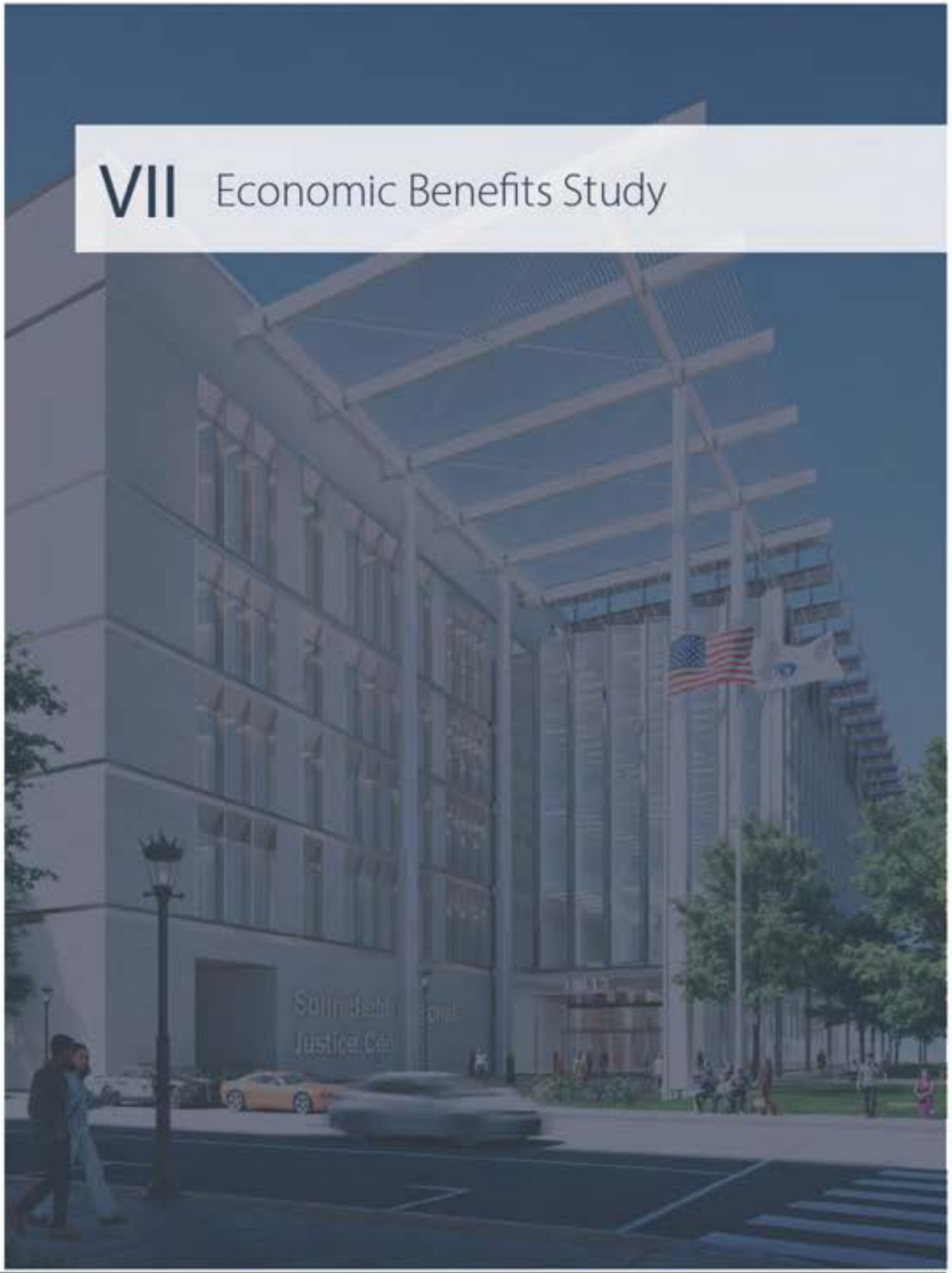
JLL's conclusion regarding the financing is not conditioned on material modifications to the Lease or identification of modifications sought.

The Developer and State should proceed with full confidence in the project's capitalization.

For additional detail, please contact the JLL team.

One Post Office Square, 11th Floor, Boston, MA 02109

VII Economic Benefits Study



413 Dwight Street, Downtown

SPRINGFIELD, MA

DWIGHT STREET SITE COURTHOUSE RELOCATION

ECONOMIC BENEFITS STUDY

OCTOBER

2025

Kimley»Horn

413 Dwight Street, Downtown

Table of Contents

Executive Summary 3
1. Introduction 6
2. Economic Context 9
3. Courthouse Peer Studies and Findings 28
4. Future Development Opportunities 31
5. Economic Impact of Construction 35
6. Conclusion 39

Graphs, Maps, and Tables

Graph 1: Share of Residents by Race, Area of Impact, 2025 15
Graph 2: Comparison of Share of Residents Aged 25+ by Educational Attainment, 2025 16
Graph 3: Median Household Income, 2025 17
Graph 4: Annual Net New Job Growth, Springfield MSA, 2006-2024 18
Graph 5: Total Jobs, Area of Impact, 2025 19
Graph 6: Land Use Distribution, Area of Impact, 2025 21
Graph 7: Retail Supply and Net Absorption, Springfield MSA, 2006-2025(YTD) 22
Graph 8: Retail Rent per Square Foot Trends, Springfield MSA, 2006-2025(YTD) 22
Graph 9: Office Supply and Net Absorption, Area of Impact, 2006-2025(YTD) 24
Graph 10: Comparison of Office Vacancy Trends, 2006-2025(YTD) 25
Graph 11: Comparison of Office Rent per Square Foot Trends, 2006-2025(YTD) 25

Map 1: Site Map, 2025 6
Map 2: Area of Impact, 2025 8
Map 3: Area of Impact Businesses by Employment Density, 2025 20
Map 4: Distribution of Retail Space, Area of Impact, 2025 23
Map 5: Distribution of Office Space, Area of Impact, 2025 26
Map 6: Existing Peak Hour Traffic Volumes, Area of Impact, 2025 27
Map 7: Development and Redevelopment Potential Map, Area of Impact, 2025 32
Map 8: Highest Development and Redevelopment Potential, Area of Impact, 2025 34

Table 1: Comparison of Population Trends, 2010-2025 14
Table 2: Population by Age Cohort, Area of Impact, 2010-2025 15
Table 3: Major Employers, Area of Impact, 2025 18
Table 4: Total Employment Impact, 2025 36
Table 5: Induced Employment Impact, 2025 37

Executive Summary

A Generational Investment in Springfield

The Commonwealth's investment in the Springfield Regional Justice Center represents both a critical modernization of judicial facilities and a once-in-a-generation opportunity to catalyze economic revitalization in an underserved area of the Metro Center. The proposed site at Dwight, Chestnut, Taylor, and Lyman Streets (referred to in this report as the Dwight Street Site or, simply, the Site) uniquely positions the courthouse as a new civic anchor—directly across from the Springfield State Office Building and just steps from Union Station, the region's multimodal transit hub.

Beyond meeting the Commonwealth's program requirements, this proposed location for a new courthouse promises to generate immediate and long-lasting economic, social, and community benefits for Springfield, Hampden County, and the broader region.

Economic and Community Context

Springfield is a Gateway City and the third-largest city in Massachusetts, with a majority-minority population and a rich, multi-ethnic cultural identity. Yet it faces persistent challenges: lower household incomes, below-average educational attainment, and higher vacancy rates in portions of its downtown real estate market.

Locating the courthouse in the specific Area of Impact contemplated will directly address these challenges. The surrounding neighborhoods, home to some of the highest concentrations of Puerto Rican residents in the region, stand to benefit from expanded workforce pathways, greater economic mobility, and more equitable access to justice and opportunity.

Key Economic Takeaways for the Dwight Street Site

The proposed Dwight Street site offers the strongest potential to transform Springfield's downtown by pairing a critical civic investment with a concentrated redevelopment opportunity. Located steps from Union Station in an area containing nearly 20% of all parcels that are ripe for development/redevelopment in the Metro Center, the new Springfield Regional Justice Center would anchor an underutilized district with daily activity from 1,200–1,500 visitors, spurring reinvestment, retail growth, and new housing. Its location within an Opportunity Zone and a critical transit hub amplifies the potential in the area, while maintaining proximity to downtown's existing legal and commercial ecosystem. This site not only meets the Commonwealth's program needs—it maximizes economic, social, and redevelopment impact for Springfield's future.

1. *The Area of Impact surrounding the proposed courthouse site contains 19.1% of all the developable land in the Metro Center, demonstrating its above average positioning with the most immediate opportunities to support redevelopment, including community goals of increasing the supply of market-rate housing.*

2. *The existing courthouse sits in a well-developed area already supported by strong anchors such as the casino, MassMutual Center, and surrounding businesses, which will continue to attract patrons regardless of the courthouse's location. The proposed site, in contrast, is situated in a less visited and more underutilized neighborhood. Relocating the courthouse is therefore unlikely to reduce overall downtown visitor spending but could redirect a meaningful share of that activity to an area in need of reinvestment.*

3. *Relocating the courthouse will direct 1,200–1,500 daily courthouse users to the proposed site neighborhood, which will stabilize existing small businesses, encourage property reinvestment, and improve perceptions of safety and vibrancy, reinforcing the broader goals of downtown renewal.*

4. *Residents within the Area of Impact are younger, earn less, and have lower educational attainment compared to the broader Springfield region, with surrounding neighborhoods home to some of the region's highest concentrations of Puerto Rican residents. Development catalyzed by the new courthouse offers an opportunity to expand economic mobility, strengthen workforce and educational pathways, and improve quality of life for these diverse communities.*

5. *The combination of transit and roadway access makes the proposed Dwight Street courthouse location, with immediate access to Union Station via the Lyman Street entrance, uniquely positioned to handle the courthouse's high daily visitation while advancing goals for accessibility, equity, and downtown revitalization.*

Other Notable Economic Benefits

6. *The City of Springfield and Commonwealth of Massachusetts have consistently reaffirmed—through planning studies and adopted policies—the importance of revitalizing the area surrounding the proposed courthouse site. This commitment aims to strengthen connections between Union Station and downtown's key anchors, extend development into underserved neighborhoods, and expand the supply of market-rate housing.*

7. *Proximity to the existing concentration of attorney offices that serve the court enhances the proposed site's viability while not disrupting the current ecosystem of Downtown Springfield, a critical economic anchor in a struggling regional economy. Nearly 20 law offices are located within the Area of Impact.*

8. *The 495,000 square feet of retail space within the Area of Impact is anchored by dining, nightlife, and entertainment uses, while spaces further from the urban core near Main Street face vacancy rates approaching 30%. A catalytic use like the courthouse would generate consistent foot traffic and visitors, strengthening existing businesses and spurring new retail investment and consumer spending.*

9. *A review of case studies underscores that while precise economic impacts are difficult to isolate, courthouses and civic squares function as durable institutional anchors whose influence on retail, redevelopment, and community identity is significant when paired with supportive public and private investments.*

10. *Construction of the new courthouse is projected to support more than 2,200 job years in Hampden County—averaging 1,150 jobs annually during the two-year build—while generating $167 million in labor income, $353 million in GDP, and $652 million in total business output. By engaging local and disadvantaged businesses, the project ensures these economic benefits are shared broadly across the community.*

Conclusion

The Springfield Regional Justice Center is more than a courthouse—it is a catalyst for inclusive growth, equitable reinvestment, and long-term community resilience. Its construction will create thousands of jobs and hundreds of millions in economic activity, while its daily operations will redirect spending and foot traffic to an underutilized neighborhood ready for renewal.

By combining civic function with economic impact, the project strengthens Springfield's position as a Gateway City, supports disadvantaged communities, and establishes a foundation for lasting prosperity for residents, businesses, and the Commonwealth as a whole.

1. Introduction

Project Overview

Kimley-Horn was retained by the Balise team to prepare an economic benefits study in support of a response to the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) Request for Proposals (Project Number 202410900). The RFP seeks development teams capable of providing 220,000 to 330,000 square feet of leasable space for the Springfield Regional Justice Center project. Program elements include courthouse facilities, office space, detention and holding areas, and records storage, all within one-half mile of public transportation.

The Balise team is advancing a proposal for a site bounded by Chestnut, Lyman, Dwight, and Taylor Streets, featuring a courthouse building of approximately 300,000 usable square feet. The main entrance of the building is planned to front on Dwight Street, directly across from the Springfield State Office Building, and around the corner from the Lyman Street entrance to Union Station (Map 1). The building will be canopied at the corner of Lyman and Dwight streets, providing maximum protection for pedestrians accessing Union Station via the Lyman Street entrance. Beyond meeting the program requirements, this location positions the project to deliver meaningful economic benefits: creating temporary construction jobs that can be filled locally and catalyzing additional investment in an underinvested area of Springfield's downtown core. This study has been prepared to quantify and communicate those benefits, demonstrating how selection of the Dwight Street Site would generate lasting value for the community and the Commonwealth.

Map 1: Site Map, 2025



Requirements for the Future Springfield Regional Justice Center

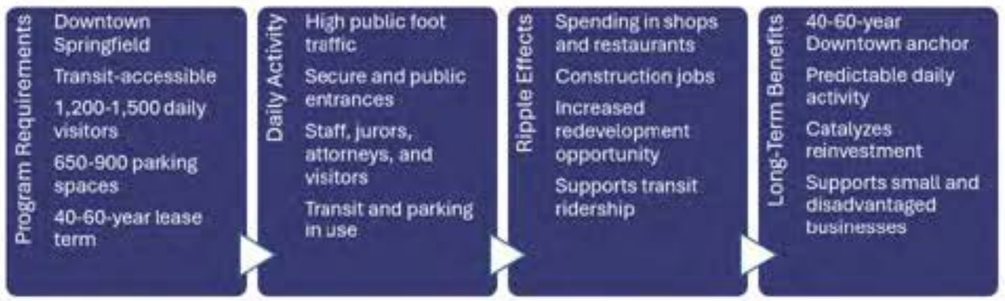
The vision for the new Springfield Regional Justice Center reflects both operational efficiency and long-term community investment. By situating the facility in downtown Springfield, the Commonwealth reinforces the courthouse's role as a civic anchor and ensures proximity to surrounding businesses, government services, and community resources. The requirement for access within one-half mile of reliable weekday public transportation underscores a commitment to equity, enabling residents, employees, and visitors to reach the courthouse conveniently without relying solely on automobiles.

The facility will consolidate judicial, administrative, detention, and client service functions into a modern, single-tenant building designed for both accessibility and security. Distinct circulation systems are a critical design element: one entrance welcoming members of the public and another, separate entrance dedicated to agency staff and secure functions. This dual-access approach balances transparency with the need for controlled movement of personnel and detainees. With daily visitation projected at 1,200 to 1,500 individuals, the building must be designed to manage high volumes efficiently, creating an environment that is both welcoming for the public and safe for court operations.

Parking and mobility needs are also central to site planning. Between 650 and 900 spaces must be available within a quarter mile of the courthouse, supplemented by 32 reserved and secured on-site spaces and one accessible space that provides direct connection to staff circulation. This balance of public and secured parking supports the wide range of users the courthouse must accommodate—from jurors and attorneys to staff and detainee transport.

Finally, the 40-year base lease, with two 10-year extension options, underscores the generational impact of this project. This long-term stability provides confidence not only for the courts but also for nearby property owners, developers, and small businesses who will benefit from a consistent stream of courthouse-driven activity. In this way, the Springfield Regional Justice Center is more than a courthouse—it is a catalyst for economic vitality, reinvestment, and sustained community growth.

Figure 1: Economic Considerations for Courthouse Site, 2025



Project Area of Impact

The Area of Impact, shown on Map 2, encompasses the area of immediate economic impact on the proposed project site. The definition of the Area of Impact is based on a roughly five-minute walk from the site and is roughly bounded by Main Street to the south, the Amtrak rail line to the west, Spring Street to the north, and Harrison Avenue and Mattoon Street to the east. While somebody could walk to the other side of the rail line in less than five minutes from the site, access points are limited, and the above grade corridor presents a notable barrier for easy access. It should be noted that this site offers

direct access to the Union Station transit center via an entrance on Lyman Street, which is a short two-minute walk from the site. From an accessibility perspective, there are limited pedestrian tunnels under the rail line, two of which being Chestnut Street and Dwight Street. However, while these access points allow for pedestrian access, the Lyman Street entrance to Union Station provides a direct, safe, and secure entrance to a critical transit hub that could serve the site.

Map 2: Area of Impact, 2025



It is important to note that land uses in the northeastern portion of the Area of Impact were significantly altered in 2012 by a gas explosion in the area directly around Worthington Street. The explosion injured several people and caused damage to more than 20 buildings, several of which were demolished in the following years. This has resulted in a concentration of vacant land that was not redeveloped in the 13-year period following the explosion.

2. Economic Context

This section details existing economic conditions for the Area of Impact, including existing planning and policy efforts, socioeconomic characteristics, and a profile of real estate performance that helps to inform current and future context. As possible, findings for the Area of Impact are compared to the Metro Center and to the Springfield metropolitan statistical area (Springfield MSA) to better understand the opportunities and challenges that may be present for the Area of Impact. The Springfield MSA is coterminous with Hampden County.

Existing Local Economic and Policy Plans

Plans described below have been developed by or for the City of Springfield and include planning policies, challenges, or projects which could directly or indirectly affect or can be affected by a Courthouse redevelopment at the project site.

Summary of Statewide Economic Development Context and Relevance to Springfield Revitalization

Recent Commonwealth of Massachusetts studies provide a strong policy framework for Springfield's ongoing revitalization efforts, emphasizing shared priorities around infrastructure investment, workforce development, innovation, and equitable growth. The **2023 Economic Development Plan**, *Team Massachusetts: Leading Future Generations*, sets the tone for this work. It outlines a statewide strategy organized around three pillars—Fundamentals, Talent, and Sectors—and highlights the importance of local and regional capacity building. The plan calls for investments in infrastructure and climate resilience, strategies to attract and upskill workers, and sector-specific support for industries like life sciences, clean energy, and advanced manufacturing. For Springfield, aligning with these statewide priorities can open access to funding and partnerships while positioning the city to benefit from sector-based growth across Western Massachusetts.



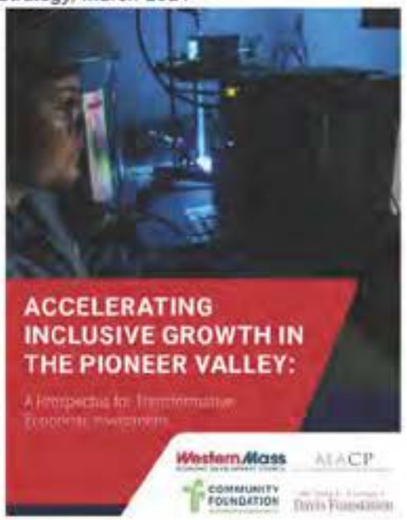
The **FY 2026–2030 Capital Investment Plan** further operationalizes these priorities by allocating more than $1.5 billion for economic development, infrastructure, and innovation projects. Of that total, over $650 million supports the *Community One Stop for Growth* program, including the **MassWorks Infrastructure Program**, which funds local infrastructure and site readiness projects, and targeted investments in clean energy and artificial intelligence. These programs represent a direct opportunity for Springfield to fund "shovel-ready" projects—whether upgrading downtown infrastructure, preparing redevelopment sites, or advancing clean-energy initiatives—that reinforce the city's economic foundation.

Other state studies underscore the value of connecting economic development with infrastructure and innovation. The **Northern Tier Passenger Rail Study** (MassDOT, 2024) provides lessons about evaluating transportation investments through the lens of realistic demand and regional benefit—an approach Springfield can emulate as it advocates for mobility improvements that strengthen its role as a regional hub.

Across these efforts, several consistent themes emerge that directly inform Springfield's revitalization strategy: the importance of aligning with state priorities; developing shovel-ready sites and local implementation capacity; leveraging innovation and clean-energy multipliers; and ensuring equitable, inclusive growth that benefits historically underinvested neighborhoods. Springfield's revitalization efforts will be most successful when framed within this statewide economic context—connecting local initiatives to the Commonwealth's larger vision for sustainable, inclusive, and innovation-driven prosperity.

Western Massachusetts Transformative Economic Development Strategy, March 2024

In recent years, the leaders of Western Massachusetts have coalesced around a renewed vision to transform the region's economic trajectory — one that is more inclusive, innovation-driven, and anchored in regional assets. The Western Massachusetts Economic Development Council (WMEDC), supported by stakeholders across municipalities, institutions, and industry, has laid out a multi-year, multi-themed strategic framework for 2024–2027 to galvanize this transformation (Western Mass Economic Development Council, 2024).



At its core, the strategy aims to catalyze and improve economic vitality across Western Massachusetts in a way that ensures equitable opportunity for all residents. In the words of WMEDC's vision statement: to make the region a "region of choice" for both workers and employers. WMEDC sees itself as the region's economic "catalyst and influencer," partnering with local actors to generate jobs, strengthen workforce development, and attract new investment. Nearly every element of the regional plan aligns with Springfield's existing revitalization priorities — from downtown redevelopment and industry diversification to equitable workforce growth and infrastructure modernization.

The Western Massachusetts Regional Economic Strategy provides both a roadmap and a resource framework for Springfield's revitalization. It reinforces Springfield's role as the region's innovation hub, aligns local initiatives with state and federal priorities, and provides clear pathways to attract investment, expand workforce opportunity, and transform underutilized assets into engines of equitable growth. By fully engaging with this regional strategy, Springfield can leverage collective momentum — turning regional vision into tangible local impact.

An Update of Residential Market Potential for the Downtown Study Area, September 2023

The 2023 residential Market Potential Study analyzed existing and future residential market conditions to determine the demand for quantity and type of housing in Downtown Springfield.[1] The study found market-rate multifamily rentals as the housing type with the highest demand in the Downtown Area. The study projects demand for just over 2,000 new units annually, with over half being multi-family rentals, capable of being built in Downtown, with approximately 1,700 of those units reasonably projected to be occupied annually.

[1] City of Springfield, Planning Department, 2023. Source: https://www.springfield-ma.gov/planning/fileadmin/Planning_Files/Economic_Development/ZVA_Market_Study_Downtown_Springfield_MA_2023_.pdf

Northeast Downtown District Master Plan, October 2021



The 2021 Northeast Downtown Plan provides recommendations for how to revitalize the Northeast Downtown area, which encompasses the area northeast of Union Station within the Area of Impact. The Study concluded the area can be improved via streetscape upgrades, restoring blighted and/or vacant properties, and introducing residential developments. The Plan includes a conceptual park located one block northwest of the project site. Such a park is reflective of the demand to introduce public spaces to activate the area and increase foot traffic. The use of public squares and park areas near Courthouses to enhance economic activity and foot traffic has been clearly demonstrated in the white paper research and case studies presented in the next section.

2020-2024 Consolidated Plan, April 2020

The Springfield Consolidated Plan outlines goals and policies guiding the future of development in Springfield.[2] It outlines the largest economic challenges in the City which include redevelopment of vacant properties, job and education opportunities, and small business lending and creation assistance (pg. 32). These challenges present opportunities for the Courthouse redevelopment to serve as a catalyst for new business openings and development of vacant properties in the area surrounding the project site.

Phase One Master Development Plan, March 2021

The Phase One Master Development Plan outlines land use, design, and economic policies and goals to revitalize Springfield's downtown core in the wake of the MGM Springfield development (City of Springfield, 2021). The plan describes historic stagnant development surrounding the casino site owing to high rents, uncertain economic conditions, and lack of economic diversification in the immediate area. The development of casino in its current location provides a clear economic anchor that has helped to support retail spending and tourism in the core of the Metro Center. The plan seeks to define an economic corridor of mixed use commercial and residential development along the riverfront, Main and Dwight Streets running from the Casino to Union Station. Part of the Phase One plan is to revitalize the Square immediately surrounding the Courthouse.

Headline Statement: The City of Springfield and Commonwealth of Massachusetts have consistently reaffirmed—through planning studies and adopted policies—the importance of revitalizing the area surrounding the proposed courthouse site. This commitment aims to strengthen connections between Union Station and downtown's key anchors, extend development into underserved neighborhoods, and expand the supply of market-rate housing.

[2]City of Springfield, Community Development, 2020. Source: https://www.springfield-ma.gov/comm-dev/fileadmin/community_dev/Con_Plan_2020-2024/Draft_Consolidated_Plan_2020-2024.pdf

Notable Metro Center Economic Anchors

Springfield Union Station

On the other side of the Amtrak rail line from the site and a 2-minute walk from the Courthouse's front door via its Lyman Street entrance, Springfield's Union Station is the City and region's rail and bus hub. This facility acts as the Pioneer Valley Transit Authority (PVTA) central hub, as well as a regional rail station. The courthouse, in its current location, is not as walkable to Union Station, requiring a bus transfer for those visitors and workers not willing or able to make the 10- to 15-minute walk. Alternatively, the Dwight Street Site offers direct access to this critical transit hub.

In 2024, over 2.6 million passengers travelled through the station, with the majority coming from Amtrak's Valley Flyer, Northeast Regional, and New Haven-Hartford routes.[3] Amtrak's ongoing investment in upgrading service at the Station as well as success with the new Springfield-New Haven route signal Union Station will remain a hub of transport and commerce for the area, including as the stop for potential expanded east/west train links to Boston. There is currently little commercial development surrounding the station. It is important to note that the above grade rail line near the site creates a clear barrier between the site and areas to the west and north. The street level entrance into Union Station on Lyman Street allows employees and visitors to a future courthouse at the proposed site immediate and safe access to the transit hub.



Union Station Lyman Street Entrance, Springfield, MA

[3] Thomas, Kayleigh, 2025, News WWLP, Source: https://www.wwlp.com/news/local-news/springfield-union-station-sees-sizable-increase-in-ridership-during-fiscal-year-2024/

MassMutual Convention Center



Located less than half a mile from the project site, the Convention center is host to numerous concerts, conventions, and the American International Yellow Jackets and AHL Springfield Thunderbirds hockey teams. During events, the Convention Center serves as a catalyst for large numbers of visitors to the downtown area.

In early 2025, downtown Springfield welcomed a major new investment in its urban core with the opening of the Convention Center Carpark, a modern five-story parking facility adjacent to the MassMutual Center. Replacing the aging Civic Center Garage, which had served the city since 1971, the new deck restores and enhances critical parking capacity for the convention center district while anchoring a broader effort to revitalize downtown's visitor experience.

The $80-million project spans roughly 350,000 square feet and accommodates 817 vehicles, offering convenient access from both Harrison and Dwight Streets. Designed for modern mobility needs, the garage incorporates electric-vehicle charging infrastructure and improved pedestrian circulation to better connect visitors to the convention center, downtown hotels, restaurants, and the Thunderbirds arena.

By replacing an obsolete and deteriorating structure with a clean, efficient, and visually appealing new facility, the Convention Center Carpark reinforces Springfield's image as a vibrant, accessible, and forward-looking city. It supports ongoing downtown renewal, strengthens the economic ecosystem surrounding the MassMutual Center, and provides a much-improved experience for event-goers, workers, and local businesses.

MGM Springfield

MGM Casino is the largest economic anchor in Downtown Springfield. Currently located across the street from the existing courthouse, the MGM casino has brought considerable private and public investment to Springfield and the Pioneer Valley Area since its opening in 2018. Local aid contributions to Springfield and surrounding local governments from casino taxes and funds are approximately $1.5 million per year and local economic impact in Springfield was estimated at $56 million annually as of 2023.

Infrastructure Improvements

Recently earmarked funding from the Department of Housing and Urban Development is supporting $4 million in streetscape improvements in the area immediately surrounding the entrance of the Union Station.[4] The project will add crosswalks, sidewalk improvements and enhanced landscaping features making the street feel more welcoming and safer to accommodate recent and continued growth in foot traffic at the station. Such improvements within a few blocks of the project site signal an expected increase in foot traffic to the immediate area.

The City of Springfield's 2026-2031 Capital Improvement Plan (CIP) describes infrastructure projects in progress and planned throughout the City.5 The largest project near the Impact Area are improvements along Dwight Street, between

[4] Feyre, Ryan, Neal, Richard, 2025. $4.1M federal grant to cover Union Station Streetscape Improvements. Source: https://neal.house.gov/2025/03/03/news-documents/pole-aspx-documentid=4159/

[5] City of Springfield, Finance Department, 2025. Source: https://www.springfield-ma.gov/finance/fileadmin/budget/2025/FY25_Capital_Plan_-_Final.pdf

Worthington and State Streets, which is one block south of the proposed courthouse location. The planned improvements include resurfacing and traffic calming to reduce speed and increase vehicle and pedestrian safety.

Socioeconomic, Land Use, and Real Estate Characteristics

Springfield's designation as a Gateway City underscores both its historic role and its future potential as a driver of inclusive economic growth in Massachusetts. As the third-largest city in the Commonwealth—and a majority-minority community where more than two-thirds of residents identify as Black, Latino, or another race or ethnicity—Springfield reflects the diversity and resilience that define the state's future workforce.

Its Gateway City status highlights both the challenges and opportunities of older industrial centers, from aging infrastructure and concentrated poverty to untapped redevelopment potential and a culturally rich talent pipeline. With strategic investment, Springfield can leverage its central location, transportation assets such as Union Station, and strong institutional anchors to attract new businesses, strengthen workforce opportunities, expand housing options, and revitalize neighborhoods. In doing so, Springfield not only uplifts its residents but also contributes to the broader regional and statewide economy.

Socioeconomic Trends

An estimated 1,562 residents live in the Area of Impact as of 2025, accounting for nearly 0.3% of the MSA's total population (Table 1). Since 2010, the Area of Impact has experienced modest growth, adding 156 new people over 15 years. This growth marks an absolute increase in population in a region that has marked a gradual decline. While the larger Metro Center has experienced an increase in population since 2010, the total in the larger urban core has declined between 2020 and 2025, likely reflecting the impact of the COVID-19 pandemic. Activity in the Metro Center, and more specifically in the Area of Influence, could be leveraged to catalyze regional opportunities through offering a strong urban amenity and create a new trajectory for population growth.

Table 1: Comparison of Population Trends, 2010-2025

				2010-2025Δ		
Area	2010	2020	2025	#	%	CAGR
Area of Impact	1,406	1,467	1,562	156	11.1%	0.7%
Metro Center	6,919	7,113	7,051	132	1.9%	0.1%
Springfield MSA	463,494	465,825	457,930	-5,564	-1.2%	-0.1%
AOI % MSA	**0.3%**	**0.3%**	**0.3%**	**-2.8%**		

Source: ESRI BAO; Kimley-Horn

The average age of residents in the Area of Impact is 38.6 years, comparable to the larger Metro Center (38.5 years), but younger than the MSA (41.0 years). As shown in Table 2, population growth in the Area of Impact between 2010 and 2025 was driven primarily by a portion of the Baby Boomer generation, age 65 to 74, which reported the strongest absolute growth, and younger residents, aged 25-34. Millennials (represented by portions of the 25- to 34- and 35- to 44-year-old age segments) are a key demographic in the Area of Impact, comprising approximately one third of residents.

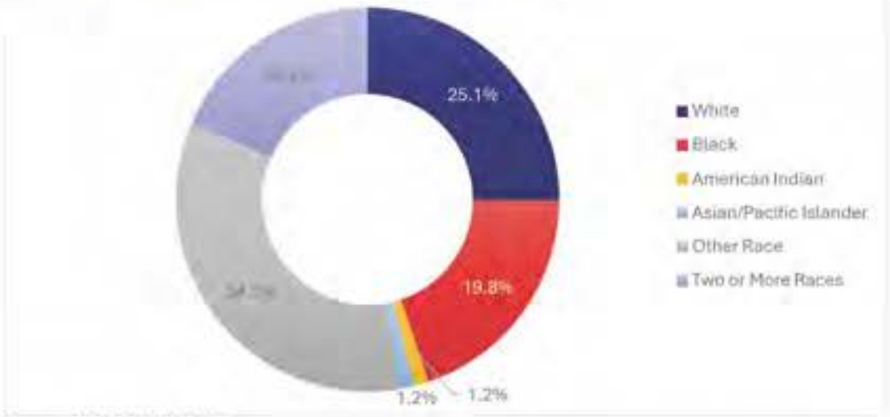
Table 2: Population by Age Cohort, Area of Impact, 2010-2025

			2010-2025Δ	
Cohort	2010	2025	#	%
0 - 14	196	216	20	10.2%
15 - 24	245	166	-79	-32.3%
25 - 34	244	322	78	32.0%
35 - 44	184	193	9	5.0%
45 - 54	206	188	-18	-8.7%
55 - 64	206	223	17	8.3%
65 - 74	83	175	92	110.5%
75 - 84	32	61	29	90.9%
85+	8	17	9	112.4%
Total	**1,406**	**1,562**	**156**	**11.1%**

Source: ESRI BAO, Kimley-Horn

Springfield is notable for being a majority minority community. As shown in Graph 1, the Area of Impact has significant shares of residents that identify as White (25.1%), Black (19.8%), Other Race (34.3%), and Two or More Races (18.4%).

Graph 1: Share of Residents by Race, Area of Impact, 2025



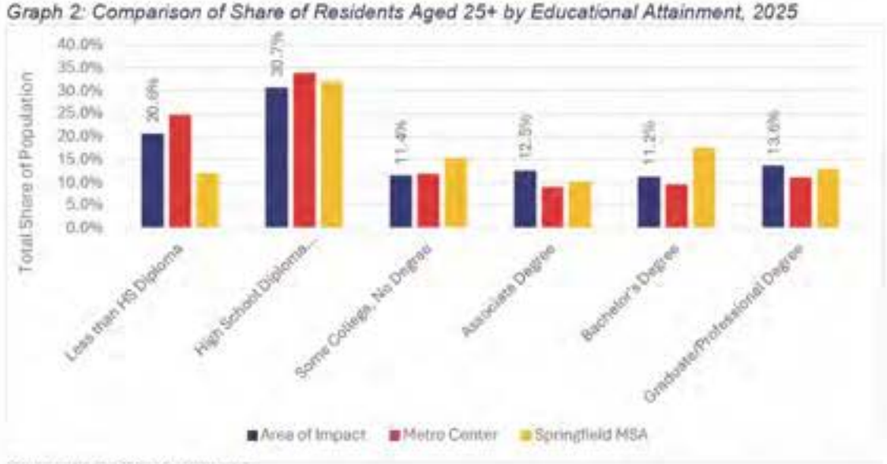
Source: ESRI BAO, Kimley-Horn

A review of only race doesn't truly tell the entire story of who lives in the Area of Impact as Hispanic and Latino background is considered ethnicity and can be represented under any race. Residents in the Area of Impact have a Hispanic and Latino share of 63.1%, notably higher than the Springfield MSA at 27.6%. More specifically, Puerto Rican culture exerts a substantial and measurable influence on the social, economic, and civic fabric of the community. According to recent American Community Survey estimates, among those residents that have an ethnicity of Hispanic or Latino, more than 80% identify as Puerto Rican. In many neighborhoods, the concentration is even higher: for example, ZIP code 01105, which is adjacent to the site, is over 65% Puerto Rican.

Economically, Puerto Rican entrepreneurs are prominent in Springfield's small-business sector. Latino business owners—including many Puerto Ricans—run stores such as bodegas, beauty salons, restaurants, money-transfer outlets, clothing and music shops, frequently employing one to ten people, often from within their families. Yet challenges remain. Homeownership rates among Puerto Rican residents are low: estimates suggest that only about 19% own homes, meaning the vast majority are renters. Educational and income disparities also persist: across Massachusetts, only around 10.6% of Puerto Rican adults have a college degree, compared to over 40% of all adults in the state.

Nearly two-thirds of the residents over the age of 25 in the Area of Impact have not achieved a college degree (Graph 2). This measure is consistent with the broader Metro Center, but lower than the Springfield MSA that hosts higher shares of advanced degrees.

Graph 2: Comparison of Share of Residents Aged 25+ by Educational Attainment, 2025



Source: ESRI BAO, Kimley-Horn

As shown in Graph 3, the Area of Impact and the broader Metro Center have significantly lower median household incomes when compared to the Springfield MSA. The Area of Impact has a 2025 median household income estimated at $16,288 annually, consistent with the Metro Center at $18,320 per year. The Springfield MSA has the highest median income of the three geographies at nearly $70,000 annually.

Graph 3: Median Household Income, 2025

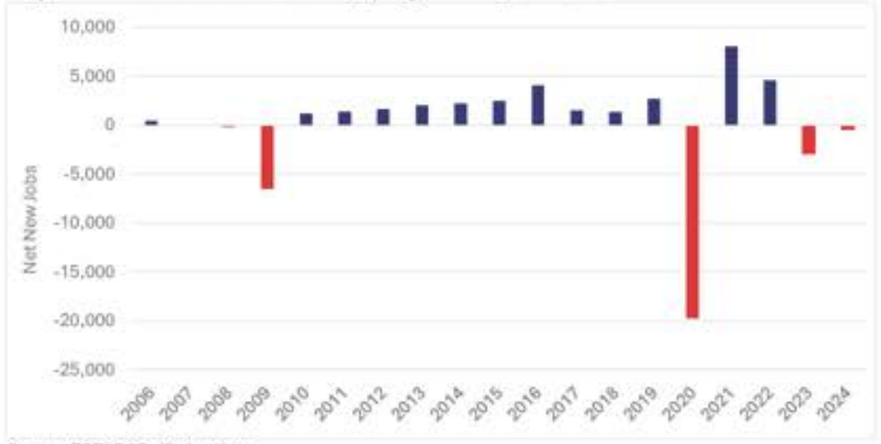


Source: ESRI BAO, Kimley-Horn

Headline Statement: Residents within the Area of Impact are younger, earn less, and have lower educational attainment compared to the broader Springfield region, with surrounding neighborhoods home to some of the region's highest concentrations of Puerto Rican residents. Development catalyzed by the new courthouse offers an opportunity to expand economic mobility, strengthen workforce and educational pathways, and improve quality of life for these diverse communities.

The Springfield MSA hosted more than 202,000 jobs at year-end 2024. Consistent with national trends, the MSA economy was interrupted by the 2007-2009 Great Recession, reporting significantly reduced job growth and annual net job loss during and immediately after this period (Graph 4). In the years since 2010, the MSA has gradually rebounded, posting annual net job gains averaging 2,000 jobs per year through 2019, when the region posted the most jobs in history at 212,000 jobs. The onset of the COVID-19 pandemic in spring of 2020 resulted in the loss of nearly 20,000 jobs in that year. Strong recovery in 2021 and 2022 did not completely offset the losses and economic growth on the regional level has slowed in 2023 and 2024.

Graph 4: Annual Net New Job Growth, Springfield MSA, 2006-2024



Source: ESRI BAO, Kimley-Horn

Since 2019, the Springfield MSA has experienced a decline in more than 10,000 jobs. The industries that were most affected include Retail Trade, Administrative Services, Accommodation and Food Services, Manufacturing, Healthcare, and Finance and Insurance. Several of these industries were notably impacted by the COVID-19 pandemic and didn't recover in the years following.

With more than 5,000 jobs across 253 businesses, the Area of Impact is an important piece of the local economy, representing 2.5% of the total jobs. As shown in Table 3, the ten largest employers in the Area of Impact are diverse with the Massachusetts Department of Environmental Protection demonstrating the largest workforce at 80 employees. This highlights the influence of smaller entrepreneurial businesses in the Area of Impact.

Table 3: Major Employers, Area of Impact, 2025

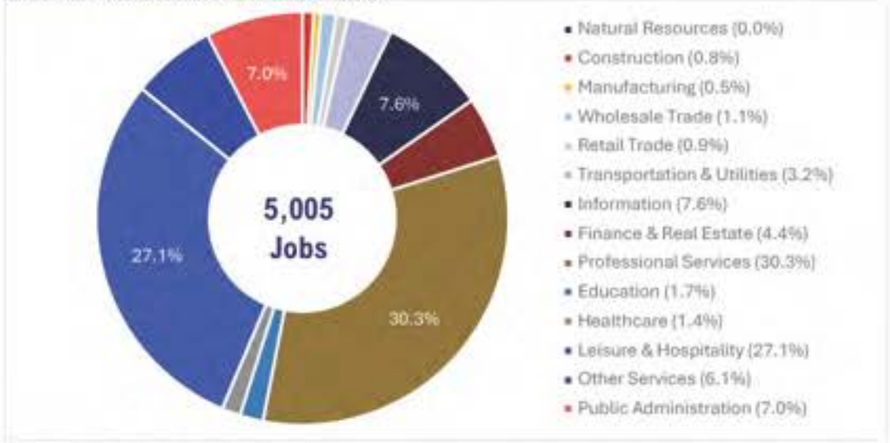
Rank	Employer	Industry	Estimated Employees
1	Massachusetts Dept-Env Protect	Public Administration	80
2	Libertas Academy Charter School	Educational Services	64
3	Solutions By Computer	Real Estate, Rental & Leasing	50
4	Community Services Institute	Health Care & Social Assistance	50
5	Western Mass Economic Development Council	Other Services Except Public Admin	50
6	New Ade Inc	Wholesale Trade	50
7	New England Public Radio	Information	45
8	Tax Revenue Department	Public Administration	43
9	Springfield Westfield Area Office	Other Services Except Public Admin	42
10	Springfield Police Department	Public Administration	40

Source: ESRI BAO, Data Axel, Kimley-Horn

The 5,005 jobs in the Area of Impact represent a wide range of industries with positions in Professional Services (30.3%) and Leisure and Hospitality (27.1%) making up the largest shares. These two industries are integral to the local economy around the site, and include legal services, accounting, advertising and public relations, and most consulting services, as

well as dining, entertainment, and nightlife. Other influential industries include Information (media, technology, etc.) and Public Administration (Graph 5).

Graph 5: Total Jobs, Area of Impact, 2025



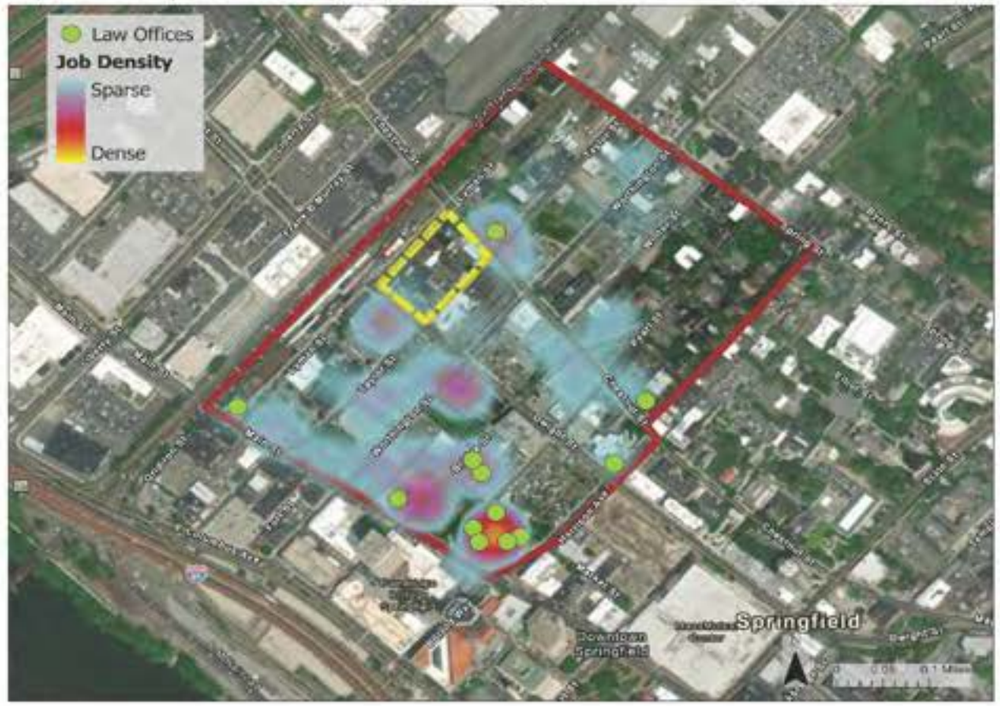
Source: ESRI BAO, Data Axel, Kimley-Horn

The proximity between a courthouse and law offices is critical to the efficiency and accessibility of the justice system. Locating law offices near the courthouse streamlines daily operations, reduces travel time for attorneys, clients, and staff, and enables timely filing of documents and attendance at hearings. This convenience lowers costs, improves coordination, and ensures that legal services are more accessible to the public. This proximity also fosters a professional ecosystem, encouraging collaboration and creating a supportive legal environment that strengthens both the delivery of justice and the vitality of the surrounding downtown area.

As shown on Map 3, many of the legal employees in the Area of Impact are in professional office buildings on Main Street. These office buildings are a short five-minute walk from the proposed courthouse site, an identical walk time between these offices and the current courthouse location. This proximity presents an opportunity to leverage a catalytic development in an area of the Metro Center that needs investment, while not disrupting the ease of access that is currently offered to critical legal professionals that serve the function of the court.

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Courthouse Relocation
Economic Benefits Study

Map 3: Area of Impact Businesses by Employment Density, 2025



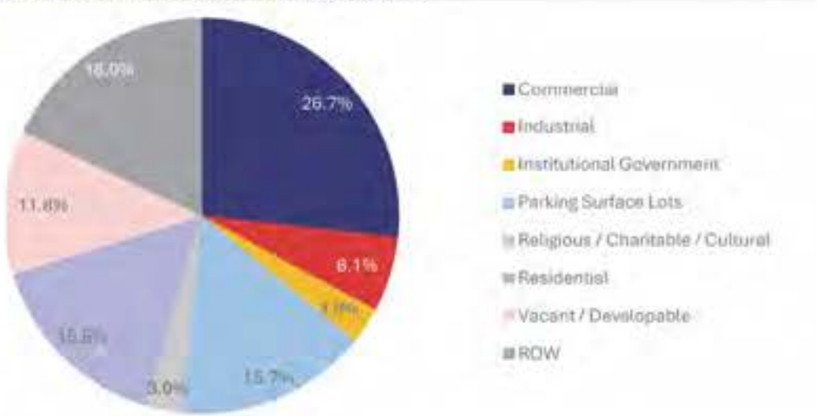
Headline Statement: Proximity to the existing concentration of attorney offices that serve the court enhances the proposed site's viability while not disrupting the current ecosystem of Downtown Springfield, a critical economic anchor in a struggling regional economy. Nearly 20 law offices are located within the Area of Impact.

Land Use Characteristics

Parcels within the Area of Impact were assigned to land use categories based on their recorded use. This classification allowed individual parcels to be grouped into broader categories that reflect the overall land use landscape of the area. The Area of Impact contains approximately 56 acres of land, including rights-of-way. Commercial uses make up the largest share at 26.7%, followed by parking surface lots (15.7%) and residential properties (15.6%). Together, these three categories account for nearly 60% of all land within the area.

Beyond these primary uses, rights-of-way account for 18.0% of land area, highlighting the amount of space dedicated to transportation corridors. Vacant or developable parcels make up 11.8%, representing some of the most immediate opportunities for reinvestment and redevelopment within the district. The remaining land is distributed across a mix of uses, industrial, institutional government, and religious/charitable/ cultural. These smaller shares reflect supporting functions and potential opportunities for reinvestment but do not individually dominate the area's land use pattern.

Graph 6: Land Use Distribution, Area of Impact, 2025



Source: Hampden County Parcel Data, Kimley-Horn

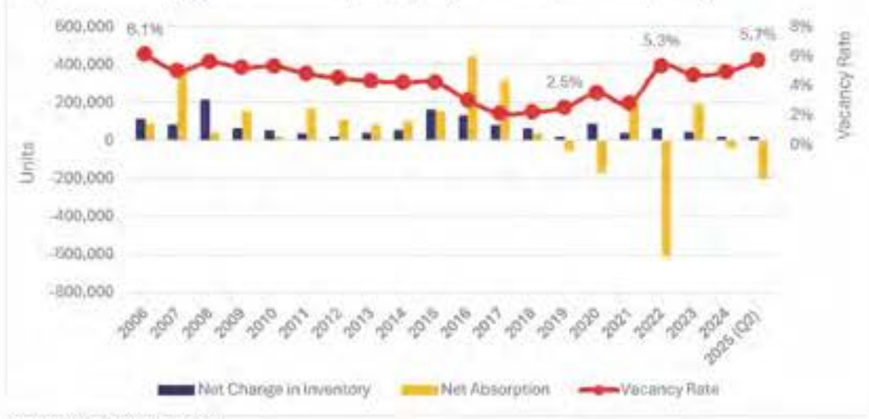
Real Estate Trends

Performance trends for retail and office real estate sectors are provided here. Due to the quality of the retail data, longer-term trends are provided only for the Springfield MSA and only current snapshots for the Area of Impact are provided. Many vacant spaces are not listed by CoStar as being available or are not appropriately coded. Snapshot data was adjusted for real time based on a walking tour of the area which demonstrated higher vacancy rates for retail than was reported by CoStar. Office data trends are more complete and are presented for both geographies.

Retail

The Springfield MSA contains just over 27.5 million square feet of retail space. As shown in Graph 6, new regional deliveries averaged approximately 73,000 square feet per year since 2006. More recently, deliveries have been slower, averaging 40,000 new square feet per year in the last five years. Absorption has fluctuated, peaking in 2015 with a net total of over 442,000 square feet of retail space absorbed. The COVID-19 pandemic resulted in an abrupt slowdown of retail absorption, resulting in several years since 2020 that more retailers moved out of space than into space – a net negative.

Graph 7: Retail Supply and Net Absorption, Springfield MSA, 2006-2025(YTD)

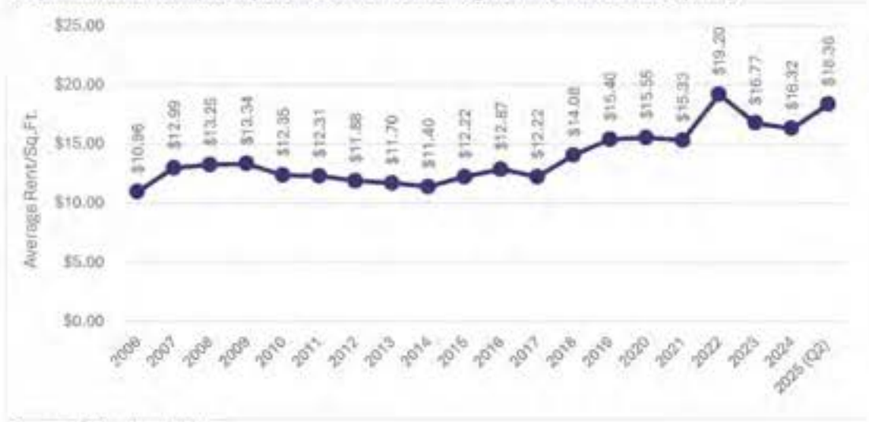


Source: CoStar, Kimley-Horn

Retail vacancy rates in the Springfield MSA have typically ranged from 2.0% to 6.0% over the last 20 years (Graph 7). It is notable that since the COVID-19 pandemic, the retail vacancy, which was at a two-decade low, has increased as more retail businesses have moved out of existing space than moved in. As of the second quarter of 2025, the larger Springfield MSA had a vacancy rate for retail space of 5.7%, one of the highest measures in almost 20 years.

The average monthly rent for retail space across the region has increased by 67.5% since 2006, reaching $18.36 per square foot in the second quarter of 2025. Rents declined between 2022 and 2023 but have since recovered. From a longer-term perspective, retail rents in the region have been relatively static, showing minimal change in the time between 2007 and 2017 (Graph 8).

Graph 8: Retail Rent per Square Foot Trends, Springfield MSA, 2006-2025(YTD)

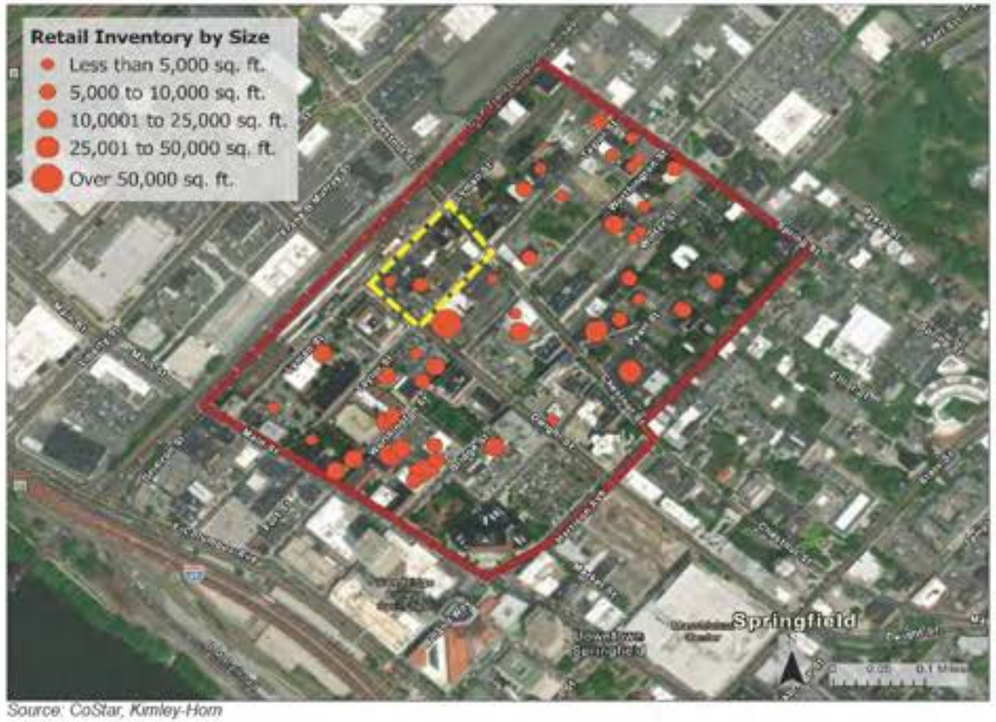


Source: CoStar, Kimley-Horn

According to CoStar, there are approximately 495,000 square feet of retail space in the Area of Impact as of the second quarter of 2025. No new space has been completed since 2006; however, many spaces have changed hands or been renovated. In fact, almost all the space in the Area of Impact was built before 1970. Of the 495,000 square feet in the Area of Impact, approximately 50,000 square feet are dedicated to automotive uses, including sales and repair, representing 10% of the total.

Based on field work, the estimated vacancy rate for retail space in the Area of Impact is approaching 30%. It is important to note that not all this space is vacant and available for lease. Some of the space is locked in lease terms but the tenant is no longer on site, or it is not being marketed for future tenants. The 30% vacancy rate is notably higher than what is currently reported for the Springfield MSA, indicating a challenged real estate sector in this portion of the Metro Center. Most of the existing space is concentrated to the south and west of the site (Map 4). Dining, nightlife, and entertainment businesses are the most common tenants, many catering to the concentration of office workers located near Main Street.

Map 4: Distribution of Retail Space, Area of Impact, 2025



Source: CoStar, Kimley-Horn

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Headline Statement: The 495,000 square feet of retail space within the Area of Impact is anchored by dining, nightlife, and entertainment uses, while spaces further from the urban core near Main Street face vacancy rates approaching 30%. A catalytic use like the courthouse would generate consistent foot traffic and visitors, strengthening existing businesses and spurring new retail investment and consumer spending.

Office

The Area of Impact has an estimated 2.0 million square feet of office space, largely focused on or near Main Street. This represents approximately 44.6% of the total in the Metro Center. Approximately 138,000 square feet of office space has been built in the Area of Impact since 2006, with new space completed in 2017 and 2020. As shown in Graph 9, net absorption has varied over the years, reflecting changing economic cycles. Since 2006, leasing activity has been net positive; however, since 2020, more tenants have vacated space than moved in.

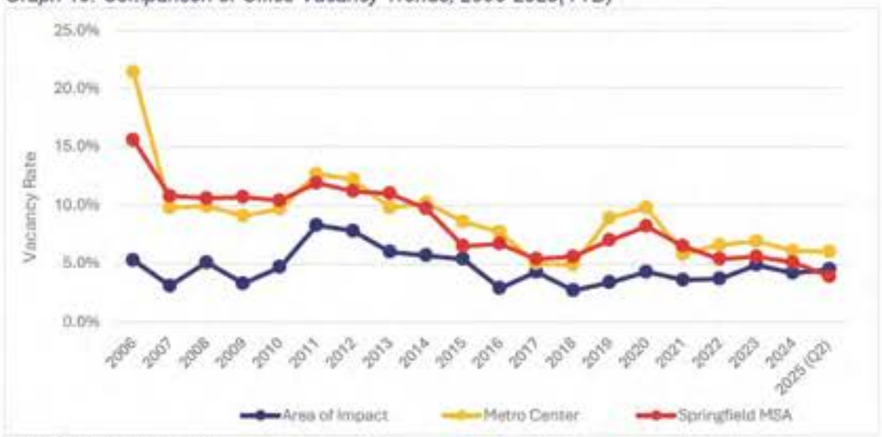
Graph 9: Office Supply and Net Absorption, Area of Impact, 2006-2025(YTD)



Source: CoStar, Kimley-Horn

Office vacancy rates have declined in the Area of Impact, Metro Center, and Springfield MSA over the last 20 years (Graph 10). The impact of the COVID-19 pandemic on the two urban geographies reflects a shift for some companies to working either entirely or partially from home, reducing the need for office space. However, all three geographies have normalized, each with vacancy rates in the second quarter of 2025 at or near 5%. It is important to note that this measure includes space that is vacant and available. The Area of Impact also includes several vacant spaces that are not listed for a new tenant, either because they are obsolete or the current tenant is choosing to continue to lease the space but not utilize it. According to local sources, the newest and most amenitized Class A office space has a current vacancy rate of 10% to 12%, while older Class B Space is more elevated at 16% to 20%.

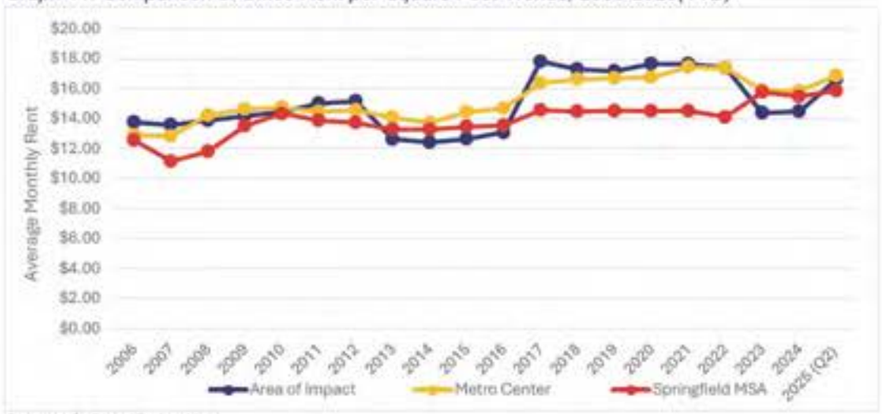
Graph 10: Comparison of Office Vacancy Trends, 2006-2025(YTD)



Source: CoStar, Kimley-Horn

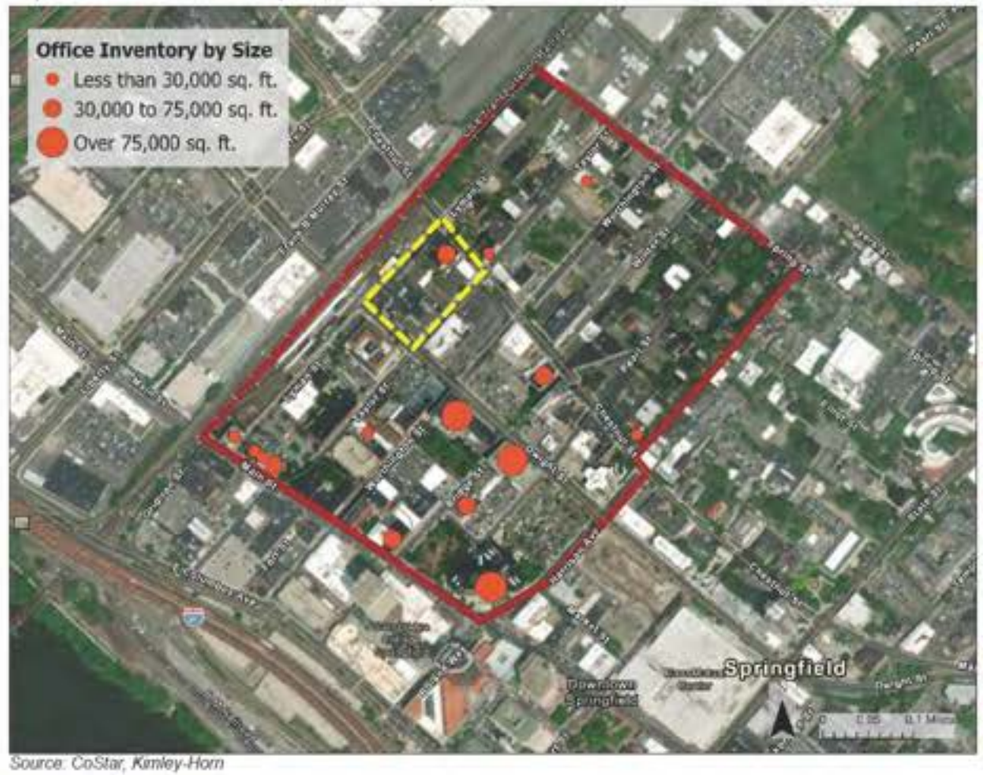
Average rents per square foot for office space are consistent across all three geographies (Graph 11). Office rents remained relatively static between 2006 and 2016, before increasing through the balance of the analysis period. While all three geographies experienced some rent disruptions from COVID, they have each recovered. As of the second quarter of 2025, office rents in the Area of Impact, the Metro Center, and the Springfield MSA have averaged $16.61, $18.78, and $21.79 per square foot, respectively.

Graph 11: Comparison of Office Rent per Square Foot Trends, 2006-2025(YTD)



Source: CoStar, Kimley-Horn

Map 5: Distribution of Office Space, Area of Impact, 2025



Source: CoStar, Kimley-Horn

Mobility and Accessibility

Downtown Springfield benefits from a range of transit options that connect residents, workers, and visitors to the city and the broader region. The centerpiece is Union Station, a multimodal hub that provides Amtrak and CTRail intercity rail service, intercity bus connections, and the headquarters for the Pioneer Valley Transit Authority (PVTA). Union Station can be reached within a short two-minute walk from the proposed courthouse site. From Union Station, PVTA operates an extensive local and regional bus network that serves Springfield neighborhoods and nearby communities, with frequent service during peak hours.

A courthouse located near Union Station would benefit from unparalleled regional accessibility. As the region's multimodal hub, Union Station provides Amtrak rail service, intercity bus connections, and the headquarters for PVTA's local and regional bus network, ensuring reliable access for jurors, staff, attorneys, and visitors. The site's walkable downtown setting allows easy connections between transit stops and the courthouse, while nearby highway access via I-91 and I-90 supports those traveling by car.

As part of the proposal submittal, Bowman reviewed existing traffic counts near the site. Dwight and Chestnut streets carry the most traffic volumes as one-way pairs that offer access to and from the other side of the rail line. Lyman and Taylor streets move comparatively less traffic during peak times.

Map 6: Existing Peak Hour Traffic Volumes, Area of Impact, 2025



Bowman

Figure 1
Existing Peak Hour Volumes - Vehicle
Springfield Courthouse Proposal
Dwight Street and Chestnut Street
Springfield, MA

Headline Statement: The combination of transit and roadway access makes the proposed Dwight Street courthouse location, with immediate access to Union Station via the Lyman Street entrance, uniquely positioned to handle the courthouse's high daily visitation while advancing goals for accessibility, equity, and downtown revitalization.

3. Courthouse Peer Studies and Findings

Literature Review

The relationship between public administrative buildings, particularly courthouses, and local economic activity has been documented primarily through case studies and descriptive reports. Available evidence suggests that civic and judicial facilities function as stabilizing anchors in downtown economies. They generate regular foot traffic, stimulate adjacent retail and service activity, and can serve as catalysts for redevelopment. This review summarizes the mechanisms of impact, highlights key case studies, and notes methodological approaches that have been used to estimate courthouse-related economic contributions.

Courthouses and similar civic facilities influence surrounding commercial areas through several pathways. First, they generate consistent foot traffic from employees, jurors, attorneys, and visitors. These individuals represent a predictable demand base for food service, retail, and personal service establishments. Studies of downtown courthouses in North Carolina, for example, have estimated that government workers spend between $2,500 and $3,000 annually in their host downtowns, creating steady inflows of consumer spending.1 Courthouses act as anchor institutions, like major retail stores. Their permanence and steady visitation draw complementary uses such as law offices, print shops, and cafés, while providing spillover customers to adjacent businesses. Analogous research on anchor retail stores has shown that the presence of a major generator can increase foot traffic to neighboring businesses by 14 to 26%, supporting the potential spillover role that civic buildings may play in a downtown environment.2

Civic buildings can serve as catalysts for redevelopment. Their presence signals public investment and institutional stability, which in turn attracts private capital. A report by the Planning Commissioners Journal emphasized that new civic buildings, including courthouses, have historically prompted both commercial and residential development in their immediate vicinity.3 This effect is strongest where courthouses are located within or adjacent to existing downtown commercial cores, allowing the surrounding area to capture spillover activity. Generally, there are indirect and induced effects. Public agencies contract with suppliers, construction firms, and service providers, creating jobs and additional income in the community. Employees of both the courthouse and its suppliers spend locally producing secondary rounds of economic activity. These multiplier effects are often captured through economic modeling tools such as IMPLAN, which have been used in courthouse studies to estimate employment, labor income, and gross domestic product impacts.

Case Study Review

Worcester Trial Court, Worcester, MA

In 2007, Massachusetts opened a new 427,000 square feet trial court complex in Worcester, making it the largest courthouse ever constructed by the Commonwealth, with roughly 26–27 courtrooms and full support operations.[3] This facility replaced the earlier historic Worcester County Courthouse, which was vacated and later redeveloped. The new courthouse is in the Institutional/Lincoln Square district, only a few blocks from downtown, and integrates elements of the historic Gilman Block into its design. Designed by Shepley Bulfinch, the project was conceived as a state-of-the-art judicial facility with a strong civic presence. The courthouse is embedded within a cluster of institutional and commercial

[1] CED Program et. Al. 2015. Student Corner: The Economic Impact of Downtown Courthouses. Source: https://ced.sog.unc.edu/2015/12/the-economic-impact-of-downtown-courthouses/
[2] Vallapuram, Anish K., Kwon, Young D., Lee, Lik-Hang, Xu, Fengli, and Hui, Pan. 2022. Causal Analysis on the Anchor Store Effect in a Location-based Social Network. Source: https://arxiv.org/abs/2210.13582
[3] McMahon, E. 2001. *Planning Commissioners Journal*, "Public Buildings Should Set the Standard". Source: https://plannersweb.com/wp-content/uploads/2001/01/206.pdf

uses, including the adjacent Harold D. Donohue Federal Building and other historic commercial structures such as the Stevens' Building along Southbridge Street. This location situates the facility within Worcester's broader civic and cultural

By improving pedestrian access and
s to contribute directly to the retail and
nized through multiple state and regional

accommodating modern judicial functions.

Denton County Courthouse, Denton, TX

Dwight Street Site
Courthouse Relocation
Economic Benefits Study

to remove the bisecting roadway, creating a unified civic plaza that now connects the courthouse, downtown businesses, and surrounding office uses.' Although the square itself does not generate employment, it attracts residents and visitors

civic identity, ensuring space for community gatherings and demonstrations.
connectivity, the square increased the potential for courthouse-related visito
restaurant activity downtown. The project's design excellence has been reco

4. Future Development Opportunities

To evaluate development and redevelopment potential within the Area of Impact, each parcel was scored across a set of criteria designed to identify properties most likely to transition in the near- to mid-term. The scoring system assigned values from 0–5 for each factor, and the results were combined into a final index on a 0–100 scale. Higher scores indicate parcels that are "ripe" for reinvestment, while lower scores represent properties that are more firmly established or less feasible for redevelopment. The criteria included:

- **Land use type**: Vacant parcels and surface parking lots scored highest, while residential and institutional parcels scored lowest, reflecting relative feasibility for redevelopment
- **Building-to-land value**: Parcels where the building value is low compared to the land value scored higher, signaling underutilization
- **Ownership**: Privately owned parcels were scored higher than publicly owned parcels, since private properties are more likely to redevelop in the near term
- **Vacancy**: Parcels with higher vacancy rates scored higher, indicating reduced stability and stronger redevelopment potential
- **Development momentum**: Parcels within a 500-foot buffer of new projects delivered within the past decade scored higher, reflecting the role of nearby reinvestment in signaling market readiness
- **Compatibility**: Parcels were also evaluated on how their current uses align with downtown-style environment, uses less consistent scored higher as they represent greater potential for future transition.

The results of this scoring model are displayed on Map 7, which provides a parcel-by-parcel view of relative redevelopment potential. Redevelopment potential is distributed throughout the Area of Impact, with concentrations of highly ripe and ripe parcels representing more than a third of land in the Area of Impact. Importantly, when viewed in the larger Metro Center context, the Area of Impact contains a notable 19.1% of all redevelopable/ripe land in Downtown Springfield. This demonstrates that, while the Area of Impact is only a portion of the downtown, it represents a disproportionately high share of the most immediate opportunities for reinvestment.

> *<u>Headline Statement:</u> The Area of Impact surrounding the proposed courthouse site contains 19.1% of all the developable land in the Metro Center, demonstrating its above average positioning with the most immediate opportunities to support redevelopment, including community goals of increasing the supply of market-rate housing.*

One key to the potential in the Area of Impact is its location within an Opportunity Zone. In Massachusetts, Opportunity Zones have become an important tool for channeling private investment into underinvested neighborhoods, particularly within Gateway Cities and transit-accessible areas. The Commonwealth designated 138 Opportunity Zones across 79 communities, and today they are being used to support a wide range of projects, from residential and mixed-use developments to commercial and industrial investments. Cities like Worcester, Salem, and Greenfield have promoted their Opportunity Zones as part of broader redevelopment strategies, often aligning them with initiatives such as the Transformative Development Initiative and local Transit-Oriented Development (TOD) plans. In Boston, designated tracts have helped attract capital for ambitious projects like the redevelopment of the Bayside site in Dorchester.

While Opportunity Zone incentives can reduce investment risk and encourage long-term commitments, their effectiveness depends on pairing them with strong local planning, supportive infrastructure, and community engagement. In practice, Massachusetts communities have used these designations not as stand-alone tools, but as leverage to complement existing revitalization priorities, making projects more competitive for funding and more attractive to investors.

For the courthouse project, proximity to or inclusion within an Opportunity Zone could play a pivotal role in attracting complementary private investment. The tax advantages associated with Opportunity Zones have the potential to improve returns for developers, making projects such as retail, housing, or commercial space more financially feasible. This framework can also support the structuring of public-private partnerships, offering a mechanism to encourage community benefits like affordable housing units or local hiring, with capital gains incentives helping to offset risk. To be most effective, Opportunity Zone benefits must be paired with strong local policy support, shovel-ready sites, and alignment with broader planning goals—such as promoting density, mixed-use development, and transit accessibility—all of which are already central to the courthouse site analysis and downtown revitalization strategy.

Map 7: Development and Redevelopment Potential Map, Area of Impact, 2025



Source: CoStar, Kimley-Horn

Parcels classified as highly ripe and ripe represent the strongest opportunities based on their land use, ownership, building to land value, vacancy, development momentum, and context with downtown development. Together these categories account for 36% and span across 18 acres in the Area of Impact. These parcels are dispersed throughout the Area of Impact, in a manner that reflects broader development patterns:

- **Northern edge (near the rail corridor):** A concentration of ripe parcels appears along the northern boundary, where underutilized properties and fragmented parcels suggest opportunities for reinvestment. These locations benefit from proximity to transportation infrastructure but currently lack the density and mix of uses that characterize the downtown core.
- **Central spine (Worthington, Taylor, and Bridge Streets):** Ripe parcels form a continuous band through the middle of the Area of Impact. This clustering highlights a corridor where redevelopment could stitch together active uses and strengthen connectivity between Main Street and the eastern edge of downtown. Many of these parcels, particularly those near the northern portion of Worthington Street were impacted by the 2012 gas explosion that has resulted in several vacant lots.
- **Southern gateway (near Harrison Avenue and Dwight Street):** Several highly ripe parcels are located at the southern entrance into the district. These sites hold strategic visibility from downtown Springfield and represent prominent opportunities for new investment at the edge of the Area of Impact.
- **Scattered clusters:** Other portions of the district, particularly along Pearl Street and scattered blocks with stable residential or institutional uses, show ripe parcels, reinforcing the stability of these areas in contrast to redevelopment hotspots.

Dwight Street Site
Courthouse Relocation
Economic Benefits Study

Map 8: Highest Development and Redevelopment Potential, Area of Impact, 2025



5. Economic Impact of Construction

Construction of the Springfield Regional Justice Center is expected to generate substantial short-term economic benefits for Springfield and Hampden County, while also contributing to conditions that support longer-term revitalization. This section analyzes the economic impacts of the construction phase, summarizing the methodology applied, the projected results in terms of employment and economic activity, and how these impacts are likely to be experienced in the neighborhoods surrounding the courthouse site.

Methodology

The economic impacts of the courthouse construction were estimated using Regional Input–Output Modeling System (RIMS II) multipliers developed by the U.S. Bureau of Economic Analysis. RIMS II is a nationally recognized model that measures how project spending translates into local economic effects. The multipliers capture changes in business output, gross domestic product (value added), employment, and labor earnings. They are based on local income data combined with the national input–output accounts. This analysis applies county-level multipliers specific to Hampden County, ensuring that all reported impacts can be attributed directly to the local area.

This analysis uses county-level multipliers to reflect conditions specific to the Springfield MSA (which is coterminous with Hampden County). The model was designed using a total project cost of $400 million for the 300,000-square-foot building. The $400 million planning-level construction estimate is likely to be conservative, resulting in higher levels of local economic impacts. Because the multipliers are benchmarked to 2023 dollars, the project cost was first adjusted to that baseline, and the results were then converted into 2025 dollars.

Total Employment Impacts

Total employment impacts include direct, indirect, and induced impacts related to the construction of the future courthouse. A description of each impact category is provided below:

Direct Impacts

Direct impacts are jobs, income, and spending from the project itself (e.g., construction jobs working on delivering the project).

Indirect Impacts

Indirect impacts are defined as spending by businesses that support the project (e.g., suppliers, professional services).

Induced Impacts

An induced impact is the spending by workers on the project in the broader economy (e.g., restaurants, retail, and hotel stays).

Construction of the courthouse is projected to support approximately 2,294 job years in Hampden County. A job year is a standard measure used in economic and impact analysis to quantify employment over time. It represents one full-time job held for one year. For example, if a project creates 10 full-time jobs that last for one year, that equals 10 job years. Alternatively, if a project supports one full-time job for 10 years, that also equals 10 job years. This metric helps capture both short-term construction jobs (which may last only months) and long-term operational jobs in a consistent way, allowing analysts to compare the scale and duration of employment impacts across different projects.

On an annual basis, the 2,294 job years equates to an average of about 1,150 temporary jobs if construction spans two years. Of this total, an estimated 1,387 jobs will occur directly in the construction industry, with the remainder distributed across supplier industries and local service providers. Employment impacts include jobs created directly through on-site construction activity, jobs in supporting industries that supply goods and services to the project, and jobs generated when workers from those industries spend their earnings in the local economy. The jobs supported represent a broad range of occupations, from skilled trades and project management to professional services, and roles in industries indirectly affected by construction, such as manufacturing, retail, and hospitality.

Table 4: Total Employment Impact, 2025

Total Impact			
Employment (Years)	Labor Income	Value Added (GDP)	Output
2,294	$167,040,000	$353,360,000	$652,400,000

Source: RIMS II, Kimley-Horn

Beyond employment, the courthouse project is expected to provide a substantial and immediate boost to the local economy. Construction activity is projected to generate more than $167 million in labor income, contribute $353 million to the county's GDP, and increase overall business output by more than $652 million. These totals represent the combined effect of direct construction spending, supporting industries, and the recirculation of wages and spending throughout the community.

It should be noted that the project team is committed to including local and disadvantaged businesses to support this project, ensuring that a portion of the direct, indirect, and induced costs are shared across the community and serves to provide economic benefits regardless of race, income level, or educational attainment.

<u>Headline Statement:</u> Construction of the new courthouse is projected to support more than 2,200 job years in Hampden County—averaging 1,150 jobs annually during a two-year build—while generating $167 million in labor income, $353 million in GDP, and $652 million in total business output. By engaging local and disadvantaged businesses, the project ensures these economic benefits are shared broadly across the community.

Disadvantaged Community Impacts

The courthouse site is located within a disadvantaged, majority-minority community identified in planning studies as a priority for reinvestment. While the quantitative modeling is conducted at the county level, the neighborhoods surrounding the site are positioned to experience many of the induced benefits most directly. Induced impacts occur when workers employed directly on the project or in supporting industries spend their earnings on goods and services. This spending benefits local businesses such as restaurants, hotels, retail shops, and gas stations.

Because the RIMS II multipliers account for spending that leaves the county, the reported totals reflect only the portion retained locally. As a result, a meaningful share of these induced benefits is likely to be concentrated in neighborhoods

surrounding the courthouse site. The following results highlight the induced impacts most relevant to businesses and residents in the immediate area around the courthouse.

Table 5: Induced Employment Impact, 2025

Induced Impact			
Employment (Years)	Labor Income	Value Added (GDP)	Output
499	$27,320,000	$68,520,000	$114,200,000

Source: RIMS II, Kimley-Horn

As it relates to disadvantaged neighborhoods surrounding the Dwight Street Site, the Balise team has committed to creating further economic benefits for those living and working in the immediate Area of Impact. Not only is there a clear commitment to include disadvantaged businesses as subcontractors during the construction phase, but they will also support the creation of a community advisory board which will review and provide grant awards for local businesses. The community advisory board will be seeded by an annual and dedicated funding stream to promote economic mobility in the Area of Impact.

Visitor Spending Ripple Effect

Although this analysis does not include a formal quantitative model of visitor spending, it is important to recognize how courthouse users can support local businesses through day-to-day expenditure. In this case, visitor spending is less about generating entirely new demand across downtown Springfield and more about shifting and redistributing impacts to a new location.

Headline Statement: The existing courthouse sits in a well-developed area already supported by strong anchors such as the casino, MassMutual Center, and surrounding businesses, which will continue to attract patrons regardless of the courthouse's location. The proposed site, in contrast, is situated in a less visited and more underutilized neighborhood. Relocating the courthouse is therefore unlikely to reduce overall downtown visitor spending but could redirect a meaningful share of that activity to an area in need of reinvestment.

The new courthouse is projected to bring between 1,200 and 1,500 visitors and staff each day, including judges, attorneys, jurors, and residents conducting court business. That steady flow of daily users has the potential to create a consistent base of customers for nearby restaurants, cafés, convenience stores, and transit services.

While this report does not attempt to estimate exact per-person spending, even modest purchases by daily courthouse users can quickly accumulate. If the courthouse draws an average of 1,300 daily users, and each spends only $10 on coffee, lunch, or small errands, local businesses could see more than $3 million in additional spending annually. At slightly higher levels, closer to $15 per person, the total could approach $5 million annually. These figures are illustrative rather than predictive, but they demonstrate how everyday transactions can add up to a significant revenue stream for surrounding businesses.

Equally important, the diversity of courthouse users broadens the range of demand. Higher-earning attorneys and staff may support full-service dining and professional services, while jurors and residents are more likely to frequent cafés,

fast-casual restaurants, and convenience retailers. Together, these groups sustain a varied mix of businesses and generate the type of reliable foot traffic that is critical for neighborhood revitalization.

While the total volume of visitor spending in Springfield may not change dramatically, the geography of that spending will shift in meaningful ways. Concentrating 1,200 to 1,500 daily courthouse users in the proposed site neighborhood has the potential to stabilize existing small businesses, encourage property reinvestment, and improve perceptions of safety and vibrancy, reinforcing the broader goals of downtown renewal.

Headline Statement: Relocating the courthouse will direct 1,200–1,500 daily courthouse users to the proposed site neighborhood, which will stabilize existing small businesses, encourage property reinvestment, and improve perceptions of safety and vibrancy, reinforcing the broader goals of downtown renewal.

6. Conclusion

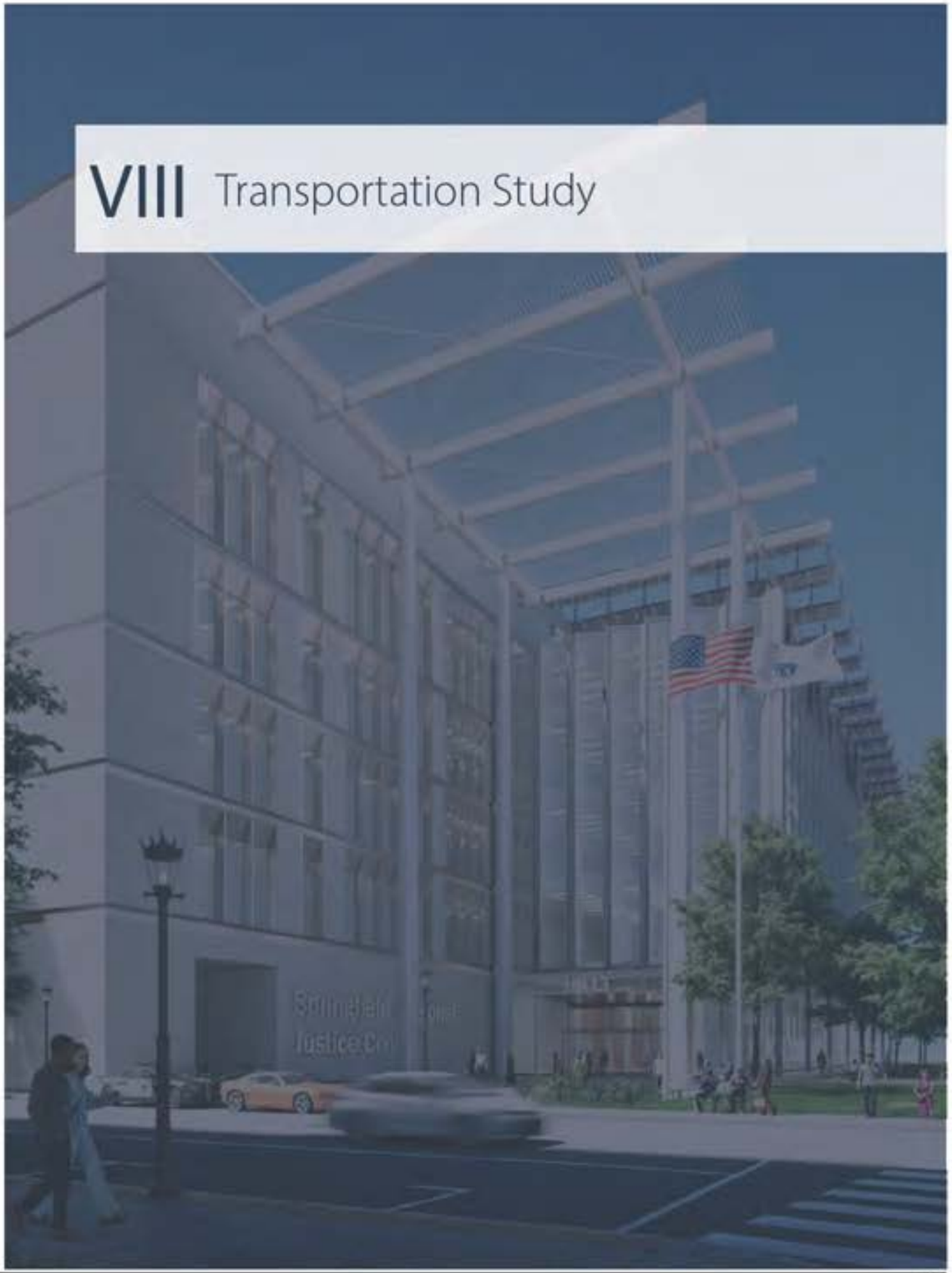
The Springfield Regional Justice Center represents far more than a modernization of judicial facilities—it is a transformative investment with the power to reshape the northern edge of downtown Springfield. Construction alone will generate over 2,200 job years, $167 million in labor income, and more than $650 million in total business output, creating opportunities for local and disadvantaged firms. Yet the courthouse's true legacy will extend beyond its construction, serving as a catalyst for reinvestment, redevelopment, and inclusive growth in an area uniquely positioned for transformation.

The proposed Dwight Street site sits within one of downtown Springfield's most ripe redevelopment zones, containing nearly 20% of all developable land in the Metro Center. Much of this area remains underutilized—characterized by vacant lots, aging structures, and surface parking—but also poised for rapid transition given its strategic location and access to Union Station. The courthouse's daily presence of 1,200 to 1,500 visitors will inject consistent foot traffic and consumer activity into this environment, signaling stability and market confidence that can attract follow-on private development. When paired with nearby infrastructure investments—such as streetscape enhancements around Union Station and Opportunity Zone incentives—this civic anchor can unlock a wave of new residential, retail, and mixed-use projects.

By locating the Justice Center within walking distance of Union Station, the Commonwealth connects the courthouse directly to the region's transit backbone while advancing Springfield's long-term goals for equitable and transit-oriented development. The project aligns seamlessly with state and regional strategies that prioritize housing production, site readiness, and inclusive economic growth. As new investment follows the courthouse into the Area of Impact, vacant and underperforming parcels can be repositioned into productive uses, expanding the city's tax base and revitalizing surrounding neighborhoods.

In this way, the Springfield Regional Justice Center becomes more than a courthouse—it becomes a cornerstone of downtown renewal, linking the city's civic, transportation, and cultural anchors while setting in motion the next chapter of Springfield's revitalization. Through strategic public investment and coordinated private redevelopment, this project has the potential to transform an underinvested area into a thriving, connected district that reflects the city's resilience, diversity, and forward-looking vision.

VIII Transportation Study



413 Dwight Street, Downtown

VIII. Transportation Study

Bowman

MEMORANDUM

To: Massachusetts Division of Capital Asset Management and Maintenance

From: Jason Adams, PE, PTOE; Michael Wulforst, PE, PTP

Date: October 14, 2025

RE: Springfield Regional Justice Center Transportation Assessment Memorandum
Massachusetts Trial Court RFP
Springfield, MA 01104

Bowman has completed a transportation review for the proposed Springfield Regional Justice Center to be located on Dwight Street between Lyman Street, Taylor Street and Chestnut Street in Springfield, Massachusetts (herein referred to as the "Project") as shown in Figure 1. This memorandum provides a description of the proposed Project, a review of the anticipated trip generating characteristics of the Project, and a review of the multi-modal connections and expected operations of the surrounding roadway network.

The proposed Project site for the Springfield Regional Justice Center is located in close proximity to Springfield Union Station and as such would provide direct bus and rail access between much of Hampden County and the Project. Approximately 88% of all residents within Springfield, West Springfield and Longmeadow (the primary communities using the courthouse) live within a quarter mile of a bus stop that would bring them directly to Union Station and the Project site.

The Project location benefits from excellent connections to pedestrian and bicycle infrastructure, is served by ample existing public parking, and is only 550 feet from the entrance to Union Station. As part of the Project, pedestrian amenities would be added on site to enhance the desirable connection to Union Station and provide pedestrian comfort and safety.

Bowman completed a set of traffic analyses which confirms that there is more than sufficient capacity along the surrounding roadway network to serve the additional vehicle trips associated with the Project. Ongoing and potential City of Springfield improvements along Dwight Street and Chestnut Street adjacent to the Project site would further enhance the connectivity of the roadway network around the Project site.

Based on a review of available vehicle traffic, pedestrian and bicycle infrastructure, parking, and public transportation services, this Project site is ideal for the needs of the Springfield Regional Justice Center, the City of Springfield, and Hampden County.

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Figure 1. Site Location Map



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Project Description

The Project site is located in close proximity to Springfield Union Station and near I-91 and 291, providing excellent connectivity to public transportation and the regional roadway network. The Project site would provide vehicular access via Lyman Street for select Project operations, such as parking for judges and police transport. Figure 2 below shows the close proximity between the Project site and I-91/291.

Figure 2. Driving Access



As shown below in Figure 3, the Project location is in close proximity to the Springfield Police Department and Hampden County Sheriff's office and is typically less than a twenty-minute drive from the Hampden County Jail.

Figure 3. Route to/from Hampden County Jail



The Project would provide pedestrian access from the corner of Dwight Street and Taylor Street with a connection to the existing pedestrian network surrounding the Project site, including sidewalks and signalized pedestrian crossings. In addition to the available on-site parking, the Project site would be served by a number of existing parking garages and parking locations, with over 5,900 parking spaces within a quarter mile of the site. Figure 4, below, shows the location of 13 public parking areas within ¼ mile of the Project site.

Figure 4. Public Parking

Within 1/4 Mile					
Lot ID	Lot Name	Total Spots	Daily Spots	ADA Spots	Permit Spots
1	Ken's Parking**	54		1	
2	Dwight Street Lot	109	-	5	109
3	Worthington St Lot	55	55		-
4	Taylor Street Garage	380	130	13	250
5	Morgan Square Lot	36	-	2	36
6	Union Station Garage	377	377	8	?*
7	TD Bank Lot	255	255	7	-
8	Convention Center Carpark	817	817	17	?*
9	VPA Hampden Lot	90	90	4	?*
10	Columbus Center Garage	493	43	8	450
11	Apremont Triangle Lot	35	-	2	35
12	Monarch Place Garage	2,000	200	?**	1,800
13	Tower Square Garage	1,200	1,200	27	?*
Total Parking (within 1/4 mile)		5,901	3,167	94	2,680
*no specific number of spaces set aside for permit parking only					
**status unclear					



The pedestrian routes between parking areas and the Project site are in excellent condition, with wide, level sidewalks, clearly marked and well-lit pedestrian crossings at signalized intersections and ADA-compliant ramps. The Project would also be designed to provide a covered colonnade along the building to provide a safe and sheltered pedestrian path once on the site.

Figure 5, below, calls out key features along the pedestrian paths between the Project site and key parking locations.

Figure 5. Pedestrian Routes to Parking



Robust public transportation services are provided at Springfield Union Station, located approximately 550 feet from the Project entrance. Union Station serves the community through Greyhound Bus Lines, Peter Pan Bus Lines, Amtrak, Hartford Line CTrail, and the Pioneer Valley Transit Authority (PVTA). In addition to the close proximity of Union Station, the PVTA also has bus lines that stop on Dwight Street near the corner of Taylor Street (Routes P11, R10, and R14), and on Taylor Street southbound at the corner of Dwight Street (Route B17).

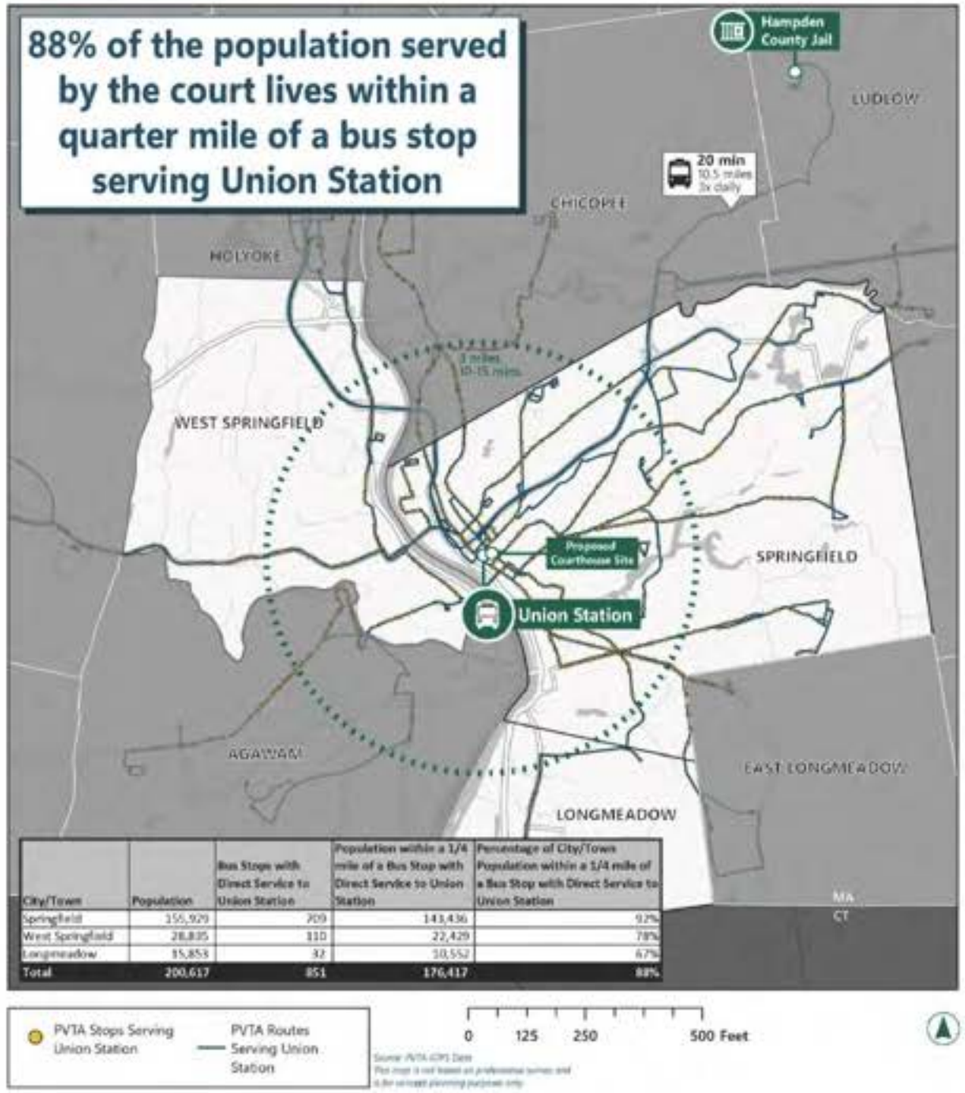
Figure 6, below, highlights the proximity of the Project site to Union Station and the pedestrian amenities that exist today. In addition to the existing crosswalks and sidewalks, the Project proposes to include a covered colonnade along the building for pedestrian comfort.

Figure 6. Connection to Union Station



The PVTA bus service extends throughout Springfield, West Springfield and Longmeadow with approximately 88% of the population of those three municipalities living within a quarter mile of a bus stop that travels directly to Union Station. The residents of Springfield, West Springfield and Longmeadow (visually shown below in Figure 7) would then have only a short walk of approximately 550 feet from Union Station to the pedestrian entrance of the Project site.

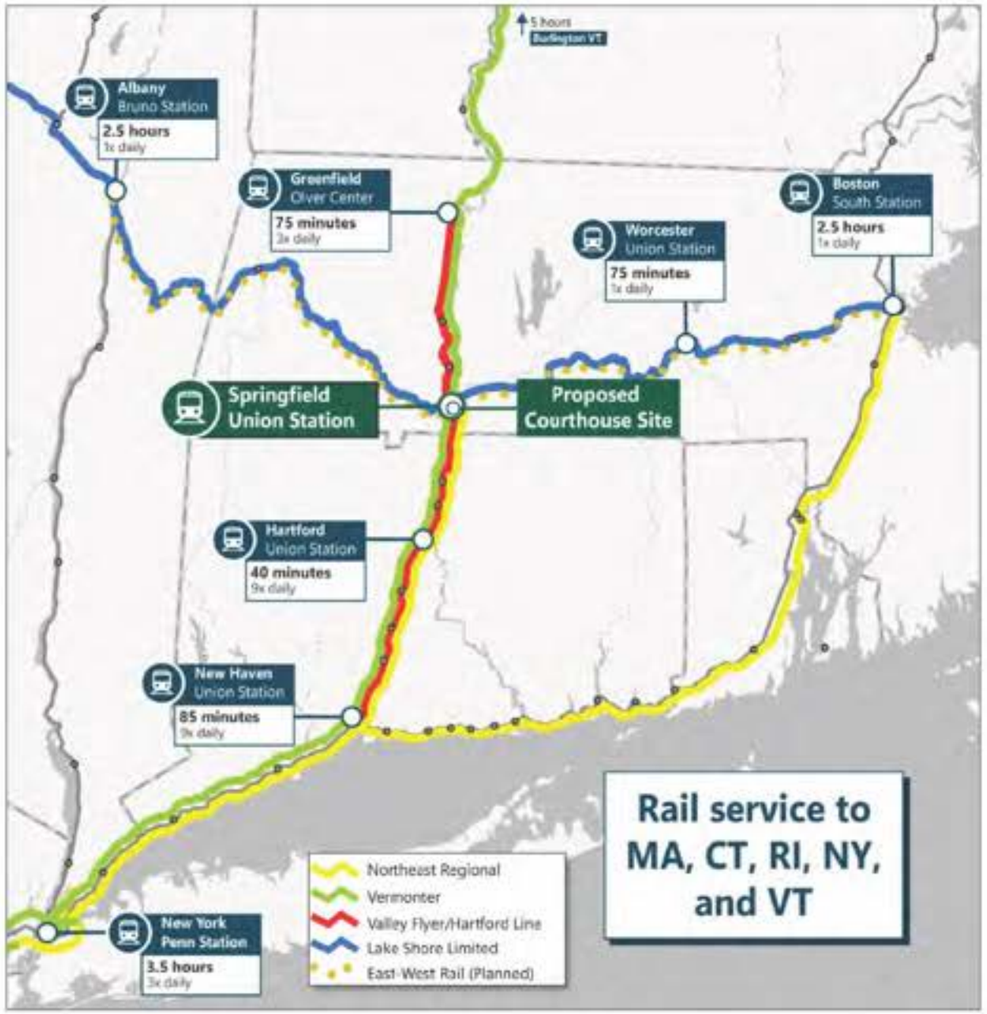
Figure 7. Union Station Bus Connections



City/Town	Population	Bus Stops with Direct Service to Union Station	Population within a 1/4 mile of a Bus Stop with Direct Service to Union Station	Percentage of City/Town Population within a 1/4 mile of a Bus Stop with Direct Service to Union Station
Springfield	155,929	709	143,436	92%
West Springfield	28,835	110	22,429	78%
Longmeadow	15,853	32	10,552	67%
Total	**200,617**	**851**	**176,417**	**88%**

The rail lines served by Union Station extend throughout Massachusetts and into the surrounding states of Connecticut, New York, Vermont and Rhode Island. The coverage of rail lines traveling to/from Union Station are shown below in Figure 8.

Figure 8. Union Station Rail Connections



Existing Traffic Volumes

As part of a review of the existing conditions surrounding the Project site, turning movement counts (TMCs) were conducted at key intersections during the weekday morning and weekday afternoon peak periods. The TMCs were conducted on Thursday, September 4, 2025, from 7:00 AM to 9:00 AM and from 3:00 PM to 6:00 PM. The results of the turning movement counts are tabulated by 15-minute periods and are provided in Attachment A of this report. Based on a review of the peak period traffic data, the weekday morning peak hour occurs between 8:00 AM and 9:00 AM and the weekday afternoon peak hour occurs between 3:45 PM and 4:45 PM.

The 2025 Existing weekday morning and weekday afternoon peak hour vehicular traffic volumes are presented in Figure 9 and pedestrian volumes are presented in Figure 10.

Dwight Street Improvement Project

Currently, Dwight Street from Liberty Street to State Street is undergoing construction. The Dwight Street project includes improvements such as:

- Curb bump outs and curb ramp improvements at the intersections of Frank B. Murray Street at Dwight Street, Worthington Street at Dwight Street, Bridge Street at Dwight Street, and Harrison Avenue at Dwight Street
- A lane reduction from three lanes to two lanes with a buffered bike lane along Dwight Street.
- Signal improvements to the intersections of Liberty Street at Dwight Street, Worthington Street at Dwight Street, Bridge Street at Dwight Street, and Harrison Avenue at Dwight Street
- RRFB updates to Frank B. Murray at Dwight Street
- Milling and overlay throughout parts of the project, with existing pavement being retained on Dwight Street from Lyman Street to just west of Worthington Street

The Dwight Street project would improve the existing traffic flow and pedestrian and bicycle accommodations in the vicinity of the Project site.

Figure 9 - Existing 2025 Vehicle Volumes, AM & PM Peak Hours



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Figure 10 - Existing 2025 Pedestrian Volumes, AM & PM Peak Hours



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Existing Traffic Operations

To understand the traffic operations of the intersections surrounding the Project site, the 2025 Existing traffic volumes were used to complete a capacity analysis using the Synchro capacity analysis software. For the purposes of this analysis, the roadway and intersection improvements currently being constructed on Dwight Street were considered to be complete. Table 1 below presents the overall intersection operations for each of the key intersections.

Table 1: Existing Intersection Operations

Intersection	Baseline 2025	
	Weekday AM LOS[1]	Weekday PM LOS
Chestnut Street at Lyman Street	*A*	*B*
Chestnut Street at Taylor Street	*A*	*A*
Chestnut Street at Worthington Street	*A*	*B*
Dwight Street at Lyman Street	*A*	*A*
Dwight Street at Taylor Street	*A*	*B*
Dwight Street at Worthington Street	*A*	*B*

1 Level-of-Service

As shown in Table 1 above, the roadway network surrounding the Project site operates at acceptable levels-of-service. Given the operations displayed in Table 1, the existing roadway network is considered to have available capacity to service the demands of the proposed Project. The future operations of the surrounding roadway network are discussed in subsequent sections of this memorandum.

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Site-Generated Traffic

To estimate the number of vehicle trips associated with the Project, the Institute of Transportation Engineers (ITE) publication, *Trip Generation Manual, 11th Edition*, was used in conjunction with estimates of daily visitors and employees for the courthouse. ITE is a national research organization of transportation professionals and the ITE *Trip Generation Manual, 11th Edition* provides traffic generation for various land uses compiled from studies conducted by members nationwide. The Project RFP estimates that between 1,200 to 1,500 people would visit the courthouse on a typical weekday. Additionally, the courthouse is estimated to have approximately 470 employees and 70 additional staff for a total workforce of approximately 540, though not all of the workforce would be expected every day.

Given the location of the courthouse next to Union Station and the close proximity to public transportation and Downtown Springfield, visitors and employees would have a number of transportation alternatives to travel to/from the Project site. To understand the potential distribution of person-trips to the courthouse a mode share analysis was completed using US Census American Community Survey data. Massachusetts census data was used as the basis to formulate a mode share assumption that considers the areawide mode-share trends while also reflecting the site's proximity to transit that is expected to result in higher than average rates of transit and walking/biking mode share. A summary of the projected mode share for the Project is shown in Table 2.

Table 2: Mode Share Distribution

Travel Mode	Percent
Vehicle	75%
Public Transit	15%
Walk/Bike	10%

The vehicle mode share was distributed by time of day to establish peak hour vehicle demands using distributions from ITE for Land Use Code (LUC) 730 Government Office Building. The vehicle trips generated by hour are shown in Table 3.

Table 3: Hourly Vehicle Trip Generation

Hour Beginning	% In	Vehicles In	% Out	Vehicles Out
6:00 - 7:00 AM	0.0%	0	0.3%	3
7:00 - 8:00 AM	11.1%	97	3.0%	26
8:00 - 9:00 AM	18.3%	159	6.5%	56
9:00 - 10:00 AM	9.3%	81	7.7%	67
10:00 - 11:00 AM	9.4%	82	10.7%	93
11:00 - 12:00 PM	11.3%	99	15.5%	135
12:00 - 1:00 PM	7.8%	68	11.7%	102
1:00 - 2:00 PM	9.5%	83	8.0%	70
2:00 - 3:00 PM	10.5%	92	9.2%	80
3:00 - 4:00 PM	7.4%	64	9.1%	79
4:00 - 5:00 PM	4.5%	39	8.0%	70
5:00 - 6:00 PM	0.8%	7	10.2%	88
Total	100%	871	100%	869

Source: 11th Ed. LUC Time of Day Distribution for LUC 730 - Government Office Building

As shown in Table 3, the Project is estimated to generate approximately 215 vehicle trips (159 entering vehicles and 56 exiting vehicles) during the weekday morning peak hour between 8:00 AM and 9:00 AM. During the weekday afternoon peak hour of 3:45 PM to 4:45 PM (represented in the above Table 4 by the 3:00 PM to 4:00PM hour to be conservative), the Project is estimated to generate approximately 109 vehicle trips (39 entering vehicles and 70 exiting vehicles).

Future Conditions with Project

To determine future traffic demands in the vicinity of the Project site, the 2025 Existing traffic volumes were projected to the future-year 2035 using an annual background traffic growth rate of 0.5% per year, based on historical traffic.

The vehicle trips projected to be associated with the Project were distributed onto the surrounding roadways and intersections after reviewing a combination of existing traffic patterns and expected parking locations. As a conservative test of future roadway capacity, all projected courthouse trips were considered to be new trips to the area. In reality, a portion of the Project trips are already in the City to visit the existing courthouse and would effectively shift to the new courthouse and not represent an increase in overall traffic.

Adjacent to the Project site, the City of Springfield has reviewed the potential of converting Chestnut Street from the existing one-way westbound operations to two-way operation. The conversion of Dwight Street to two-way would impact the travel patterns in the vicinity of the Project site and provide more direct travel choices in the Downtown Springfield area.

A capacity analysis of the key intersections around the Project site was completed for a 2035 condition inclusive of the proposed Project both with and without the potential Chestnut Street improvements. The results of the 2035 analysis are shown in Table 4 below.

Table 4: Future Intersection Operations – With Project

Intersection	Future 2035 Weekday AM LOS[1]	Future 2035 Weekday PM LOS	Future 2035 With Two-Way Chestnut Street Weekday AM LOS	Future 2035 With Two-Way Chestnut Street Weekday PM LOS
Chestnut Street at Lyman Street	A	B	B	B
Chestnut Street at Taylor Street	A	A	A	C
Chestnut Street at Worthington Street	A	B	B	B
Dwight Street at Lyman Street	A	A	A	A
Dwight Street at Taylor Street	A	B	B	B
Dwight Street at Worthington Street	A	B	A	B

1 Level-of-Service

As shown above in Table 4, with the proposed Project in place, the overall intersection Level-of-Service (LOS) is not projected to be worse than LOS C, which is better than LOS D grades that are generally accepted in urban downtown areas. The capacity analysis results for the future-year 2035 conditions with the proposed Project indicate that the surrounding roadway network would operate in an acceptable manner with the existing configuration of Chestnut Street or with potential improvements to Chestnut Street.

Based on a review of the intersection operations, the Project would not be expected to have a noticeable impact on the surrounding roadway network.

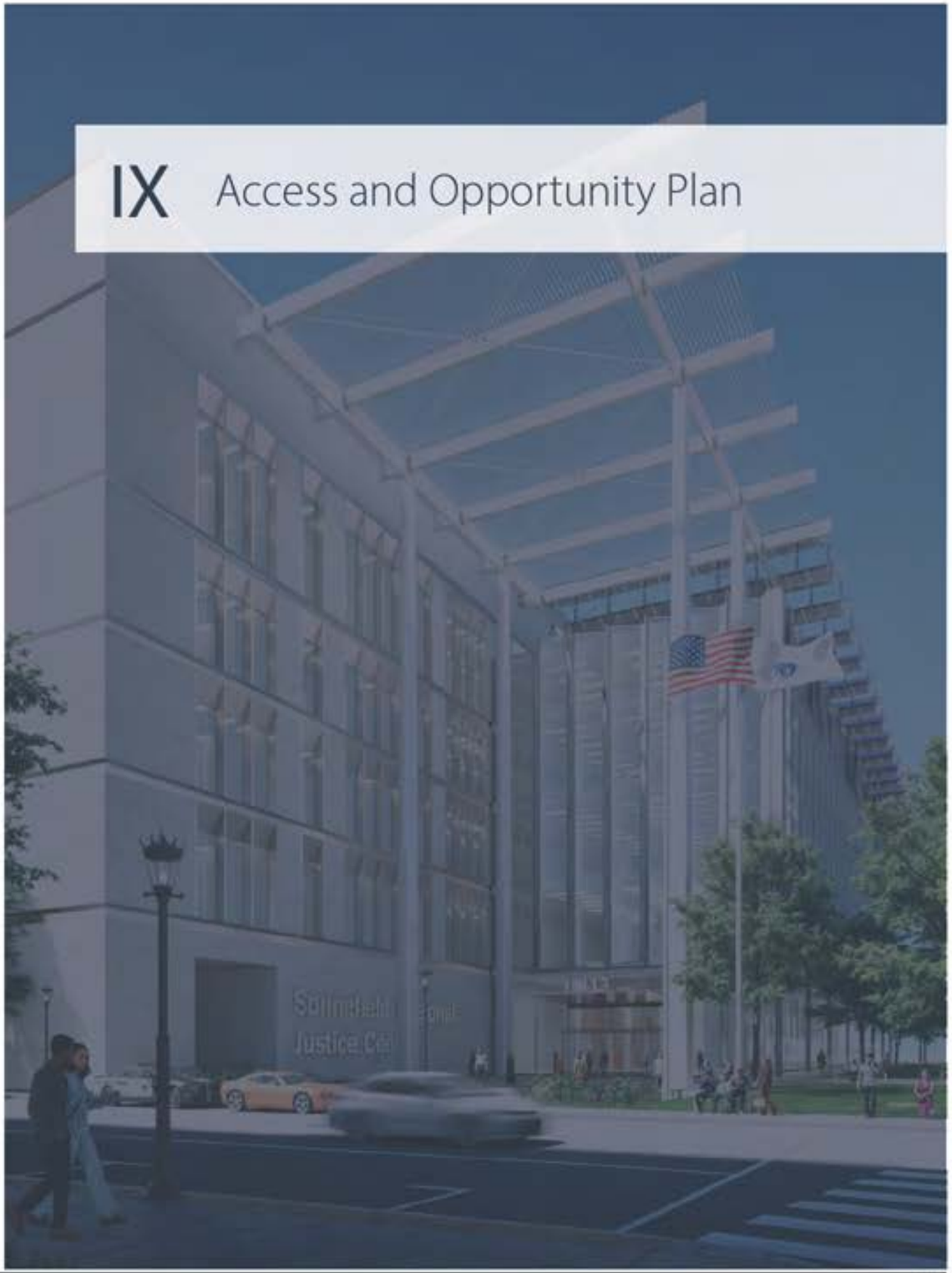
Conclusions

The proposed Project site benefits from excellent connections to public transportation, robust existing pedestrian accommodations and plentiful parking infrastructure within downtown Springfield. Being located approximately 550 feet from Union Station, the Project location would permit visitors and employees to travel to/from the site by a variety of modes of transportation. Pedestrian amenities proposed on site as part of the Project would enhance the desirable connection to Union Station which has direct bus and rail routes extending throughout Springfield, West Springfield, Longmeadow, Hampden County, and greater New England.

Analysis of the existing and future roadway networks shows that significant capacity exists around the proposed Project site which would allow the roadways and intersections to accommodate traffic growth. Ongoing and potential City of Springfield improvements along Dwight Street and Chestnut Street would enhance the connectivity of the roadway network around the Project site.

Attachments: A – Traffic Count Data

IX Access and Opportunity Plan



413 Dwight Street, Downtown

IX. Access and Opportunity Plan

The 413 Dwight Street, Downtown proposal's commitment to Access and Opportunity is clear: this project will not only relocate a courthouse — it will catalyze renewal in one of Springfield's most disadvantaged neighborhoods. We view this development as creating a new "Justice Ecosystem," one that embodies fairness, equity, and opportunity for all who live, work, and seek justice in Springfield and Hampden County.

Objective 1 — Diverse Project Leadership

Strategy

From the earliest phases of design to long-term operations, Access and Opportunity will not be performative — it will be structural. The project will establish an Access and Opportunity Leadership Council (AOLC) that seeks to reflect the demographic, professional, and cultural composition of Springfield and will be responsible for establishing, overseeing and implementing Access and Opportunity goals and metrics.

Implementation

- **Governance:** The AOLC will be convened by the project principals and will include leaders from organizations with expertise in Access and Opportunity initiatives for projects of this size and complexity, including the Black Economic Council of Massachusetts (BECMA), the Urban League of Springfield, Puerto Rican Cultural Center of Springfield, MassHire Hampden County, the Springfield Regional Chamber of Commerce, and the City of Springfield Office of Planning & Economic Development to guide workforce inclusion metrics.
- **Project Leadership:** Qualified professionals with diverse experiences and backgrounds will hold key leadership positions across development, design, and construction teams, including senior roles in project management, community engagement, and procurement. The development team has already retained Lamont Clemons to oversee this effort. Lamont has experience with similar large-scale contracting initiatives including construction of MGM Springfield, Mason Square Apartments at Indian Motorcycle, Baystate Place, Powdermill Village, the Springfield Marriott, and Encore Boston.
- **Accountability:** The AOLC will issue quarterly progress dashboards detailing leadership representation and hiring metrics.
- **ConnCORP-Inspired Structure:** The AOLC will embed ConnCORP's "community ownership" philosophy — creating pathways for residents and entrepreneurs to influence not only project design but the operations of the new justice corridor itself.

Objective 2 — Wealth Creation & Workforce Development

Strategy

We will ensure that historically underrepresented individuals and small businesses benefit from every phase of the project's lifecycle — from construction to ongoing operations and beyond. Along the way, public-facing dashboards will track participation and performance metrics, ensuring transparency and trust.

Implementation

- **Local Workforce Pipelines:** In partnership with local groups including Springfield Technical Community College's Workforce Development Center and Springfield Works, we will establish paid pre-apprenticeship and on-site training programs in the skilled trades, IT, and facilities management.
- **Entrepreneurship Support:** A Justice Center Economic Access Fund will provide capital and mentorship for entrepreneurs seeking to engage in public-sector contracting and support services for courthouse workers.
- **Procurement & Growth:** Minority- and women-owned firms will have access to service contracts, procurement training, and financial literacy workshops through collaborations with the Black Economic Council of Massachusetts, Massachusetts Supplier Diversity Office, and Common Capital, expanding the pipeline of potential procurement partners.
- **Long-Term Wealth Creation:** Lease and revenue-sharing opportunities will be established for local MBEs to operate within the Justice Cultural Plaza & Market (see below).

Objective 3 — Meaningful Participation of Diverse Businesses

Strategy

Beyond compliance, this project is about creating an enduring ecosystem for diverse business growth — a local economy that sustains itself long after ribbon-cutting.

Implementation

- **Community Procurement Accelerator:** In collaboration with the Greater Springfield Chamber of Commerce, EforAll Holyoke/Springfield, the Black Economic Council of Massachusetts, and MassHire, we will launch an accelerator to prepare local MBEs, WBEs, and VBEs to compete for contracts.
- **Tiered Contracting Structure:** Contracts will be right-sized and staggered to allow emerging firms to participate alongside established vendors.
- **Transparency & Accountability:** Public-facing dashboards will track participation and performance metrics, ensuring transparency and trust.
- **Mentorship Networks:** Partnerships with programs like "Build with Us @ Suffolk" will establish a mentorship guild for small firms entering state procurement markets (see attachment for further details on Build with Us @ Suffolk).

Justice Center Cultural Plaza

(Inspired by Parkville Market, Pratt Street, and ConnCORP's Community Redevelopment Model)

Purpose

Anchored in front of the courthouse entrance, the Justice Center Plaza will serve as a public marketplace and gathering space that reflects Springfield's multi-cultural richness and entrepreneurial spirit.

Design Concept

- **Outdoor Cultural Eatery & Market:** Modeled after Parkville Market in Hartford, this open-air marketplace will feature rotating food vendors, artisan stalls, and performance areas celebrating Puerto Rican, Caribbean, and Latin cuisines, crafts, and music, among other cultures.
- **Young Professional Lounge & Innovation Lab:** A co-working and mentorship hub near the plaza will host business bootcamps, pitch nights, and workshops in partnership with EforAll, Common Capital, and Springfield Technical Community College.
- **Cultural Preservation:** The plaza will include public art curated in partnership with the Springfield Museums, the Springfield Cultural Partnership, and the Puerto Rican Cultural Center of Springfield, with the goal of celebrating the region's diverse

communities and their contributions to civic life.

- **Community Programming:** Regular market nights, salsa events, spoken word, food festivals, outdoor concerts, and youth showcases will activate the space and sustain year-round foot traffic, in collaboration with the Springfield Cultural Council, Springfield Business Improvement District, and the Community Music School of Springfield.

Economic Impact (see attached economic impact study)

- Estimated creation of multiple permanent jobs through vendor operations, maintenance, and programming.
- Activation of adjacent properties for micro-retail and mixed-use development.
- Direct alignment with the City's anti-blight and economic mobility goals.

Partners

- **Black Economic Council of Massachusetts:** Supplier and contracting efforts.
- **Puerto Rican Cultural Center of Springfield, Springfield Museums, Springfield Cultural Partnership, Community Music School of Springfield:** Heritage and programming leadership.
- **Way Finders, Behavioral Health Network, Center for Human Development, Gandara Center, and Caring Health Center:** Wraparound services for employees and residents, including housing assistance, mental-health support and multilingual services.
- **City of Springfield's Office of Planning & Economic Development:** Zoning, permitting, and public space management.
- **EforAll Holyoke/Springfield, Springfield Technical Community College:** Entrepreneurship accelerator and pop-up vendor training.

Embedded Justice Ecosystem

In addition to the courthouse and plaza, we envision identifying partners to create an integrated network of supports for those who work within and engage with the justice system:

- **Legal Aid Hub:** Partnering with Hampden County Legal Clinic and the Hampden County Bar Association for community legal access.
- **Satellite Centers for Gandara Center, Caring Health, Center for Human Development, and Behavioral Health Network:** On-site trauma-informed services.
- **Way Finders Access Desk:** Housing stability and financial coaching for courthouse employees and residents.
- **Transit & Accessibility Improvements:** Coordination with PVTA for seamless access between other areas of downtown, the courthouse, and Union Station.

Conclusion

The new Springfield Regional Justice Center at Dwight Street will not only be a construction project — it will be a civic restoration.

Through intentional partnerships, qualified and diverse leadership, and the Justice Center Plaza, this project will transform a blighted area into a thriving district of equity, entrepreneurship, and culture.

It will celebrate Springfield's diverse heritage, elevate young professionals, and build generational wealth for those too often excluded from opportunity.

The result: a courthouse that delivers justice inside its walls — and creates justice outside them.

413 Dwight Street, Downtown

Sample Equitable Procurement and Participation Policy

(Access & Opportunity Framework for MBEs, GCs, and Tradespeople)

ARTICLE I. PURPOSE AND INTENT

1.1 The purpose of this Policy is to establish a transparent framework ensuring equitable access and wealth creation for Minority Business Enterprises (MBEs), Women-Owned Business Enterprises (WBEs), Veteran-Owned Business Enterprises (VBEs), local General Contractors (GCs), and skilled tradespeople in the design, construction, and ongoing operation of the Springfield Courthouse and Justice Center Relocation Project ("the Project").

1.2 The Commonwealth of Massachusetts affirms its commitment to dismantling structural barriers in public procurement and creating sustainable, community-based economic opportunity.

1.3 This Policy applies to all phases of the Project—pre-development, construction, and operations—and is mandatory for all awarded contractors, subcontractors, vendors, and professional service firms.

ARTICLE II. GUIDING PRINCIPLES

a. **Equity is Structural:** Inclusion shall be built into procurement requirements and contract structures.
b. **Transparency Builds Trust:** All solicitation, award, and reporting processes shall be open, documented, and available for public review.
c. **Capacity is Built, Not Assumed:** The Project shall invest in developing the skills, certifications, and financial readiness of local and emerging firms.
d. **Economic Justice is the Outcome:** Participation must translate into measurable financial growth, job creation, and wealth retention for historically underrepresented communities, especially in Western Massachusetts.

ARTICLE III. PREQUALIFICATION AND OUTREACH

3.1 **Outreach and Engagement**

- The Project Management Team (PMT) shall host public Pre-Bid Information Sessions in Springfield, Holyoke, Chicopee, and Westfield, each of the Gateway Cities in Hampden County (see Mass. Gen. Laws ch. 23A, § 3A (2023).
- Sessions will be co-facilitated by the Massachusetts Supplier Diversity Office (SDO), the Black Economic Council of Massachusetts, the Greater Springfield Chamber of Commerce, and the Puerto Rican Cultural Center to ensure diverse community participation.
- Bilingual (English/Spanish) sessions shall be conducted to ensure linguistic access.

3.2 **Certification Assistance**

- The PMT shall provide on-site and virtual support to assist vendors with MBE/WBE/VBE certification through the SDO prior to bid submission.

3.3 **Vendor Directory**

- The PMT shall maintain and publish a Project Vendor Directory including all prequalified firms, their certifications, capacities, and trade specializations.

3.4 **Prequalification Requirements**

- All bidders must submit an Access and Opportunity Plan as part of their qualification statement.
- The development team reserves the right to disqualify bidders who fail to provide verifiable access and opportunity commitments

or prior compliance history.

ARTICLE IV. PROCUREMENT STRUCTURE AND SELECTION CRITERIA

4.1 **Tiered Bidding System**

To expand access to small and emerging firms, bid packages shall be structured into three tiers:

- Tier I: Prime and General Contractors
- Tier II: Major Subcontractors (Mechanical, Electrical, Plumbing, Structural, etc.)
- Tier III: Specialty Trades and Professional Services

4.2 **Evaluation Criteria**

All proposals shall be evaluated on a variety of metrics, including Technical, Qualifications, Cost Competitiveness, MBE/WBE/VBE/Local Workforce Plan, Sustainability & Innovation, Community Engagement & Mentorship Commitments.

4.3 **Joint Ventures & Mentorships**

- The development team encourages the formation of Joint Ventures between large GCs and certified MBEs/WBEs.
- JVs must include a written Mentorship Plan detailing skill transfer, financial participation, and shared management responsibilities.

4.4 **Subcontracting Commitments**

- Each prime contractor shall submit a Subcontractor Inclusion Schedule (SIS) specifying expanding access of MBE/WBE/VBE/local firms to apply for subcontracts.
- SIS documents shall be reviewed and approved prior to Notice to Proceed.

ARTICLE V. WORKFORCE DEVELOPMENT AND TRADES PARTICIPATION

5.1 **Local Hiring**

- Vendors and contractors will seek to maximize the amount of work performed by Hampden County residents.

5.2 **Apprenticeship Programs**

- The Project shall partner with local organizations such as MassHire Hampden County, Springfield Technical Community College, and Union Trade Schools to create a Justice Center Trades Academy, offering pre-apprenticeships and direct employment pipelines.

5.3 **Supportive Services**

- Workers shall have access to wraparound supports, including transportation stipends, childcare vouchers, and behavioral health resources via Springfield Works, Square One, Gandara Center, Caring Health Center, Behavioral Health Network, and the Center for Human Development.

ARTICLE VI. MONITORING, COMPLIANCE, AND ENFORCEMENT

6.1 **Reporting Requirements**

- All contractors shall submit monthly Compliance Reports detailing their progress.
- Reports shall be reviewed by the AOLC.

6.2 **Auditing**

- Quarterly Audits shall assess performance against access goals and contractual obligations.

6.3 **Performance Recognition**

- Firms exceeding participation thresholds may receive Incentive Credits in future procurements and formal recognition as “Equity Partner of the Year.”

ARTICLE VII. GOVERNANCE AND OVERSIGHT

7.1 **Access and Opportunity Leadership Council (AOLC)**

The AOLC shall serve as the governing body for implementation and compliance. Membership includes representatives from:

- City of Springfield Office of Planning & Economic Development
- Black Economic Council of Massachusetts
- Massachusetts Supplier Diversity Office (SDO)
- Urban League of Springfield
- Puerto Rican Cultural Center of Springfield
- MassHire Hampden County Workforce Board

7.2 **Reporting**

- The AOLC shall provide quarterly reports to the Commonwealth’s Access & Opportunity Office and post executive summaries publicly.

ARTICLE VIII. EQUITY INNOVATION COMPONENTS

8.1 **Justice Center Cultural Plaza**

- As part of the Project, the Commonwealth will establish an outdoor cultural marketplace inspired by Parkville Market (Hartford) and ConnCORP’s Dixwell Redevelopment (New Haven).
- Vendor stalls, micro-retail units, performance stages, and food kiosks will seek to create access and opportunity for underrepresented entrepreneurs.

8.2 **Procurement Accelerator**

- The development team will fund a Community Procurement Accelerator to prepare diverse small firms to bid on upcoming construction projects.

ARTICLE IX. CONTINUOUS IMPROVEMENT AND LEGACY

9.1 **Evaluation and Feedback**

- The AOLC shall host biannual stakeholder forums with community-based organizations, contractors, and tradespeople to evaluate the policy’s effectiveness.

9.2 **Post-Project Impact Report**

- Within 12 months of project completion, the PMT and AOLC shall publish a comprehensive report summarizing outcomes and recommendations for statewide replication.

9.3 **Replication Toolkit**

- Findings shall inform the creation of a Massachusetts Inclusive Procurement Toolkit to guide future Commonwealth capital projects.

ARTICLE X. EFFECTIVE DATE AND AUTHORITY

This Policy becomes effective upon adoption by the Project Management Team and shall remain in force throughout the life of the Springfield Regional Justice Center Project.

ARTICLE XI. CONSTITUTIONAL COMPLIANCE AND NON-DISCRIMINATION

11.1 **Equal Protection Compliance**

- This Policy and all associated procurement, contracting, and workforce development activities shall be implemented in full compliance with applicable federal and state anti-discrimination laws.

11.2 **Non-Discrimination Assurance**

- No contractor, subcontractor, vendor, or applicant shall be excluded from participation, denied benefits, or subjected to discrimination under this Policy on the basis of race, color, national origin, sex, gender identity, sexual orientation, religion, age, disability, or veteran status.

11.3 **Legal Review and Adjustments**

- The Access and Opportunity Leadership Council (AOLC), in consultation with the Commonwealth's Access & Opportunity Office and legal counsel, shall periodically review the Policy to ensure continued compliance with federal standards and evolving case law. Adjustments shall be made as necessary to preserve the legality and effectiveness of equity measures.

CERTIFICATION

This Equitable Procurement and Participation Policy was adopted by the Project Management Team on this date: _____

Authorized Signatory: _____
Title: _____
Date: _____

413 Dwight Street, Downtown

Suffolk Construction: Access & Opportunity Approach

Suffolk's approach to Access and Opportunity is grounded in a deep commitment to advancing equity, inclusion, and long-term economic impact for historically underrepresented businesses and individuals. We believe that meaningful change begins with intentional partnerships and sustained community engagement.

Trade Partner Diversity and Compliance

We will work closely with DCAMM, community partners, civic organizations, and city agencies to go beyond just a "good faith effort" by implementing diversity strategies to meet your hiring goals.

We will leverage our Trade Partner Diversity outreach channels to identify and engage certified Minority-, Women-, Veteran-, and LGBTQ-owned businesses, ensuring they are informed of bid opportunities and equipped to participate. Our team provides technical assistance, mentorship, and pre-bid information sessions to strengthen participation and competitiveness. On past projects, we have achieved this through prime–subcontractor matchmaking and open house events tailored to small and local businesses.

To ensure meaningful participation, we establish measurable goals across all scopes of work, monitor progress, and cultivate lasting relationships with diverse trade partners that lead to recurring opportunities on future projects.



Encore Boston Harbor

GOALS & ACTUAL PARTICIPATION:

MBE | Goal: 5% | Actual: 5%

WBE | Goal: 5.4% | Actual: 11%

VBE | Goal: 1% | Actual: 2.7%

People of Color Workforce | Goal: 15.3% | Actual: 26%

Women Workforce | Goal: 6.9% | Actual: 7.2%

More tradeswomen worked on Encore than any project in the history of Massachusetts.



UMass VA Outpatient Clinic on UMass Chan Campus

GOALS & ACTUAL PARTICIPATION:

MBE/WBE Combined | Goal: 10.4% | Actual: 14%

People of Color Workforce | Goal: 15.3% | Actual: 27.4%

Women Workforce | Goal: 6.9% | Actual: 8%

Veteran Workforce | Goal: N/A | Actual: 5%

STRATEGIES IMPLEMENTED:

- Advanced planning with trade partners to review their projected workforce and set expectations
- Leveraging relationships with union and community partners
- Partnering with pre-apprenticeship programs like Building Pathways and YouthBuild to strengthen the workforce pipeline

Project-Specific Diversity Strategy

Identify and Expand the Pool of Firms

We have a comprehensive list of small, local, minority, and women-owned businesses that are well-equipped to bid on our projects. Our procurement team confirms trade participation in the bidding process and relies on strong relationships with local organizations outside of construction to expand these efforts. Our Build With Us @ Suffolk graduates contribute to the growing pipeline of diverse small businesses.

Increase the Pipeline of Local Workforce

Partnering with pre-apprenticeship programs such as Building Pathways, Youth Build, the Department of Workforce Development, and local union partners creates a collaborative approach to job training and access on our job sites for job seekers. Our facilitation of job and career fairs such as Mass Girls in Trades and Jobs Bank Job Fair will ensure job opportunities for the local residents.

Community Outreach and Development

To keep firms and workers informed of hiring opportunities, we hold outreach sessions where M/W/VBE firms and local workforce can better understand the project's scope of work, bidding process, timeline, as well as our prequalification and procurement process. Our teams attend town hall meetings, employment commission hearings, and networking sessions to engage the public.

Trade Partner Procurement and Creating Attainable Bid Packages

Bid packages are tailored to each project and work is subdivided to ensure participation of M/W/VBEs. We encourage larger firms to partner with smaller firms, when applicable, through joint ventures and mentor protégé relationships. Prime contractors are paired with small M/W/VBEs to coach, train, and support their growth for future work.

Supportive Industry Leader

Suffolk consistently maintains close relationships with small, local, minority, and women-owned firms to ensure they have the resources and tools to be successful. Our ultimate goal is to foster long-term relationships and offer support to each firm as they develop into a strong industry contributor.



BUILD WITH US @ SUFFOLK

The Build with Us @ Suffolk is a program designed to provide trade partners with valuable insight on doing business with Suffolk while developing their skills to be a successful industry contributor.

The interactive program is structured with a focus on the company's construction management procedures and processes, enabling trade partners to better understand how to successfully work on projects with Suffolk. As of May 2025, there have been 300 graduates from the program.

The Build with Us @ Suffolk Advantage

- Suffolk executives and industry experts teach the courses.
- Upon graduation, each trade partner is paired with a Suffolk executive who serves as a mentor and teaches them how to navigate the bidding process.
- Suffolk leverages its strong relationships with various organizations to recruit M/W/VBEs and the local workforce.
- Suffolk offers free OSHA 10-Hour classes to local community members, led by Suffolk's safety team, interested in applying to the unions and ultimately finding a pathway onto our project sites.

BECMA
BLACK ECONOMIC COUNCIL of MASSACHUSETTS

October 15, 2025

Division of Capital Asset Management and Maintenance

Attn: Springfield Regional Justice Center RFP Review Committee

Re: Letter of Support for Balise Holdings and the Springfield Regional Justice Center

On behalf of the Black Economic Council of Massachusetts (BECMA), I am pleased to share our support for Balise Holdings - *(Balise Motor Sales)*, and their proposal for the Springfield Regional Justice Center.

BECMA has engaged directly with the Balise team and recognizes in them a partner that understands both the responsibility and the opportunity for Springfield. We believe this project has the potential to generate enormous economic impact in the Springfield area, a once-in-a-generation opportunity to create meaningful, lasting change for Springfield's Black and Latino communities.

We have established a membership relationship with Balise Holdings and look forward to deepening our collaboration moving forward. In addition, BECMA and Balise are in active discussions to develop a Memorandum of Understanding (MOU) to adequately resource a project that would ensure a reasonable level of inclusive procurement and participation by diverse service providers and suppliers.

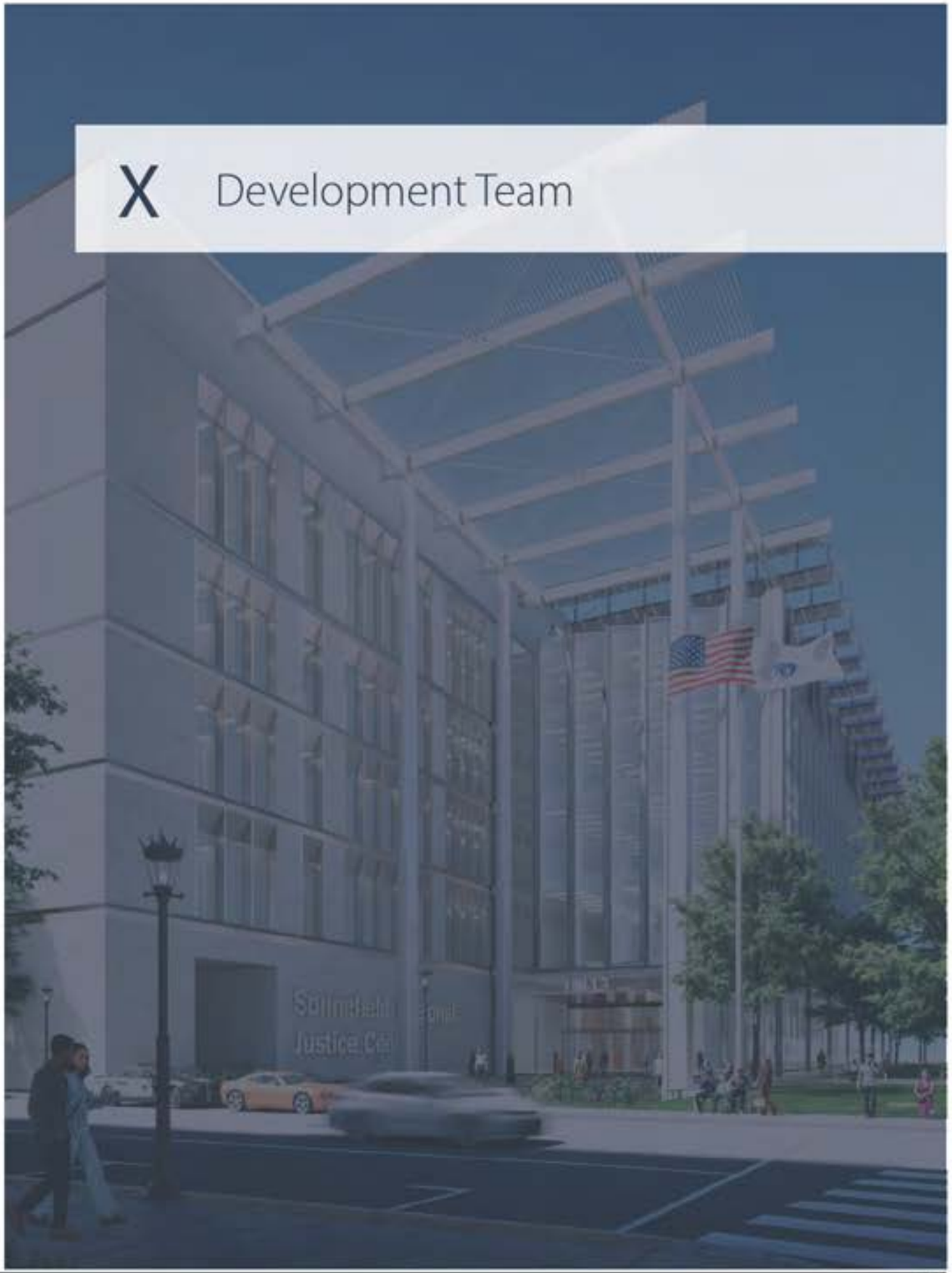
Given the scale and magnitude of this project, BECMA believes that whichever team is selected should be held to a strong and reasonable standard for equitable procurement and participation.

Thank you for your consideration.

Sincerely,

Nicole Obi
President & CEO
Black Economic Council of Massachusetts (BECMA)

1234 Columbus Ave (Building #3), Roxbury Crossing, MA 02120 | 857.308.4623 | www.becma.org



413 Dwight Street, Downtown

X. Development Team

We have assembled a best-in-class team with a long track record of successfully delivering complex construction projects across the Commonwealth.

Owner/Developer: Jeb Balise and Tom Dennis

Jeb Balise, Chief Executive Officer of Balise Motor Sales. A fourth-generation Springfield business owner. Balise is deeply invested in the revitalization of Springfield's downtown. In 2012 he relocated his company's headquarters to the TD Bank Building (1441 Main Street), and he's invested more than $40 million in Springfield's downtown since 2010.

Tom Dennis, Founder & Executive Chairman of The Dennis Group. Dennis grew his Springfield-based company into a global powerhouse while keeping its headquarters downtown. He brings decades of experience leading complex design-build projects, including providing support to the Food Bank of Western Massachusetts' new facility in Chicopee. A lifelong Springfield resident, he and his wife have been recognized for decades of community service and leadership.

Architect: Elkus Manfredi Architects

Elkus Manfredi Architects is a full-service design firm providing architecture, master planning, urban design, interior architecture, historic preservation, space planning, programming, and experiential graphic design. Our diverse portfolio of work includes planning and design for environments of work, living, learning, play, and innovation. We are especially known for our strategic work in mixed-use placemaking that fosters inclusive community and creative innovation, as well as strategic workplace solutions that engage users and enhance performance.

Architect: HDR

With 107 years in business, HDR is a global firm specializing in architecture, engineering, environmental, and construction services. HDR is a leader in justice design, bringing 50+ years of experience and a commitment to advancing restorative justice architecture to our projects. HDR has designed 85+ courthouse projects, including $1.3B+ in justice work within the last five years, giving our teams a deep understanding of best practices in the programming, planning, and design of court projects.

General Contractor: Suffolk

Founded in 1982, Suffolk is the country's leader in providing sophisticated building expertise, safety, innovation, and investment. We help clients achieve their dreams — always working with integrity, professionalism, and respect for the clients, employees, and communities we serve. Over the past 43 years, Suffolk has built a strong reputation across the country, delivering projects of all sizes with a focus on quality, collaboration, and community impact. Suffolk has completed $1.8B of Ch. 149A projects and $400M of projects in Western Massachusetts.

Contractor/Minority Business Enterprise Consultant: S-Cel-O LLC

S-Cel-O LLC is a Springfield-based, family-owned painting and contracting company with over 30 years of experience in commercial, industrial, and residential projects across Massachusetts and Connecticut. As a certified Minority Business Enterprise (MBE) listed in the Massachusetts Supplier Diversity Office (SDO) directory and the Massachusetts Central Register, S-Cel-O has played a key role in high-profile developments such as MGM Springfield, Encore Boston Harbor, Mason Square Apartments at Indian Motorcycle, Baystate Place, Powdermill Village, and the Springfield Marriott renovation.

Project Manager: Leggat McCall Properties

Founded in 1965, Leggat McCall Properties (LMP) is a principal investor and a leading provider of real estate development, project management, and real estate advisory services. LMP serves a diverse portfolio of private, public, and non-profit clients on projects of all sizes. In the last decade, LMP has led hundreds of projects totaling more than $15 billion in capital investment, including 25+ projects over $200 million and 50+ over $50 million. Major projects have included the redevelopment of CitySquare in Worcester, MA; numerous large-scale construction projects for Mass General Brigham; the redevelopment of the Sullivan Courthouse at 40 Thorndike Street in Cambridge, MA; the Massachusetts Green High Performance Computing Center in Holyoke, MA; multiple complex, ground-up, transformational projects for universities such as Harvard and Northeastern; and the ongoing 2,699-unit Bunker Hill Housing Redevelopment. LMP has also developed or acquired approximately $3 billion in assets as principals, including mixed-use, office, residential, and research and life science properties and has a current development pipeline of $1.5B.

Finance Broker: JLL

JLL is a truly global professional services and investment firm, specializing in real estate. Our teams bring in-depth local knowledge, the ability to leverage firm-wide experience, and access to global capital. Within our Capital Markets division, our clients rely on us for the latest and most sophisticated capital markets expertise, driven by a passion for client service and powered by cutting-edge technology. In 2024, our team executed $186B in global capital markets transactions.

Environmental: Haley & Aldrich

Haley & Aldrich, Inc. is a recognized leader in geotechnical engineering, with more than 68 years of experience delivering innovative solutions for large and complex private and public developments. Over the decades, they have supported clients on many of the region's largest state institutional projects. Haley & Aldrich understands project delivery requirements for these assignments, including Division of Capital Asset Management & Maintenance (DCAMM) protocols.

Landscape Architect: Reed Hilderbrand

Reed Hilderbrand today is a firm of seventy-five landscape architects, designers, and staff working from Cambridge, MA, and New Haven, CT, on projects across the U.S. and abroad. Active since the mid-1990s, the firm has collaborated with artists, business leaders, curators, homeowners, politicians, and property developers to realize landscapes of diverse scales and purpose. In its over twenty-years of practice, Reed Hilderbrand has been recognized with 80+ awards from national and regional professional organizations, including the American Society of Landscape Architects.

MEP Engineer and Sustainability Consultant: Arup

Arup's Boston office was founded over 20 years ago; we connect to an internal network of over 18,500 staff working in 95 offices in 34 countries. Our engineers, planners, designers, and consultants deliver innovative projects across the world with creativity and passion. With the support of our local, national, and international network, we bring knowledge and experience of global best practices to our work in Massachusetts.

Arup has partnered with government clients on a broad range of projects, including courthouses, defense facilities, federal offices, public safety systems, border patrol structures, custodial centers, prisons and postal buildings. In recent years, we have worked with the DCAMM and the Administrative Office of the Trial Court on acclaimed projects such as the Lowell Judicial Center and Fall River Justice Center. Arup brings a unique blend of technical expertise, civic responsibility, and design innovation to the justice sector along with global expertise in sustainable design, including extensive work across LEED, WELL, Fitwel, ASHRAE, and Envision systems. Our experienced interdisciplinary team advises clients on design and management practices enhanced for positive outcomes in human health and wellbeing.

Counsel: WilmerHale

WilmerHale is a leading international law firm with more than 1,100 lawyers located throughout 12 offices in the United States and Europe, with its headquarters in Boston. Our Real Estate practice group has extensive experience successfully guiding the nation's top private equity investors, developers, REITs, Fortune 500 companies and non-profit organizations through their most complex real estate transactions. Our team is made up of world class core commercial real estate lawyers who regularly collaborate with specialists from our environmental, regulatory, bankruptcy, financial restructuring, tax and litigation practices, working as an integrated whole serving our client's best interests.

Code Consultant: JS Consulting

JS Consulting Engineers is an engineering and consulting firm specializing in fire protection engineering, building, and life safety code consulting, and accessibility code consulting. Our clients include building owners, architects, contractors, building managers, and AHJ's throughout the Northeast including Massachusetts, New Hampshire, Rhode Island, Maine, Connecticut, New York, and Vermont. JS Consulting Engineers, PLLC is certified as a Women's Business Enterprise (WBE) through the Women's Business Enterprise National Council (WBENC) and a certified DBE in Massachusetts and New Hampshire.

JS Consulting Engineers has over 25 years of extensive industry experience. This experience coupled with our focused commitment to meeting clients' needs, ensures that JSCE is able to offer quality fire protection and life safety solutions consistent with sound engineering practices and principles.

Envelope Consultant: SGH

Simpson Gumpertz & Heger (SGH) is a national engineering firm committed to delivering holistic advice for our clients' most complex challenges. We leverage our collective and diverse experience, technical expertise, and industry knowledge of structures and building enclosures, advanced analysis, performance & code consulting, and applied science & research to deliver unrivaled, comprehensive solutions that drive superior performance. SGH has extensive experience with courthouses across the United States, providing a wide range of engineering and consulting services for both historic and modern facilities. Our work includes building enclosure consulting, structural assessments, waterproofing and roofing repairs, facade restoration, and comprehensive rehabilitation programs.

Site/Civil Engineer: O'Reilly, Talbot & Okun (OTO)

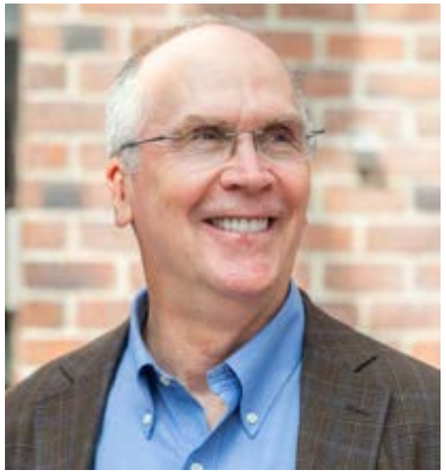
O'Reilly, Talbot & Okun (OTO) is a specialty engineering firm. For over 25 years, we've developed our knowledgeable and experienced team to provide resourceful and cost-effective Geotechnical, Environmental, and Industrial Hygiene consulting services throughout New England, and to other parts of the country.

Vertical Transportation: Lerch Bates

For over 75 years, Lerch Bates has been a trusted leader, pioneering design concepts and driving innovation within the built environment. Our integrated specialties, from Vertical Transportation and Logistics to Enclosures & Structures, Forensics, Façade Access, Parking Consulting, Pedestrian Circulation, and comprehensive building lifecycle services, ensure your building's performance is optimized from the initial design through to construction, management, and beyond. Our approach to modernization and building integrity management empowers you to achieve both functional excellence and aesthetic appeal in your projects.

Structural Engineer: McNamara • Salvia

Founded in 1987, McNamara • Salvia is a Boston-based structural engineering firm that delivers cost-effective, constructible structures, while implementing cutting-edge designs. McNamara • Salvia brings award winning creativity, innovation, and expertise in structural design to a variety of project types. Our experience spans the United States from the dense urban cities of the northeast, to the high-seismic regions of the west coast, to the hurricane climate of the southeast.



Jeb Balise

President & Chief Executive Officer

James E. "Jeb" Balise, Jr., son of James E. Balise, Sr. and grandson of company founder Paul E. Balise, began his career in the auto business in 1975. Working his way through service departments, parts departments, and on the sales floor, he seized every opportunity to learn all aspects of the business. In 1986, Jeb became President of Balise Auto Group with an eye toward expansion.

Under Jeb's leadership, the fourth-generation family business headquartered in Springfield, MA, has grown to include 27 car dealerships, 6 collision repair centers, 30 car washes, a financial company, and an insurance agency generating over one billion dollars in combined sales and employing over 1,400 people in Western Massachusetts, Cape Cod, Connecticut, and Rhode Island.

Jeb attributes much of this success to his father and grandfather, who instilled in him Balise's core business values: to consistently exceed customer expectations and provide quality cars and exceptional service at great prices. This mantra, along with Jeb's passion and drive, is what has driven Balise among the top automotive groups in the country.

Throughout his career, Jeb has remained committed both personally and professionally to giving back to the communities his company serves and ensuring that the Balise Auto Group is a good corporate citizen and neighbor. Balise has a long history of generous charitable giving, focusing primarily on programs that support youth and education, medical delivery, and community enrichment. Balise sponsors numerous youth sports teams across the region and is a regular contributor to the Boys &Girls Clubs, local Children's Hospitals, the United Way, and the American Red Cross.

Over the years, Jeb's leadership and commitment to community have been recognized with numerous local and national honors, including:

- the Time Magazine Quality Dealer of the Year Award in 2001, which is awarded to one finalist who not only exhibits exceptional performance in their dealership, but also in their commitment to improving their communities and the world around them;
- the BusinessWest Top Entrepreneur Award in 2005, which pays homage to this region's strong tradition of entrepreneurship and those that are continuing that legacy; and
- the Service Above Self for the Lifetime of Philanthropy in 2018, for his years of philanthropic service and bettering the greater Springfield community.

Jeb lives with his family in West Springfield, Massachusetts.

413 Dwight Street, Downtown



Tom Dennis

Founder & Executive Chairman

Tom Dennis is a Springfield-based entrepreneur and the founder of the Dennis Group, a leading design-build firm for the food and beverage industry.

Starting in 1987, Tom built his company on the principle that "good work in a principled structure leads to more work". That philosophy has guided the Dennis Group's growth into a global operation with offices across three continents. As Executive Chairman, Tom focuses on strategic vision and fostering the important relationships that have been the "glue that holds Dennis Group together" for decades. He is a proud member of the Springfield business community and continues to help guide one of the city's most successful international firms.

In the Springfield area, Dennis Group demonstrates its commitment to community involvement through partnerships with local non-profits, philanthropic efforts, and support for civic organizations. Key examples include its work in support of New England Public Media and the Food Bank of Western Massachusetts – as a food-centric design-build firm, Dennis Group has contributed its core expertise to the Food Bank of Western Massachusetts where the company provided pro-bono design and financial support for the Food Bank's new headquarters and distribution center in nearby Chicopee.

Personal Profile

Tom was born in Springfield, grew up in Western Mass and has been a longtime resident of Springfield where he and his wife Kit raised their family. They are strong advocates for the City of Springfield and the greater Pioneer Valley, having promoted the area to anyone and everyone as a great place to live and work and have personally encouraged many people to relocate to our area.

Tom and Kit support many local charities with a special focus on areas that provide a lifeline and pathway to long-term recovery and dignity for those disadvantaged and struggling. Tom and Kit were awarded the Service Above Self award in 2021 for their support of the local community.



Mitch Bolotin

Broker

Mitch Bolotin began his commercial real estate career in 1985. With nearly 40 years of experience in the industry, he has handled more than 2,000 transactions, totaling over $1 Billion in value. His clients range from local businesses, tenants, and investors to regional, national and multi-national corporations looking to sell, purchase or lease commercial real estate. Mitch has also become the go-to local expert for many national commercial real estate brokerage firms who rely on him for his knowledge of the marketplace in Western Massachusetts. His expertise spans all property types including industrial, retail, office and investment properties making him fluent in all areas of commercial property. Mitch deeply understands that each client is different and every assignment requires a tailored approach to achieve its goals.

Before joining Region Commercial with his son, Ben, Mitch directed the commercial brokerage division of a local firm for 26 years. During that time he led and continues to lead many critical assignments, including leasing for major properties like the TD Bank Building in Downtown Springfield, People's Bank Headquarters building in Holyoke and 11 Interstate Drive in West Springfield, and many others. The company also has decades of experience working with DCAMM and GSA tenants, leading local property owners through the RFP submittal process and construction.

Nationally, there are few commercial real estate advisors with more deal experience, making him an invaluable asset for many business leaders.

413 Dwight Street, Downtown

Elkus Manfredi Architects

Elkus Manfredi Architects is a full-service design firm providing architecture, master planning, urban design, interior architecture, and historic preservation. The firm was founded in 1988 and provides services across the country from its single Boston office.

Design is the process of working closely with clients, consultants, users, and other stakeholders to solve real-world challenges and make memorable, enduring places. Our practice is truly collaborative — we are focused on understanding our clients' long-term strategic goals and supporting these goals in all assignments.

Elkus Manfredi's portfolio of work is diverse, including workplace environments that attract and retain talent, collaborative interdisciplinary science and technology hubs, community-building higher education campus plans and facilities, vibrant retail and entertainment destinations, welcoming and dynamic residential developments, and leading-edge hospitality experiences. Each of our projects is unique, representing an important statement of the firm's commitment to design excellence in response to the singular needs of each client.

Our portfolio of completed work includes a number of highly acclaimed and award-winning projects: Las Vegas City Hall; the renovation and expansion of the West Roxbury District Court for DCAMM; New Balance Headquarters at Boston Landing; two buildings for the Broad Institute of MIT and Harvard; and the transformative Lyrik/1001 air-rights project over the Mass Pike that has introduced vital new public realm, repairing urban discontinuity.

Sustainability

The planning and design work of Elkus Manfredi Architects is founded on the conviction that the quality of our environment regularly and significantly impacts the quality of our lives. The firm is a signatory to both the AIA Materials Pledge and the AIA 2030 Commitment and is working toward the goal of carbon-neutral buildings by the year 2030.



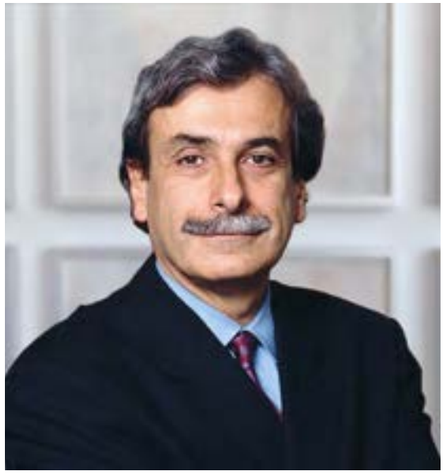
LAS VEGAS CITY HALL



MASSMUTUAL, BOSTON







David P Manfredi FAIA, LEED AP

CEO & Founding Principal

As Principal-in-Charge for the Design Architect, David will lead the strategic planning and design direction.

Deeply committed to the belief that the quality of our environment directly influences the quality of our lives, David's mission is to create common ground that brings people and communities together. He is a noted leader in the design of projects that revitalize urban places, catalyze redevelopment, and foster innovation.

He will participate in all collaborative work sessions and major presentations and will participate in the local regulatory review process. David will remain closely involved in all phases of the work.

Years of Experience

47 years

Tenure at Elkus Manfredi Architects

37 years

Education

Bachelor of Architecture, with Highest Honors
University of Notre Dame

Master of Arts
University of Chicago

Bachelor of Arts, with Highest Honors, Phi Beta Kappa
University of Notre Dame

Professional Affiliations & Associations

A Better City (Boston)

American Institute of Architects, Fellow

Boston Architectural College, Trustee

Boston Civic Design Commission

Boston Society for Architecture, Trustee

NAIOP, the Commercial Real Estate Development Association

Society for College and University Planning

University of Notre Dame School of Architecture Advisory Council, Chair

Representative Experience

Brockton Trial Court, Brockton, Massachusetts

150,000-sf courthouse, a catalyst for downtown redevelopment

West Roxbury District Court, Boston, Massachusetts

45,000-sf renovation and expansion of historic 1920s courthouse

Award of Recognition for Renovation Design, Commonwealth of Massachusetts Division of Capital Asset Management

Lyrik/1001 Boylston (Parcel 12), Boston, Massachusetts

Mixed-use office/hotel air-rights development, a new gateway to the city

Commercial Development of the Year, CoStar Impact Award

Golden Shoe Award, WalkMassachusetts

New Balance Headquarters at Boston Landing, Boston, Massachusetts

250,000-sf workplace of the future that emphasizes health and wellness

Best New Workplace – New Construction, CoreNet Global New England

USGBC MA Building of the Year, US Green Building Council, Massachusetts

TMC³ Collaborative Building, Houston Texas

Texas Medical Center's 250,000-sf hub of research, innovation, partnership

SARA National Design Award, Society of American Registered Architects

International Architecture Award for Excellence – Commercial Building, The Chicago Athenaeum & The European Centre

MassMutual (10 Fan Pier), Boston, Massachusetts

345,000-sf Class A mixed-use office building, certified LEED Platinum

Merit Award for Built Design Excellence – Commercial, Boston Society for Architecture/AIA

American Architecture Award – Corporate Office Buildings, The Chicago Athenaeum & The European Centre

40 Thorndike, Cambridge, Massachusetts

558,000-sf Class A mixed-use office building with residential

ELKUS | MANFREDI
ARCHITECTS



Kevin Lennon II AIA, LEED AP

Vice President/Project Manager

As Project Manager for the Design Architect, Kevin will provide daily team management and will be integrally involved in developing the project vision and delivering the building's planned architectural character.

Kevin is a highly adept manager of complex architectural and planning projects that transform neighborhoods and create places that foster connection and innovation. With an immense store of technical knowledge, he is relied upon by clients and colleagues alike. He will work closely with the Architect of Record and Courts Subject Matter Expert and remain engaged through construction administration to maintain continuity of design intent and detailing. Kevin will be the day-to-day contact.

Years of Experience

34 years

Tenure at Elkus Manfredi Architects

28 years

Education

Bachelor of Science in Architecture,
Wentworth Institute of Technology

Professional Affiliations & Associations

American Institute of Architects

Boston Society for Architecture

US Green Building Council,
LEED Accredited Professional

Representative Experience

Brockton Trial Court, Brockton, Massachusetts

150,000-sf courthouse, a catalyst for downtown redevelopment

Lyrik/1001 Boylston (Parcel 12), Boston, Massachusetts

Mixed-use office/hotel air-rights development, a new gateway to the city

Commercial Development of the Year, CoStar Impact Award

Golden Shoe Award, WalkMassachusetts

New Balance Headquarters at Boston Landing, Boston, Massachusetts

250,000-sf workplace of the future that emphasizes health and wellness

Best New Workplace – New Construction, CoreNet Global New England

USGBC MA Building of the Year, US Green Building Council, Massachusetts

1400 Boylston, Boston, Massachusetts

553,000-sf Class A office/lab building planned for the Fenway

10 CityPoint, Waltham, Massachusetts

245,000-sf Class A office building, certified LEED Platinum

17 Cambridge Center, Cambridge, Massachusetts

190,000-sf Class A office/lab building, certified LEED Platinum

Downtown Allentown, Boston, Massachusetts

Mixed-use downtown revitalization plan and design of arena, office, hotel

Belmar, Lakewood, Colorado

Downtown center master plan and design of office, residential, retail

Honor Award for Excellence – Healthy, 10-minute Neighborhood, International Making Cities Livable

Award for Excellence, Urban Land Institute



Dwight Street Downtown

Over 50 Years Innovating Justice

As leaders in justice design, HDR stands committed to advancing restorative justice architecture. Designing justice facilities is both an immense responsibility and an opportunity to rethink and improve every touchpoint within the system—using the design process to promote meaningful restorative justice and human dignity.

HDR has extensive experience in courtroom and courthouse projects, including over 85 national courthouse projects encompassing more than 970 courtrooms.

As significant community icons, courthouses and government centers represent order and transparency and are essential to the expeditious delivery of justice.

With a 50+ year history, we plan functional and beautiful buildings, balancing a keen understanding of the needs of the people who will work within and those who will participate in the democratic process, or simply visit, with the complex challenges involved in security, technology, operations, and protocols. Our carefully nuanced design approach for these essential civic landmarks engages visitors in safe, accessible spaces that inspire trust and embody the intrinsic value of the justice system.

Our experts have collective experience in all types of court facilities, ranging from single courts to some of the largest court complexes in North America, and regularly lend their innovative perspectives to critical design initiatives and as speakers at industry conferences.

We have a deep understanding of best practices in the programming, planning, and design of court projects. These include the layout of courtroom sets, safety of three separate types of movement (public, restrictive, secure), engineering systems, acoustics, evidence presentation, and different levels of security control between judicial courthouse and the remainder of the functions within the building.



Design Philosophy

We believe that creative design and innovation require clarity of thought to distill complexity to an essential, simple and beautiful outcome.

Elevate the Vision

Translate the goals and aspirations of each client into architecture that elevates their vision to enhance their success.

Reinvent Smart

Use our expertise not to replicate what we've done before, but to design better every time, to innovate.

Value People, Place and Time

Shepherd sustainable design by being good stewards of time and resources, and respectful of communities, cultures and traditions.

Express Integration

Convey balance through clearly expressing the integration of building systems and advanced technologies throughout our architecture.

Capture a Bold Idea

Inspire wonder and foster curiosity by creating the unexpected; beautiful places that elevate the human spirit.



Tommy Sinclair

Principal In Charge / Architect

Tommy has 18 years of experience in the master planning, space programming, and design of civic and justice facilities varying in scope and size across the United States. He has worked on all phases of county facility projects, from leading space programming and visioning efforts and master planning to interior and exterior design. Tommy's experience includes solving functional planning, design, and security issues prevalent in civic and justice architecture facilities such as courthouse, detention, public safety, and mental health treatment facilities. With a focus on designing justice facilities through innovative solutions informed by best practices and design excellence, Tommy understands the importance of incorporating evidence-based design solutions early in the project and the necessity of technical quality during construction documentation to meet security-related needs within justice facilities.

Years of Experience

19 years

Tenure at HDR

4 years

Education

Masters, Architecture, University of South Florida

Associates, Architecture, St. Petersburg College

Professional Affiliations & Associations

Architects Registration Board, MA #953765

National Council of Architectural Registration Board #81758

LEED Accredited Professional #0011469751

American Institute of Architects

Representative Experience

Stearns County, New Justice Center, St. Cloud, Stearns, MN

DCAMM, Springfield Courts Complex Relocation Assessment, Springfield, MA

DCAMM, Courts Utilization Analysis, Boston, MA

Office of Court Management , Courthouse Security Upgrades, Boston, MA

Douglas County, Judicial Space Master Plan, Omaha, NE

Omaha Douglas Public Building Commission, Hall of Justice Level 1 & Level 6 Renovation, Omaha, NE

Milwaukee County, Justice Center Owner's Representative, Milwaukee, WI

Marion County, Judicial Center Master Plan, Ocala, FL

Hillsborough County, East County Courts Master Plan, Plant City, FL *

Santa Rosa County Courts Master Plan, Milton, FL *

Palm Beach County, First Appearance Court Renovations, Belle Glade, FL

Miami-Dade County Children's Courthouse, Miami, FL

Hernando County Detention Center Master Plan, Brooksville, FL

***Previous Work Experience**



Katharine O'Malley

Project Manager

Katharine excels at leading multidisciplinary teams through complex civic, mixed-use, and district-scale projects. Her background spans every stage of project development, from strategic planning and client engagement to design detailing and construction administration. Known for her ability to distill diverse perspectives into clear, actionable design strategies, Katharine builds trusted client relationships while advancing projects that strengthen community identity, resilience, and equity. She leads initiatives focused on planning and designing spaces that promote accessibility, reflect community identity, and define lasting legacies.

Years of Experience

15 years

Tenure at HDR

<1 year

Education

Masters, Architecture, University of Michigan, Ann Arbor

Bachelor of Arts, Art History, Oberlin College

Professional Affiliations & Associations

Architect, MA #953025

WELL AP #0000077506

American Institute of Architects

Representative Experience

Office of Court Management, Courthouse Security Upgrades, Boston, MA

DCAMM, Courts Utilization Analysis, Boston, MA

DCAMM, Cambridge Third Street Courthouse Exterior Envelope Study, Cambridge, MA

Office of Court Management, Worcester Railing Replacement, Worcester, MA

DCAMM, Chelsea Soldier Home Renovation, Chelsea, MA

DCAMM, Hampden County House of Corrections, HVAC System Deficiency Study, Ludlow, MA

DCAMM, Middleton Jail & HOC, Phase 1 - Vocational Building Code Compliance, Phase 2 - Medical/Mental Health Building & Recreation Area, Middleton, MA

DCAMM, Plymouth County Sheriff's Department, Jail Re-roofing Project, Plymouth, MA

DCAMM, Stoneham Maintenance Yard, Comprehensive Facility Plan, Stoneham, MA

Suffolk

Redefining how America builds.

As the country's leader in providing sophisticated building expertise, safety, innovation, and investment, we help clients achieve their dreams — always working with integrity, professionalism, and respect for the clients, employees, and communities we serve.

Over the past 43 years, Suffolk has built a strong reputation across the country, delivering projects of all sizes with a focus on quality, collaboration, and community impact. We provide valuable end-to-end business services and solutions throughout the entire project lifecycle by leveraging our core construction management capabilities with verticals that include real estate capital investment; design; technology start-up investment; research, and development as well as self-perform construction services.

Our Centers of Excellence (COEs) are dedicated national teams with specialized skills in key industries. These experts offer their experience and knowledge to projects all over the country — delivering strategic support, solving unique challenges, minimizing risk, and maximizing value.

- Federal Government
- Aviation
- Gaming & Hospitality
- Mission Critical
- Advanced Technology

Founded in **1982**

Privately owned company led by Chairman, CEO and sole proprietor John Fish

Sectors: Commercial, Hospitality, Government, Life Sciences, Healthcare, Higher-Ed, K-12, Mission Critical, Transportation, Gaming

Capabilities: Preconstruction, Construction Management, Design-Build, General Contracting

By the Numbers

$1.8b	Chapter 149A projects
$400m	Projects constructed in Western Massachusetts in the past three years
#8	ENR's Top 100 Green Building Contractors
45%	Contracts awarded to MBE and WBE businesses



413 Dwight Street, Downtown

How We Deliver Value

Creating an experience that establishes a foundation of trust and transparency, achieves all project goals, and safely delivers your project on-time and on-budget is our main objective. Leveraging modeling technologies, our innovative approach centers around earlier collaboration with the design team, document finalization, and the sharing of real-time information with trade partners to execute at the highest level of quality in the field.

Our team develops a broad, in-depth understanding of your needs through frequent and open communication with all project stakeholders. We dedicate the time and resources necessary to gather your input so that we clearly understand the most critical goals for success.

This allows us to effectively work with the design team on scope and design processes, identifying gaps and providing you with complete transparency from the start. The result is more informed decisions, a more efficient structure, and the flexibility to quickly respond to market conditions.





Mission Control

Mission Control is a comprehensive system for driving operational predictability and performance that combines organizational expertise, process, and data to fuel risk identification and mitigation. It provides a series of 'guideposts' throughout the project lifecycle to guide clients when it is needed most.

Technology Tools

We leverage technology innovations connected to a larger digital ecosystem for identifying, testing, and scaling solutions quickly and sustainably. Using a standardized set of cutting edge tools consistently maximizes efficiency on our project sites.

Data Analytics & Dashboards

Our sophisticated data backbone creates connectivity between all of our systems, standardizes collection of metrics, and centralizes information. This enables the development of dashboards, data tools, and predictive analytics to drive decision-making and transparency.

Digital Engineering

Suffolk uses Digital Engineering, including BIM, AI, simulation, data analytics, and digital twins, to deliver efficient, accurate, and sustainable project solutions, enhancing planning, coordination, and communication while reducing costs, risks, and environmental impacts.

Design Management

Suffolk Design is an in-house team of licensed architects, engineers, and technologists who work closely with clients and partners to bridge design and construction, balancing vision, cost, and schedule to deliver tailored support and superior project outcomes.

Sustainability

Suffolk integrates sustainability throughout the building lifecycle, guided by its in-house sustainability team. The team provides early recommendations and Life Cycle Cost Analysis to support green building goals, optimize costs, and enhance long-term value. With over $15 billion in LEED-certified projects, Suffolk demonstrates a strong commitment to sustainable construction.

Safety

Safety is our top priority. Everyone on site—employees, contractors, and visitors—is responsible for maintaining a safe work environment and following all health and safety protocols. Our proactive safety approach not only protects people but also reduces costs and risk. We use predictive analytics tools to identify and mitigate potential hazards before they occur.



John F. Fish

Chairman & Chief Executive Officer

John F. Fish is the Chairman and CEO of Suffolk, a national contractor and real estate enterprise that invests, innovates and builds.

Under his vision and leadership, Suffolk has grown into one of the leading privately held builders in the country. With over $8 billion in annual revenue, Suffolk is currently ranked on the Engineering News-Record national list of Top Contractors.

Mr. Fish is a fixture on numerous Boards focused on economic stability and real estate industry growth. He is the Chair of the Real Estate Roundtable, a non-partisan organization that convenes government, business, and communities to establish more equitable policies for economic growth.

He is the founding member and current Director of the Massachusetts Competitive Partnership (MACP) and former Chairman of the Board of the Federal Reserve Bank of Boston.

Mr. Fish serves as Chair of Brigham and Women's Hospital and sits on the Executive Committee of Mass General Brigham. He also serves on the Board of the Feinstein Institutes for Medical Research at Northwell Health. He is the Chair of the Board at Boston College, serving in his second term and as the first non-alumnus to hold this role. Mr. Fish is also on the Board of Overseers for Home Base.

Mr. Fish is a graduate of Bowdoin College in Brunswick, Maine, with a Bachelor's degree in Political Science. He received an honorary doctorate of Engineering Technology degree from Wentworth Institute of Technology, is the recipient of an honorary degree from Regis College, and received an honorary degree in Business Administration from Curry College.

Years of Experience

43 years

Tenure at Suffolk

43 years

Education

B.A. Political Science, Bowdoin College

Honorary Doctorate of Engineering Technology, Wentworth Institute of Technology

Honorary Degree, Law, Regis College

Honorary Degree, Business Administration, Curry College



Pat Lucey

General Manager, Northeast

As General Manager, Pat oversees the company's largest operations, employee base, and portfolio of projects across all sectors.

Since beginning his career at Suffolk as a project engineer 20 years ago, Pat has held almost every role on a project team, understanding firsthand what it takes to make a project successful.

Prior to this role, Pat served as Executive Vice President for the Commercial sector in the Northeast, managing a $2 billion portfolio of work and helping to launch Suffolk Design, Suffolk's in-house team of design and engineering experts. Pat prioritized driving operational excellence for the enterprise through leveraging sophisticated technologies—including virtual modeling, Lean construction methodologies, robotics, AI, and data—to add real value to Suffolk projects and help Suffolk redefine the way the world builds.

A passionate builder, Pat has overseen the construction of the largest and most complex projects in the City of Boston, including Mandarin Oriental Boston Hotel and Residences, a two-tower, 14-story luxury hotel and residential complex; Millennium Tower, a one million square-foot, 60-story residential tower in the heart of Downtown Crossing; Encore Boston Harbor Hotel and Casino, the largest single-phase development in the history of the Commonwealth of Massachusetts; the award-winning Boston Logan International Airport Terminal E Modernization; the 21-story office tower and adjacent hotel at Parcel 12, Boston's first air-rights project in 40 years; South Station Tower Residences, a 51-story mixed-use tower atop the iconic South Station; and Raffles Boston, an elegant 35-story hotel and residential tower that represents the brand's first American hotel.

Pat is also passionate about serving the community and giving back to others. He enjoys volunteering in the neighborhoods in which Suffolk builds, and he is proud to serve on the board of Heading Home, one of the Commonwealth's leading providers of emergency shelter, transitional, and permanent housing for children and adults currently or formerly experiencing homelessness. He is also a dedicated supporter of The Giving Circle, a nonprofit funded and operated entirely by Suffolk employees, that provides financial aid to members of the construction community during times of need. In addition, Pat serves on the boards of NAIOP, the commercial real estate advocacy and research association, and Fishers Island Utility Company.

Years of Experience

20 years

Tenure at Suffolk

20 years

Education

B.S., Economics, Williams College

Registrations & Affiliations

National Safety Council Advanced First Aid, CPR, and AED Certified

Heading Home, Board Member

NAIOP, Board Member

Fishers Island Utility Company, Board Member



Gregory Gagnon

Vice President, Project Executive

As Vice President, Project Executive, Gregory's expertise and strong grasp of project objectives allow him to provide valuable direction.

With 20 years of experience, Gregory guides both preconstruction and construction phases, ensuring project goals are met. His leadership and operational skills are critical to providing effective guidance for the project team. Gregory is committed to remaining visible and accessible throughout the entire project.

Years of Experience

20 years

Tenure at Suffolk

10 years

Education

B.S., Civil Engineering, Wentworth Institute of Technology

Registrations

Engineer In Training (EIT)

OSHA 10-Hour Certification

CLS MA Construction Supervisor License Unrestricted

OSHA 30-Hour Certification

ACI - Grade 1 Concrete Field Testing Tech.

TWIC - Transportation Worker Identification Credential

National Safety Council Advanced First Aid, CPR, and AED Certified

Representative Experience

Massachusetts Institute of Technology - Police Department Relocation, Cambridge, MA

Dispatch Center | Administrative Division | Special Services Division | MIT Police Patrol Division

New England Patriots Training Center, Foxborough, MA

New Construction | Covered Parking | Hydrotherapies Rehabilitation | Workout Areas | Virtual Practice Room | Team Meeting Rooms | Full Service Kitchen And Dining Hall

Gillette Stadium - North End Expansion, Foxborough, MA

Addition | Renovation | North End Zone Of Gillette Stadium | Function Space | Additional Amenities | Addition Of Largest Outdoor Stadium High-Definition Video Board In Country | 6 Acres of Sitework

Emerson College - 2 Boylston Place, Boston, MA

New Construction | 19-Story Dormitory | 375 Beds | Ground-Level Café | Common & Study Areas | Below-Grade Mechanical Space

Brown University - Lacrosse and Soccer Facility, Providence, RI

New Construction | Three Stories | Locker Rooms | Training Room | Coaches' Offices | Viewing Room | Study Lounge For Lacrosse Teams | Meeting Spaces

26 Court Street Office Space Demolition

Demolition | New Construction | Asbestos Abatement - Floors Two Through Six | Finishing Upgrades | Flooring | Wallboard Partitions | Acoustical Ceilings | Plumbing | HVAC & Electrical Systems Demolition | Historic Building



Lamont Clemons

S-Cel-O LLC

S-Cel-O LLC is a Springfield-based, family-owned painting and contracting company with over 30 years of experience in commercial, industrial, and residential projects across Massachusetts and Connecticut. As a certified Minority Business Enterprise (MBE) listed in the Massachusetts Supplier Diversity Office (SDO) directory and the Massachusetts Central Register, S-Cel-O has played a key role in high-profile developments such as MGM Springfield, Encore Boston Harbor, Mason Square Apartments at Indian Motorcycle, Baystate Place, Powdermill Village, and the Springfield Marriott renovation.

The company is led by Lamont Clemons, a U.S. Army veteran and accomplished business leader deeply rooted in the Springfield community. Clemons serves on the boards of the Black Economic Council of Massachusetts, Bay Path University, Peoples Bank, and the YMCA of Greater Springfield. He is a former president of both the McKnight Neighborhood Council and the Rotary Club of Springfield, where he was the first African American to hold that role in the club's 102-year history.

Clemons holds a Bachelor of Science in Electrical Engineering from Virginia State University, an MBA in Finance from Clark Atlanta University, and a Master of Science in Project Management from George Washington University. He is a certified Project Management Professional (PMP), a Six Sigma Black Belt, and holds a Fundamentals of Engineering (FE) certification.

Leggat McCall Properties

Founded in 1965, LMP is a Boston-based, privately held real estate development, advisory, and investment firm.

LMP is in the business of delivering complex real estate projects as project managers, advisors, and investors. As a service provider, we operate with the experience acquired and honed as an investor/developer to offer a truly unique ownership perspective and discipline to project and development management. We bring an entrepreneurial mindset to real estate problem solving and added certainty to project delivery. We are known for working with high-profile clients on their most challenging projects, and our long tenure and persistent presence in the Massachusetts real estate market has allowed us to forge strong relationships with local players and continuously build on our extensive experience in local permitting, regulatory and construction matters.

Over the past 10 years, we have led over 42 million square feet of project development, representing more than $15 billion of investment. The company has also developed or acquired approximately $3 billion in assets as principals, including: office, research and life science, and residential properties. Drawing upon our experience as a developer and principal investor, we leverage our 60 years of experience to mitigate risk and add value for our clients in every phase of the development process from design and permitting through construction and close-out.

Both as a principal and service provider, LMP has a strong track record of successful projects in Boston. A few defining characteristics of the firm:

- 50 projects completed with budgets over $50 million and ten projects with budgets over $200 million over the past 10 years.
- Extensive firm experience with DCAMM.
- Deep portfolio of large-scale construction experience.
- Experience with complex permitting and entitlement processes.
- Ability to leverage our buying power as one of the largest buyers of design and construction services in the state.

60 years shaping the landscape of Boston and beyond.



413 Dwight Street, Downtown



Mahmood Malihi

Co-President/Partner

As Co-President, Mahmood is responsible for co-managing Leggat McCall Properties and identifying new business opportunities.

Mahmood leads LMP's strategic real estate advisory services group and actively works with many of our largest clients. As a senior principal in the firm, he is also a member of LMP's Investment Committee and Executive Committee.

During the past 40 years with Leggat McCall Properties, Mahmood has had an active role in more than $2 billion worth of investment and development activities.

Years of Experience

40 years

Tenure at LMP

40 years

Education

M.S., Construction Management, Stanford University

B.S., summa cum laude, Civil Engineering, Tufts University

Professional Affiliations & Associations

Member of the Board of Overseers, WGBH

Member of the Board of Overseers, Boston Youth Symphony

Member of the Board of Trustees, Riverside Community Care

Representative Experience

Boston Symphony Orchestra, Boston, MA

Strategic Real Estate Assessment & Major Capital Project Planning

Harvard University, Allston, MA

Enterprise Research Campus

Allston Campus Planning

Northeastern University, Boston, MA

Strategic Real Estate Planning

The First Church of Christ, Scientist, Boston, MA

Portfolio Analysis & Strategic Real Estate Planning

One First Street Condominiums, Cambridge, MA

Principal Investment; 196-Unit Multi-Family Residential Renovation

New Bridge on the Charles, Dedham, MA

Senior Living Development



Bill Gause

Former Executive Vice President/Consultant

While at LMP, Bill directed the company's investment strategy and was responsible for the acquisition, development, repositioning, and asset management of company-sponsored projects.

Bill has experience in all aspects of real estate investment and development for a variety of property types, including commercial office, retail, multi-family residential, single-family residential, industrial, hospital, life sciences, and land. He has led the acquisition and/or development of more than $2.5 billion of assets.

Bill joined LMP in 1993 as an Acquisitions/Asset Manager and subsequently held roles as Development Manager, Director of Asset Management and Director of Acquisitions. He became a partner of the firm and a member of the Executive Committee in 2001.

Years of Experience

40 years

Education

M.S. Real Estate Development, Massachusetts Institute of Technology

M.S. Engineering, Cornell University

B.S. Engineering, Cornell University

Professional Affiliations & Associations

NAIOP Massachusetts, Board of Directors

Cornell Real Estate Council

Trustees of Reservations, Corporate Trustee

Licensed Professional Engineer

Representative Experience

Hurley Building Redevelopment, Boston, MA

Planning and RFP response for a mixed-use redevelopment of a state-owned asset

The Vale, Woburn, MA

107-acre mixed-use development of 107-acre parcel

Prior Experience

Prior to joining LMP, Bill was a Structural Engineer for Leslie E. Robertson Associates, where he was responsible for structural analysis and design for a diverse array of international and domestic high-rise buildings and special structures.

413 Dwight Street, Downtown

Leggat McCall PROPERTIES



Don Birch

Executive Vice President/COO/Partner

As Chief Operating Officer, Don is integral to every aspect of the business and is a member of the firm's Executive Committee. In addition, Don acts as Project Executive for select client relationships, large-scale projects and principal investments.

In his more than 35 years with LMP, Don has held leadership positions in Development Management, Asset/Investment Management, Construction Management, and Property Management. Don has a background in various real estate product types and has managed a number of projects through various stages of execution; he has broad experience in acquisitions/dispositions, permitting, project finance and accounting, design and construction oversight, leasing and property management.

Prior to the sale of firm's property management business, Don led the business unit and oversaw a property portfolio of more than seven million square feet in 32 properties located in five states between Boston and Washington, D.C. with a professional, facilities and administrative support staff of more than 125 employees. Early in his career, Don served as a Construction Project Manager, a Construction Project Estimator and a Property Manager.

Years of Experience

40 years

Tenure at LMP

37 years

Education

M.S., Civil Engineering and Construction Management, Northeastern University

B.S., Civil Engineering, University of Massachusetts at Amherst

Professional Affiliations & Associations

NAIOP Commercial Real Estate Development Association

Worcester Regional Chamber of Commerce

Representative Experience

Gillette/Procter & Gamble, Boston, MA

Strategic real estate advisory services to support masterplanning and subsequent BPDA entitlement process

40 Thorndike Street, Cambridge, MA

470,000 SF redevelopment of the 20-story Sullivan Courthouse

Northeastern University, Boston, MA

Strategic Real Estate Planning

Harvard University, Allston, MA

Allston Campus planning

Thomas Jefferson University | Jefferson Health, Philadelphia, PA

Enterprise masterplan advisory assignment (Philadelphia, PA)

CitySquare, Worcester, MA

12-acre Public-Private Partnership mixed-use redevelopment

Battery Wharf, Boston, MA

480,000 SF mixed-use hotel, residential and retail complex

NewBridge on the Charles - Hebrew Senior Life, Dedham, MA

940,000 SF Senior Living Development

WilmerHale



Real Estate

We have extensive experience successfully guiding the nation's top private equity investors, developers, REITs, Fortune 500 companies and non-profit organizations through their most complex real estate transactions. Our team is made up of world class core commercial real estate lawyers who regularly collaborate with specialists from our environmental, regulatory, bankruptcy, financial restructuring, tax and litigation practices, working as an integrated whole serving our client's best interests.

PRACTICE AT A GLANCE

- **Equity Investment and Financing:** Our deep expertise in all forms of equity investment, from private equity to publicly traded REITs, enables us to deftly advise both clients looking to invest capital in real estate and those looking to obtain investments in their projects, whether through joint ventures, direct investment, preferred equity, or a combination of multi-tier layered equity coupled with mortgage and mezzanine debt in tax sensitive structures.
- **Development:** Our developer clients benefit from the full breadth of our in-depth expertise – from site assemblage and site acquisition through fee, ground leasehold and/or easement interests to tax sensitive structuring of debt and equity financing in multi-tier capital stacks; and from guidance through the pitfalls of projects with multiple simultaneous general contractors and design teams to successful operation of the completed project.
- **Acquisitions and Dispositions:** Our experts have bought and sold tens of billions of dollars of real estate across asset classes throughout the country, including portfolio transactions across diversified ownership vehicles in tax sensitive structures, such as through tenancy in common arrangements to allow partial 1031 exchanges.
- **Leasing:** Our renowned leasing team draws on its deep experience to deftly assist landlords and tenants efficiently achieve their goals. We have vast expertise in city-center trophy tower headquarter leases, build-to-suit suburban laboratory or distribution center leases, and everything in between.

The Legal 500 US

has recognized WilmerHale among top law firms for our work in Real Estate since 2019

U.S. News - Best Lawyers®

has awarded WilmerHale with national rankings in Real Estate

Chambers USA

has routinely recognized our Real Estate Practice among the top in Massachusetts since 2011

413 Dwight Street, Downtown

WilmerHale



Douglas L. Burton

Partner
Chair, Real Estate Practice Group

Doug Burton, the Chair of WilmerHale's Real Estate Practice Group, has nearly three decades of experience in the most complex private equity investment and joint ventures, development, acquisitions, dispositions, leasing and financing transactions.

His clients include real estate investment trusts, top pension fund advisors, Fortune 50 corporations, developers and nonprofit institutions, with a broad range of asset classes, including lab and life sciences, hospitality, multi-family, seniors housing, office, industrial and retail.

Education

JD, Cornell Law School, 1996
magna cum laude
Order of the Coif

BA, Amherst College, 1992
magna cum laude

Admissions

Massachusetts

New York

Recognition

Best Lawyers in America – Real Estate Law (2015-2024)

Go To Commercial Real Estate Lawyer –Massachusetts Lawyers Weekly (2023)

Boston Magazine's Top Lawyers – Real Estate Law (2021–2024)

"Massachusetts Super Lawyers" List – Real Estate Law (2021–2024)

Professional Activities

Since 2001, Mr. Burton is a frequent lecturer and guest lecturer at the MIT Center for Real Estate, both conducing full-day professional development seminars and teaching graduate level courses. Most recently, he was a guest lecturer speaking about distressed loans and capital arrangements in April 2024. Mr. Burton co-taught professional development seminars and spoke as a guest lecturer for various graduate level courses at the New York University Schack Institute of Real Estate from 2009 to 2011, and from 2009 through 2020, he was a regular guest lecturer at Columbia University's MSRED Program, speaking about joint ventures and capital arrangements.

Representative Experience

- Represented a publicly traded REIT in the acquisition, leasing and operation of a 29 acre environmentally challenged parcel containing 11 historically listed buildings, and in the site's redevelopment as an office and life sciences laboratory complex, with an overall transaction value of over $1 billion
- Represented the city of Boston in a public private partnership and stadium transaction, in which the City partnered with Boston's new National Women's Soccer League team to redevelop an historic high school stadium as an NWSL caliber stadium to be shared by the new NWSL team, the Boston Public Schools and the public, including partial ground leases, overall shared usage and development agreements, and revenue sharing arrangements
- Represented an equity investor in the financial restructuring of the ownership of a $400 million purpose-built proton therapy center in an urban city center leased to a consortium of hospitals, including the conversion of three tiers of mortgage debt and equity to a senior mortgage, subordinated synthetic equity position, and multiple unsecured mezzanine loans



Eric P. Lesser

Senior Counsel

Eric Lesser, a former Massachusetts state senator and Obama White House aide, draws on his extensive experience as a lawyer, legislator and policymaker to advise clients facing challenges at the intersection of law, business and public policy.

With his in-depth understanding of decision-making processes in the executive branch and in state government—and of policy issues touching the life sciences, technology, financial services, healthcare, higher education, transportation and manufacturing industries—Mr. Lesser provides incisive guidance and representation on a wide variety of complex, government-facing matters.

As a state senator in Massachusetts, Mr. Lesser chaired the Committee on Economic Development & Emerging Technologies, co-authoring four major economic development packages over three legislative sessions. He led Senate negotiations for legislation authorizing more than $627 million in aid for families and small businesses in response to COVID-19, and for historic zoning reform to alleviate the housing crisis. He also co-authored and led negotiations for new laws regarding life sciences, sports wagering, consumer protection, intellectual property and transportation infrastructure.

Mr. Lesser served as chair of the Massachusetts Senate Committee on Ethics, a role in which he conducted two high-profile internal investigations, coordinating with state regulatory and law enforcement agencies. He also co-chaired the Massachusetts Commission on the Future of Work, the Manufacturing Caucus, and the Gateway Cities Caucus, and was vice chair of both the Transportation Committee and Judiciary Committee. Recognized nationally for his expertise on economic policy and transit and rail policy, he recently served on the Transition Committee for Massachusetts Governor Maura Healey and Lieutenant Governor Kim Driscoll, focusing on transportation issues.

At the White House, Mr. Lesser was special assistant to Senior Advisor David Axelrod, one of President Obama's closest and most trusted aides. Mr. Lesser assisted in developing and executing strategy around the passage of the Affordable Care Act and the Dodd/Frank Wall Street Reform Act and the federal response to the Great Recession and the Global Financial Crisis. He also served as director of strategic planning for the President's Council of Economic Advisers, where he was the principal communications, political, and legislative adviser to Council Chair Austan Goolsbee, a key economic adviser and member of the president's cabinet. Mr. Lesser began his career as one of the original members of Obama's presidential campaign, traveling extensively with Obama and his senior staff through both the primary and general elections.

Education

JD, Harvard Law School, 2015

BA, Government, Harvard University, 2007

Admissions

District of Columbia

Massachusetts

US District Court for the District of Massachusetts

Government Experience

State and Local Government
State Senator, Massachusetts

Executive Office of the President
The White House
Special Assistant to Senior Adviser David Axelrod

Executive Office of the President
Council of Economic Advisers
Director of Strategic Planning

Recognition

Boston Magazine's Top Lawyers lis 2024 –

Government and Administrative Law

413 Dwight Street, Downtown

JLL

JLL is a global professional services and investment firm, specializing in real estate. Our teams bring in-depth local knowledge, the ability to leverage firm-wide experience, and access to global capital.

Capital Markets Services

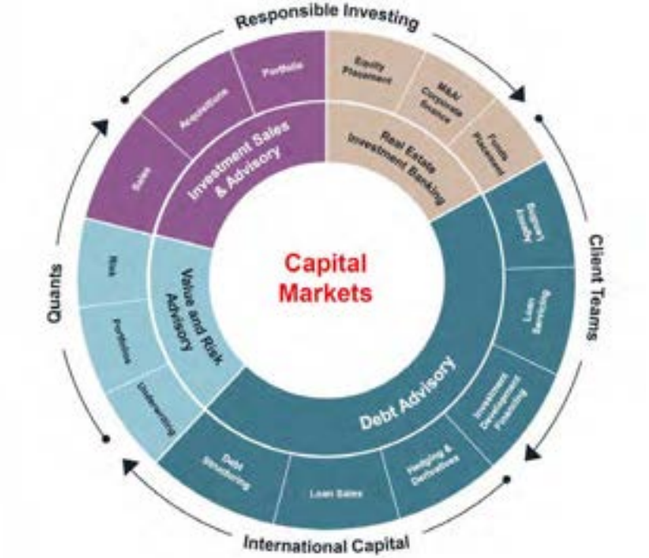
Our clients can rely on us for the latest and most sophisticated capital markets expertise, driven by a passion for client service and powered by cutting-edge technology.

Our 4,000+ professionals operate as one team across 40 countries to execute $741M in real estate transactions every working day. We strive to be your trusted advisor of choice.

2024 track record

$186B
global capital markets transaction volume

$741M
in capital markets transactions globally every working day



Structured Finance Capabilities

- The Structured Finance Group is a fully integrated, multi disciplined team that specializes in devising capitalization strategies for clients in the real estate industry who develop, own, invest in or purchase real estate assets.
- The group utilizes its deep knowledge of **finance, accounting** and **legal principles**, coupled with its **structuring expertise**, to guide real estate investors and occupiers of all types towards executing solutions that provide maximum economic efficiency.
- The Structured Finance Group provides a **bottom-up approach**, evaluating a multitude of structured finance vehicles to devise the **optimal capital solution** for its clients including:

Structured Transactions
- Credit Tenant Loans
- Rated Ground Lease Financing
- Tenant Improvement Financing
- Project Financing
- Credit-Backed Mezzanine Financing
- Property Portfolio Securitizations
- Municipal Securities

Advisory
- Land Bifurcation Strategies
- 1031-Exchanges
- Alternative Structuring Analysis
- Public-Private Partnerships
- Municipal Advisory



Investment Banking Advisory
- Lease vs Own Analyses
- Lease Restructuring / Negotiations
- Asset & Portfolio Optimization
- Sale Leaseback Structuring
- Build-to-Suit Structuring
- Real Property Dispositions
- Owner-Occupier Refinancing

Credit Analytics
- Credit Rating Assessment
- Rating Agency Advisory
- Project Rating Procurement
- Shadow Rating & Credit Review
- Credit Rating Optimization



Riaz A. Cassum

Executive Managing Director
Head of International Capital – Americas
Executive Committee Member

Riaz is an Executive Managing Director in the Boston office of JLL Capital Markets, Americas. He joined JLL as part of the HFF acquisition and has more than 35 years of experience in commercial real estate capital markets. He specializes in equity and debt advisory including raising discretionary real estate private equity funds and arranging programmatic joint ventures through his affiliation with JLL Securities. During his career, Riaz has completed in-excess of $30 billion in commercial real estate transactions.

As Head of International Capital for the Americas, Riaz oversees JLL's International Capital Coverage team focused on accessing cross-border capital for JLL's capital markets offerings in the U.S. Additionally, as a member of JLL Capital Markets, Americas' Executive Committee, Riaz is responsible for the overall direction of the firm's U. S. capital markets business. Riaz began his career with HFF in 1989 when it was known as Fowler, Goedecke, Ellis & O'Connor, Inc. Prior to that, he was a vice president with Wells Fargo Bank. Riaz serves on several boards, including the Global Governing Board of Trustees of the Urban Land Institute.

Education

Riaz received a masters of business administration from Boston University and holds a Bachelor of Commerce.

Representative Transactions

Property	Location	Deal Type	Volume
Riverside Center	New York, NY	Construction Loan	$1.243 Billion
South Station	Boston, MA	Construction Loan	$870 Million
Four Seasons One Dalton	Boston, MA	Equity JV/Debt	$680 Million
International Place	Boston, MA	Fixed-rate Debt	$500 Million
222 Jacobs	Cambridge, MA	Fixed-rate Debt	$43 Million
Raffles Boston	Boston, MA	Equity JV/Debt	$410 Million
Longwood Center	Boston, MA	Equity JV/Debt	$381 Million
Four Seasons Nashville	Nashville, TN	Equity JV/Debt	$360 Million
Charles River North Plaza	Boston, MA	Fixed-rate Debt	$345 Million

Representative Clients

- ADIA
- AECOM Capital
- Boston University
- Carpenter & Company
- The Chiofaro Company
- Clarion Partners
- Congress Group
- DIVCO
- DSF Advisors
- The Druker Company
- GID
- Hines
- J.P. Morgan Investment Management
- Marcus Partners
- Massachusetts Institute of Technology
- New England Development
- PGIM
- Rockpoint
- Tishman Speyer Properties
- UBS
- Westbrook Partners



Andrew Gray

Managing Director, Equity Advisory

Mr. Gray is a Managing Director in the Boston office of JLL with more than 13 years of industry experience. His primary responsibilities include equity placement and structured finance for developers and owners of office, life science, industrial, residential, retail and hospitality properties. Additionally, Mr. Gray is affiliated with Jones Lang LaSalle Securities, LLC ("JLLS"), a JLL company, which facilitates raising discretionary funds and arranging programmatic joint ventures. During his career, Mr. Gray has been involved in more than $5.5 billion in capital markets transactions. Prior to joining the firm in 2016, he was a Senior Associate at Hillwood Investments, a Dallas based private equity real estate firm focused on industrial warehouse and mixed-use development. During his tenure at the firm, he was on the capital markets team responsible for raising more than $1.6 billion of third-party equity in both joint venture and discretionary fund vehicles. Mr. Gray attended Texas Christian University, where he received a Bachelor of Science in Business Administration, with a major in Finance and Real Estate. Mr. Gray is a General Securities Representative and holds FINRA Series 63 & Series 7 licenses, as well as a Licensed Real Estate Salesperson in the Commonwealth of Massachusetts.

Education

Mr. Gray earned his bachelors of science from Texas Christian University; he holds the FINRA Series 7 and 63 licenses and is a licensed Real Estate Salesperson in the State of MA.

Representative Transactions

Property	Property Type	Deal Type	Volume
South Station Tower	Mixed-Use	Structured Debt	$870 Million
10 World Trade	Life Sciences & Office	Debt & JV Equity	$543 Million
1001 Boylston	Mixed-Use	Debt & JV Equity	$506 Million
Raffles Back Bay	Mixed-Use	Debt & JV Equity	$408 Million
4 Blackfan Circle	Life Science	Partial Sale & Debt	$367 Million
151 First Ave – Debt & JV Equity	Mixed-Use	Debt & JV Equity	$360 Million
150 Seaport Blvd	SFR-Attached	Debt & JV Equity	$328 Million
60 Guest Street	Life Sciences	Structured Debt	$315 Million
Suffolk Downs	Developable Land	Debt & JV Equity	$253 Million

Representative Clients

- Barings
- Berkeley Investments
- Berkeley Partners
- Boston Global Investors
- Brookwood Financial Partners
- Cabot, Cabot & Forbes
- Ciminelli Real Estate Corp.
- Dale Development
- Eastern Real Estate
- Greatland Realty Partners
- Hudson Group
- HYM Investments
- King Street Properties
- Lupoli Companies
- Montgomery Street Partners
- National Development
- New England Development
- NorthBridge Partners
- The RMR Group
- Rockpoint
- Samuels & Associates
- Saracen Properties
- Meanwhile Group (Scape/Morro)
- SV+Partners
- The Druker Company
- Two International Group
- Vitrian Life Sciences

Reed Hilderbrand Overview

Reed Hilderbrand is a collective investigation into the power of design and the designed landscape.

Reed Hilderbrand is a collective investigation into the power of design and the designed landscape. We work from a deep conviction about the impact of our discipline to reform and to transform, to conserve and to invent. We seek to connect communities more closely to the landscapes they occupy, empowering them to hold stake in the places where they live and inspiring their understanding of the natural and cultural relationships underlying them.

Reed Hilderbrand today is a firm of seventy-five landscape architects, designers, and staff working from Cambridge, Massachusetts, and New Haven, Connecticut, on projects across the U.S. and abroad. The firm has collaborated with artists, business leaders, curators, homeowners, politicians, and property developers to realize landscapes of diverse scales and purpose. What unites this growing body of work now in its third decade is an approach that incorporates both the rational and the visceral to elicit a landscape's poetic promise while meeting its objective requirements. Careful analysis of topography, hydrology, habitat, and the overall health of a landscape predicates bold decisions about its future. Through iterative study with clients and communities, we generate a clarity of expressive form using an economy of means that is rooted in principles of abstraction and the fluidity of open space. Through our work we share values of simplicity, beauty, serenity, inclusivity, intimacy, and mystery.

Among Reed Hilderbrand's completed works are The Clark Art Institute in Williamstown, Massachusetts; the Besthoff Sculpture Garden at the New Orleans Museum of Art; Houston Arboretum and Nature Center, and the Leventritt Shrub and Vine Garden at the Arnold Arboretum in Boston, Massachusetts. Notable works in progress include commissions for Storm King Art Center, Boston's Franklin Park Action Plan, Cambridge's Urban Forest Master Plan, Longwood Garden's West Conservatory Complex, Tanglewood Music Center, and the U.S. National Arboretum in Washington, D.C.

In its over twenty-years of practice, Reed Hilderbrand has been recognized with 80+ awards from national and regional professional organizations, including the American Society of Landscape Architects.

www.reedhilderbrand.com



413 Dwight Street, Downtown



John Grove

Principal-in-Charge and Partner

John Grove is a Partner and Principal of Reed Hilderbrand and has led many of the firm's most technically sophisticated projects, including Beck House and Harvard's Naito-Bauer Life Sciences Precinct. Joining the practice in 1999, John's approach unites a painter's eye with a builder's precision craft. He has advanced Reed Hilderbrand's modes of design expression and visualization while also formalizing its technical capacities for construction documentation and quality assurance. John is highly regarded for his client relationship management as well as his professional mentorship for young designers. Notable current projects under John's leadership include the American Museum of Natural History Expansion in NYC, the Yale University Science Building & Plaza, the USDOT Volpe Center and Volpe Exchange Parcel planning effort with MITIMCo, and Katahdin Wood and Waters National Monument Contact Station and Road in Penobscot County, Maine.

Years of Experience

37 years

Tenure at Reed Hilderbrand

26

Education

University of Virginia, Charlottesville VA Master in Landscape Architecture, 1988

University of Virginia, Venice, Italy, Studies of European Urbanism, 1987

University of Virginia, Charlottesville VA, Bachelor of Arts, 1984

Professional Honors and Awards

GSA Federal Design Excellence Award USDOT Volpe Tower

AIA Honor Award for Urban Design
The Belvedere, Battery Park City,
New York NY

BSLA Honor Award for Institutional Design
Carl J. Shapiro Clinical Center, Boston MA

Representative Experience

Theodore Roosevelt Park at the American Museum of Natural History Gilder Center, New York City
Created in collaboration with NYC Parks, this renewal of Theodore Roosevelt Park to activate a new Columbus Avenue entrance for the museum is both sensitive to history and responsive to contemporary life in the city. Completed 2023.

USDOT Volpe National Transportation Center Tower and Volpe District Master Plan, Cambridge MA
A development exchange between the GSA and MITIMCO enabled the creation of a new federal research center for USDOT, designed by SOM, Gensler, and Reed Hilderbrand. This project unlockced a 10-acre development in the heart of Kendall Square, for which Reed Hilderbrand serves as global landscape architect. Completed 2023.

Massachusetts General Hospital Cambridge Street Expansion and Roof Garden, Boston MA
A complex series of landscapes that incorporate this two-million square-feet, 482-bed hospital tower between Beacon Hill and the wider MGH Campus. Two immersive rooftop gardens are created, one for families to gather and find refereshment, another a healing gardens for patients undergoing chemotherapy. Estimated completion 2030.

Hockfield Court, Massachusetts Institute of Technology, Cambridge MA
A new quadrangle and high-performance streetscape integrate a new laboratory to campus while opening up a new urban portal to Kendall Square. Completed 2012.

Yale University Science Building & Plaza, New Haven CT
A social and cultural center for Yale's Science Hill precinct, developed entirely atop existing laboratory space. Completed 2019.

Haley & Aldrich

Haley & Aldrich, Inc. is a recognized leader in geotechnical engineering, with more than 68 years of experience delivering innovative solutions for large and complex private and public developments. Over the decades, we have supported clients on many of the region's largest state institutional projects. We understand project delivery requirements for these assignments, including Division of Capital Asset Management & Maintenance (DCAMM) protocols.

Our suite of services positions us to partner closely with clients at every stage, from planning through post-construction. Some of these services include:

- Subsurface investigations
- Permitting and transaction support
- Environmental regulatory compliance
- Remediation design
- Construction monitoring
- Foundation design
- Support of excavation design
- Sustainability and LEED support
- Ground-source heat exchange (geothermal)
- Brownfields tax credit support



Our local offices in Burlington and Boston, Massachusetts and Hartford, Connecticut allow us to provide rapid, hands-on services throughout every project stage. Our nationwide team comprises more than 750 engineers, scientists, and constructors in 46 offices, allowing us to bring specialized expertise and creative collaboration to every effort. Our team is highly experienced in solving complex subsurface, environmental, and geotechnical issues, such as difficult soils, brownfield remediation, and innovative foundation strategies. Additionally, our science-based approach helps clients address risk and advance sustainability goals, such as LEED certification and carbon emissions reduction.

Selected projects with Division of Capital Asset Management & Maintenance (DCAMM)

- Norfolk County Sheriff Office Addition, Dedham MA
- Framingham Regional Justice Center, Framingham MA
- Bunker Hill Community College Science Building, Boston MA
- Massachusetts Maritime Academy Geothermal, Buzzards Bay MA
- Former Boston State Hospital, Boston MA
- MASAC Warehouse, Plymouth MA

Selected projects with Elkus Manfredi Architects or HDR

- West Roxbury District Courthouse, West Roxbury MA
- Massachusetts Department of Transportation Central Facility, Westborough MA
- 15 Necco, Boston MA
- Springfield Union Station, Springfield MA
- Hallmark Healthcare Medical Office Building, Medford MA



Key Specialties and Skills

Environmental compliance

Geotechnical engineering

Geothermal systems

Site development

Soil and groundwater characterization and remediation

Education

M.S., Civil and Environmental Engineering, Tufts University

B.S., Civil and Environmental Engineering, Tufts University, *magna cum laude*

Professional Registrations

MA: Professional Engineer
(Reg. No. 45926)

Rebecca Higgins, P.E.

Principal Consultant

- Leads integrated geotechnical and environmental services for complex development projects, including investigations, design, remediation, and regulatory compliance.
- Integrates technologies such as GIS, Civil3D, Open Ground and Web-based maps to visualize and assess subsurface and groundwater data.
- Advises clients on strategic site development solutions across multidisciplinary project needs.

Relevant Project Experience

Mixed use development project, Cambridge, Massachusetts
Rebecca serves as principal-in-charge for this complex, $1.2 billion multidisciplinary project, which includes a residential tower, a 115-foot-deep electrical substation, and a 19-story lab and office building with eight levels of below-grade parking. She oversees regulatory compliance, site characterization, support of excavation design, and construction monitoring and instrumentation, ensuring the successful delivery of this ambitious development.

Binney Street, multiple life science lab and office buildings, Cambridge, Massachusetts
Rebecca played a key role in this large, multi-building life science development campus for more than 10 years, first as a project manager and later as a program manager. She developed and maintained a strong client relationship for this sole-source work, which includes cleaning up sites affected by historic industrial activities, addressing coal tar, volatile organic compounds, metals, petroleum, and urban fill constituents. She also managed geotechnical design and consulting for foundations, slurry walls, sheet pile walls, geothermal systems, and related site infrastructure.

15 Necco Street, geotechnical and environmental services, Boston, Massachusetts
Rebecca was the principal-in-charge of this project which involved integrated geotechnical and environmental services on a challenging waterfront development site. The project included climate resiliency measures including raising the grade for flood control and installation of a geothermal system. The site achieved MCP regulatory closure.

Clippership Wharf, geotechnical and environmental waterfront redevelopment, East Boston, Massachusetts
Rebecca was the program manager for this integrated geotechnical and environmental waterfront mixed use residential development. She coordinated subsurface investigation programs and instrumentation monitoring of Massachusetts Bay Transportation Authority structures as well as challenging soil conditions.

ARUP

Arup's Boston office was founded over 20 years ago; we connect to an internal network of over 18,500 staff working in 95 offices in 34 countries. Our engineers, planners, designers and consultants deliver innovative projects across the world with creativity and passion. With the support of our local, national, and international network, we bring knowledge and experience of global best practices to our work in Massachusetts.

We are committed to creating and contributing to equitable spaces and systems and fostering an inclusive culture. As leaders across the built environment, it is our shared responsibility to bring about mean ngful change for good through the projects we do and the people we choose to work with. We bel eve that fostering an inclusive workplace where members feel a sense of belonging at Arup is a business imperative.

Arup has partnered w th government clients on a b oad range of projects, including courthouses, defense facilities, federal offices, public safety systems, border patrol structures, custodial centers, prisons and postal buildings. In recent years, we have worked with the Division of Capital Asset Management and Maintenance and the Administrative Office of the Trial Court on acclaimed projects such as the Lowell Judicial Center and Fall River Justice Center. Additional notable projects include Framingham Regional Justice Center, York Judicial Center, and Tweed Courthouse.

Arup brings a unique blend of technical expertise, civic responsibility, and design innovation to the justice sector. We have decades of experience delivering courthouse facil ties that balance functionality, security, and commun ty impact. Arup focuses on engineering courthouse environments that prioritize human experience, safety, and sustainability.

Arup Americas Courthouse Project Experience:

- Benton Federal Courthouse Renovation, Benton, IL
- Denver Federal Courthouse, Denver, CO
- Fall River Just ce Center, Fall River, MA
- Federal Courthouse Special Studies, Phoenix, AZ
- Framingham Regional Justice Center, Fram ngham, MA
- Governor George Deukmejian Courthouse, CA
- Indio Juvenile and Family Courthouse, Riverside, CA
- Lowell Judicial Center, Lowell, MA
- Madera Courthouse, Madera, CA
- Middlesex County Courthouse, Cambridge, MA
- Milwaukee Federal Building and U.S. Courthouse, Milwaukee, WI
- Multnomah County Courthouse Pedestrian Study, OR
- San Diego Federal Courthouse, San Diego, CA
- Santa Rosa Criminal Courthouse, Santa Rosa, CA
- Southeast Los Angeles Courthouse, Los Angeles, CA
- Stockton Courthouse Post Occupancy Evaluation, Stockton, CA
- Tweed Courthouse, New York, NY
- Western Trial Courts, Massachusetts
- Whatcom County Courthouse, Bellingham, WA
- York Judicial Center, York, ME



York Judicial Center, Biddeford, ME



Lowell Judicial Center, Lowell, MA

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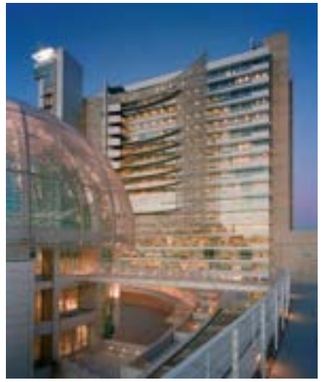
ARUP

Arup's Sustainable Building Experience

Arup is a world leader in sustainable design – it is an integral focus in everything we do. This is reflected in our multidisciplinary approach to delivering sustainable solutions based on the cornerstones of environmental integrity, economic viability, social welfare, and efficient use of resources. Technical services are complemented by a wealth of in-house sustainability and business expertise, ensuring that solutions are focused and deliverable. We have led ground-breaking work on sustainability reporting and can identify key performance indicators that assist companies in measuring and communicating sustainable performance.

Our technical staff does extensive work across a wide variety of rating systems including, among others, LEED, WELL, Fitwel, ASHRAE, and Envision. Our experienced interdisciplinary team advises clients on design and management practices enhanced for positive outcomes in human health and wellbeing.

Arup are powerful advocates for a human-centered design approach and environments that support occupants to thrive. Our breadth of expertise in the built environment means we are confident in our ability to deliver excellent strategic advice and optimum solutions to promote health and wellbeing.



San Jose City Hall, San Jose, CA



San Francisco Public Utilities Commission Headquarters, San Francisco, CA

WELL and Fitwel Project Experience:

- Arup Boston Office, Boston, MA – WELL Gold & Fitwel 3 star
- Arup Melbourne Office, Melbourne, Australia – WELL Platinum
- Arup Sydney Office, Sydney, Australia – WELL Certified
- Arup Cork Office, Cork, Ireland – WELL Platinum
- ASID Headquarters, Washington D.C. – WELL Platinum
- IWBI Headquarters, New York City, NY – WELL Platinum
- International Towers, Sydney, Australia – WELL Platinum
- Cundall Offices, London, United Kingdom – WELL Certified
- 90 Long Acre, London, UK – Fitwel 3 Star
- Confidential Global Financial Firm – Portfolio Fitwel Certification
- Equity Residential – Portfolio Fitwel Certification

LEED Platinum Project Experience:

- Bill and Melina Gates Foundation, Seattle, WA
- Bowdoin Roux Center for the Environment, Brunswick, ME
- California Academy of Sciences, San Francisco, CA
- Cornell Tech, The Bloomberg Center, New York, NY
- DeAnza College, Kirsch Center for Environmental Studies, Cupertino, CA
- Denver Museum of Nature & Science, Morgridge Family Exploration Center, Denver, CO
- Duke University, Levine Science Research Center LSRC Annex, Durham, NC
- Harvard University, Blackstone Physical Plant, Cambridge, MA
- King Street Station Restoration, Seattle, WA
- Kresge Foundation Headquarters, Troy, MI
- Northern Arizona University, Applied Research & Dev. Facility, Flagstaff, AZ
- San Francisco Public Utilities Commission Headquarters, San Francisco, CA
- San Jose City Hall, San Jose, CA
- Skanska New York Office, New York, NY
- Stanford University Knight Management Center, Graduate School of Business, Stanford, CA
- Stanford Yang & Yamazaki Environment & Energy Building, Stanford, CA
- Syracuse Center of Excellence, Syracuse, New York
- Center for Community Forestry, Beverly Hills, CA
- University of Arizona, Student Recreation Center Expansion, Tucson, AZ
- Vancouver Convention Center, Vancouver, BC,
- Yale University, School of Forestry & Environmental Studies, Kroon Hall, New Haven, CT
- Torre Reforma, Avenida Paseo de la Reforma, Mexico

ARUP



Hilary Williams

With over 20 years of broad international experience, Hilary's strengths are in complex building design and analysis.

Hilary Williams is the mechanical team leader in Arup's Boston office. Hilary's work is particularly focused on sustainable technologies, energy analysis, and decarbonization strategies. She has extensive experience in renovation, refurbishment, and energy optimization projects as well as courthouses, government, healthcare, and educational facilities.

Profession
Mechanical Engineering

Current position
Associate

Joined Arup
2001

Years of experience
24

Qualifications
MEng, Mechanical Engineering, University of Newcastle upon Tyne, 2001

Professional Engineer, MA #55379 (2019)

LEED AP BD+C

OSHA 10-hour training – Nov 2009

Professional Engineer: MA, ME, NH, RI, PA

Professional associations
Secretary of the I2SL New England Chapter

IMechE Mentor

ACE Mentor 2017-2020

Publications
"Best Practices Guide: Manifolding Laboratory Exhaust Systems," International Institute for Sustainable Laboratories, May 2021

Project experience

Lowell Judicial Court, Lowell, MA
Lead Mechanical Engineer for the new 265,000ft² Trial Court Judicial Center. The Judicial Center contains 16 courtrooms with state-of-the-art security and technology. LEED Platinum certified, the first state courthouse in the country to do so.

Framingham Regional Justice Center, Framingham, MA
Engineer of Record for the consolidation of multiple court departments into a new highly sustainable and all electric courthouse in downtown Framingham, MA.

DCAMM Springfield State Office, Springfield, MA
Mechanical Engineer for comprehensive mechanical, electrical, and public health engineering renovations, including energy efficiency upgrades. This project was part of the DCAMM Study and Design of Mechanical and Electrical System Repairs, Multiple State and County Facilities contract.

York Judicial Center, York County, ME
Project Manager for a new courthouse facility consolidating the District and Superior Courts into one facility in York County. The facility will be approximately 130,000ft² in size, four to six stories in height, and will accommodate jury, non-jury, and family matter courtrooms. It will also provide consolidated Court Clerk spaces, and secure parking for judges and staff, with separate public parking. The new courthouse has a zero-net energy goal.

Western Regional Trial Courts, Massachusetts
Lead Mechanical Engineer for Schematic Design and performance specification development for the refurbishment and energy optimization of five court houses in western Massachusetts including boiler and chiller replacement and controls improvement.

SGH

Simpson Gumpertz & Heger (SGH)


Fall River Justice Center, Fall River, MA


South County Justice Center, Porterville, CA
Photo Credit: Judicial Council of California


Taunton Trial Court, Taunton, MA
Photo Credit: Mary N. Belanger


Third Street Courthouse, Cambridge, MA
in collaboration with NBRP

WHO IS SGH

Simpson Gumpertz & Heger (SGH) is a national engineering firm committed to delivering holistic advice for our clients' most complex challenges. We leverage our collective and diverse experience, technical expertise, and industry knowledge of structures and building enclosures, advanced analysis, performance & code consulting, and applied science & research to deliver unrivaled, comprehensive solutions that drive superior performance. With 750 employees in ten office locations throughout the United States, SGH's industry-leading teams constantly seek to advance the meaning of what's possible.

SGH has extensive experience with courthouses across the United States, providing a wide range of engineering and consulting services for both historic and modern facilities. Our work includes building enclosure consulting, structural assessments, waterproofing and roofing repairs, facade restoration, and comprehensive rehabilitation programs.

BUILDING ENCLOSURES

Whether a building is historic and iconic or contemporary and innovative, the individual and integrated performance of roofing, wall systems, and fenestration influence the whole building's performance. The design and repair of building enclosure systems and components must balance performance along with other project considerations, such as aesthetics, constructability, and cost. SGH develops building enclosure solutions for new construction, repair and rehabilitation, and preservation projects, and applies that experience to investigate failures and performance issues. We complement our work with a portfolio of field and laboratory testing capabilities that help us assess new and existing enclosures.

FACADES AND GLAZING

A building's facade and glazing elements can be some of its defining elements, but these systems must balance aesthetics along with performance, constructability, and cost. SGH collaborates with project teams to help them select, detail, and integrate wall and fenestration systems, and to design and detail custom systems, such as curtain walls, panelized wall systems, and structural glass. We leverage our experience investigating and rehabilitating building enclosures to develop thoughtful and creative facade and glazing solutions.

ROOFING AND WATERPROOFING

Keeping the inside of a building protected from the elements requires expertise to properly design and install the appropriate roofing and waterproofing materials. SGH applies decades of building technology and testing experience to assist with roofing and waterproofing designs, serve as designer of record, provide third-party installation inspections, and investigate performance issues. We work closely with our clients to understand their risk tolerance and budget as we develop reliable designs or solve their roofing and waterproofing problems. In our Applied Science & Research Center, SGH can evaluate new and existing roofing and waterproofing materials to understand their composition, predict their performance in the field, or determine why they failed.

sgh.com

JS Consulting Engineers

CAPABILITY STATEMENT

JS Consulting Engineers is an engineering and consulting firm specializing in fire protection engineering, building, and life safety code consulting, and accessibility code consulting. Our clients include build ng owners, architects, contractors, building managers, and AHJ's throughout the Northeast including Massachusetts, New Hampshire, Rhode Island, Maine, Connecticut, New York, and Vermont. JS Consulting Engineers, PLLC is certified as a Women's Business Enterprise (WBE) through the Women's Business Enterprise National Council (WBENC) and a certified DBE in Massachusetts and New Hampshire.

JS Consulting Engineers can add to the success of your project because of our ability to provide a holistic approach to code compliance. By understanding the interaction and relationship of various code requirements and regulations, JSCE is able to identify issues or alternatives early in the design process, saving time and money during construction.

JS Consulting Engineers has over 25 years of extensive industry experience. This experience coupled with our focused commitment to meeting clients' needs, ensures that JSCE is able to offer quality fire protection and life safety solutions consistent with sound engineering practices and principles.

JS Consulting Engineers offers the following Fire Protection Engineering and Code Consulting Services:

- Professional Fire Protection Engineering (P.E.) Services for Fire Alarm System, Fire Sprinkler/Standpipe System, and Alternative Fire Protection System Contractors
- Provide construction control activities as the Professional Engineer throughout construction and final inspection.
- Fire Protection, Life Safety, Building Code and Accessibility Code Consulting Services including:
  - Local and State Codes
  - ICC and NFPA Codes and Standards
  - Local and State Accessibility Regulations and Standards
  - ADA Standards and FHA Design Guidelines
  - Peer Review Services
- Special Inspection Services pursuant to IBC §1704 for –Smoke Control Systems and Firestopping Installation
- Preparation of NFPA 241 / 780 CMR §33.00 Safeguarding Construction Plans
- Fire Protection Systems Commissioning Services

JS Consulting Engineers, PLLC
Jennifer I. Sapochetti, P.E.
Managing Principal

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Licensed Professional Engineers:
California
Connecticut
Maine
Massachusetts
New Hampshire
New York
Rhode Island
Vermont
Virginia
NCEES Record

Certified Firestop Inspector:
Licensed by the International Firestop Council

Business Classification:
WBENC Certified
WOSB
SBA Small Business
WBE – Certified in MA, RI, NY and VA
DBE Certification in NH & MA

UEI: ER2DV6G872S8
CAGE Code: 7SUC6

NAICS Codes:
541310: Code Consulting Services
541330: Engineering Design Services
541330: Engineering Consulting Services

UNSPSC Code:
81102502: Building Consent and Permit Engineering Peer Review Service

413 Dwight Street, Downtown

O'Reilly, Talbot & Okun (OTO)

O'Reilly, Talbot & Okun (OTO) is a specialty engineering firm. For over 25 years, we've developed our knowledgeable and experienced team to provide resourceful and cost-effective Geotechnical, Environmental, and Industrial Hygiene consulting services throughout New England, and to other parts of the country.

With time being an extraordinary equalizer, we've seen our start on the second floor of a founding Principal's home evolve to maintaining three office locations (Springfield and Westborough, Massachusetts and Storrs, Connecticut). And, while building on traditions that have made our company successful, we've embarked on even more exciting paths including providing additional services, team personnel expansion, and an internal transition of leadership. Locking in core values of Transparency, Respect, and Togetherness, OTO's continued evolution and adaptability ensures we keep providing our clients and community with quality-driven and credible results.

Ashley L. Sullivan P.E.
Principal



Ashley Sullivan is a civil engineer with over twenty-five years of experience assessing and designing geotechnical systems. Ashley manages subsurface explorations, laboratory testing, and geotechnical design including foundations, ground improvement systems, temporary earth support and underpinning design, slope stability analysis, and small to mid-size dam inspections and construction monitoring, such as vibration monitoring and other geotechnical instrumentation systems. In addition, Ashley has experience assessing impacted soil and groundwater and designing environmental systems such as sub slab venting to control vapor and radon intrusion and landfill final covers, as well as preparing and recommending various soil management programs.

Ms. Sullivan is a Registered Professional Engineer in Massachusetts, Connecticut, Rhode Island, and New Hampshire. She participates on the industrial advisory council for the College of Engineering and the advisory board for the Civil Engineering Department at Western New England University in Springfield, Massachusetts. As a graduate student, Ashley studied groundwater behavior and subsurface contamination and treatment.

- Geotechnical Engineering
- Temporary Earth Support
- Construction Support Services
- Environmental Assessment & Remediation Services
- Impacted Soil Management

Academic Building, Amherst, Massachusetts

Designed 18-foot-high temporary earth support for new academic building. The earth support system consisted of braced soldier pile and lagging using various components such as tie rods, dead men, and rakers. Soil conditions significantly varied and included loose fill, soft fine-grained soil, and dense glacial till.

Wastewater Treatment Facility Upgrades, Deerfield, Massachusetts

Managed subsurface exploration, recommended foundation type and permanent groundwater and surface water control for proposed improvements to existing Wastewater Treatment Facility. The project included new headworks building and associated tank, need secondary clarifier and new pump station. Significant considerations included consolidation of the clay layer under imposed loads and potential settlement and mat foundation design.

Casino, Springfield, Massachusetts

Managed construction monitoring program for 14-acre casino project. Prepared pipe protection plan in association with demolition and construction activities for compliance with local water and sewer companies. Coordinated pre-construction surveys of abutting buildings. On-going monitoring program included: 24-hour remote and daily on-site vibration monitoring; ground, utility, and building point movement monitoring; and preparation of daily, weekly, and monthly reports for review and discussion with the construction team and permitting agencies.

Former Factory Redevelopment

Managed subsurface explorations and provided geotechnical & environmental recommendations and construction oversight for multi-housing development at former factory location in Springfield, Massachusetts. Coordinated efforts to manage and process building debris and impacted soils on-site to significantly reduce soil management/disposal costs and re-use materials as engineered fills. Coordinated design and implementation of sub-slab venting systems and other best management practices to provide a multi-layered approach to address environmental concerns associated with re-development of an historic industrial property to residential use.

Registered Professional Engineer (P.E.)
MA, CT, RI, NH

Advisory Board Member
Western New England University, College of Engineering & Department of Civil Engineering

Member
American Society of Civil Engineers

Honors Societies
Golden Key National, Tau Beta Pi, Chi Epsilon

Education
MS, Environmental Engineering – UMASS Amherst

BS Civil Engineering, Commonwealth Scholar – UMASS Amherst

Awards
Woman of Achievement PWC CT – 2022

Woman of Impact Business West - 2022

WBE

Lerch Bates

With a commitment to advancing modern building design and maintenance, Lerch Bates partners with you to transform your architectural vision into reality.

Our integrated specialties, from Vertical Transportation and Logistics to Enclosures & Structures, Forensics, Façade Access, Parking Consulting, Pedestrian Circulation, and comprehensive building lifecycle services, ensure your building's performance is optimized from the initial design through to construction, management, and beyond. Our approach to modernization and building integrity management empowers you to achieve both functional excellence and aesthetic appeal in your projects.

With headquarters in Denver and a network spanning 35+ locations worldwide, Lerch Bates offers global expertise tailored to local needs. Our team of multidisciplinary experts stands ready to support clients from North America to the Middle East and Asia, delivering services that save time, reduce costs, and mitigate risks. Our legacy includes contributions to iconic buildings such as the Burj Khalifa in Dubai, World One in Mumbai, and CMA Tower in Riyadh, showcasing our influence in creating world-class structures that set industry standards.

For over 75 years, Lerch Bates has been a trusted leader, pioneering design concepts and driving innovation within the built environment. As employee-owners, we're deeply committed to delivering responsibility, service, and performance in everything we do, helping you achieve the best technical solutions for your project. Whether you are designing a new landmark or modernizing an existing property, we're here to support you at every stage, ensuring functionality, safety, and enduring value for your investment.

McNamara • Salvia

Founded in 1987, McNamara • Salvia is a Boston-based structural engineering firm that delivers cost-effective, constructible structures, while implementing cutting-edge designs

McNamara • Salvia brings award winning creativity, innovation, and expertise in structural design to a variety of project types. Our experience spans the United States from the dense urban cities of the northeast, to the high-seismic regions of the west coast, to the hurricane climate of the southeast.

Our experienced teams and high level of Principal involvement in all phases of the project — design throughout construction — work together to bring the most innovative structural designs appropriate to any project. We have design experience across 16 market sectors along with teams focused on specialties such as vibration consulting, field engineering, and inspections.

Our employees are experts in both traditional materials such as concrete and steel, along with newer innovations such as mass timber. We help lead the industry with Performance-Based lateral systems for wind and seismic resistance. Our BIM department and MACRO Workshop constantly push the boundaries of cutting-edge technologies that further our structural design capabilities.

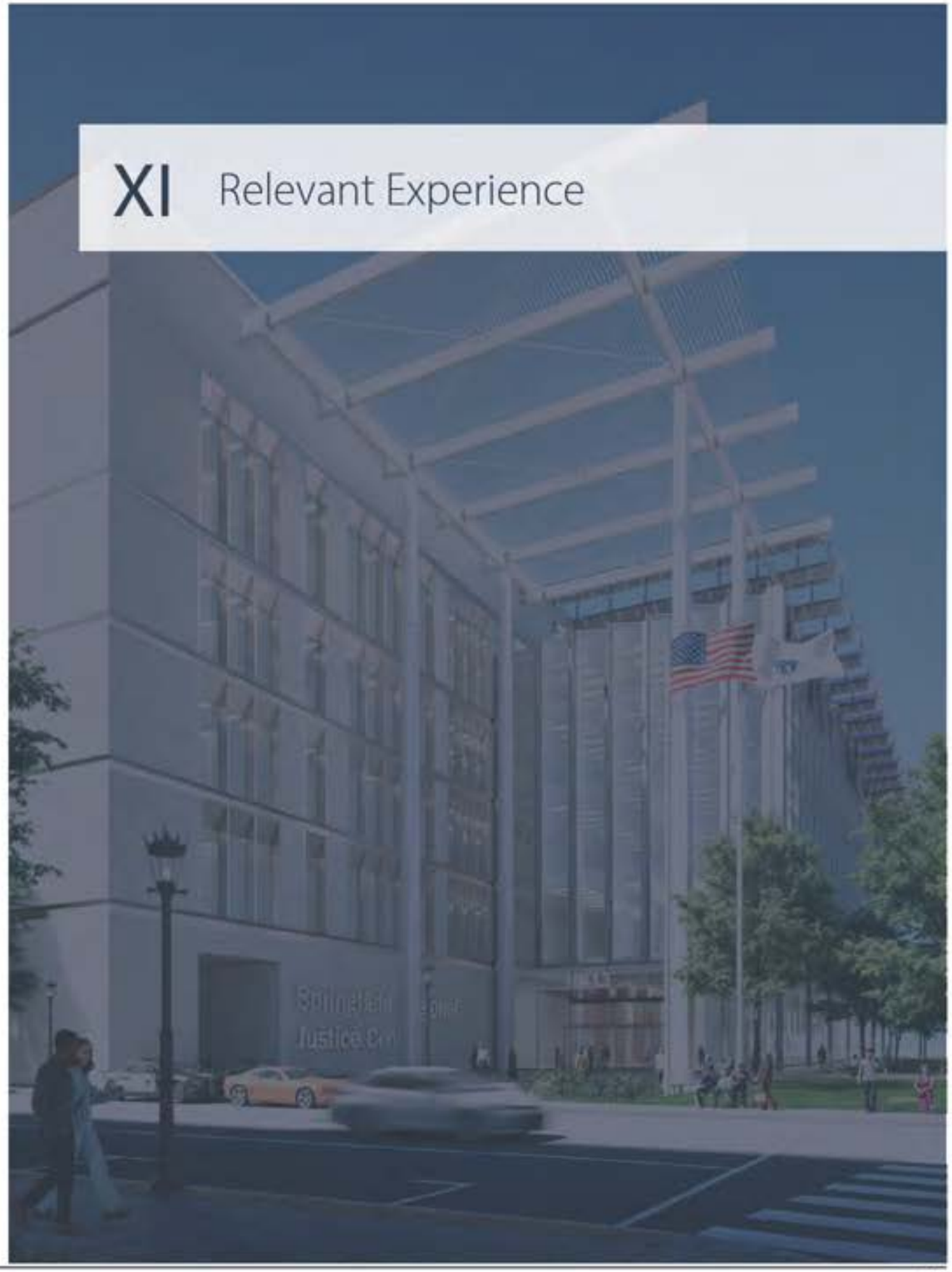
We understand constructing a building is a team effort, and we pride ourselves on working with the team to deliver a consistently high-quality project to our clients. We have worked on nearly 150 projects with Elkus Manfredi Architects over the past 30+ years of collaborating together.

Early and continuous involvement by our Principals will ensure the proper selection of structural systems and avoid costly design and constructability problems down the road. Strong collaboration with local contractors ensures an efficient and appropriate structural solution for each unique project.



413 Dwight Street, Downtown

XI Relevant Experience



ELKUS | MANFREDI ARCHITECTS

Brockton Trial Court

Brockton, MA



Project Highlights

Size: 150,000 SF

Property Type: Courthouse

Year started/completed: 1997–2000

Services Rendered: Architecture, Interior Design

Owner/Client:
Commonwealth of Massachusetts Division of Capital Asset Management

Architect:
Elkus Manfredi Architects

General Contractor:
Skanska USA Building

This competition-winning building designed by Elkus Manfredi Architects is an important civic anchor in downtown Brockton that houses district, probate, family, juvenile, and housing courts for the Commonwealth of Massachusetts. The building is clad in buff brick with contrasting stringcourses, and its long colonnade marches along Main Street to a rotunda on axis with Crescent Street that marks the main entrance. Projecting probity, it is monumental without being imposing or unfriendly.

The design-build team worked closely with the Division of Capital Asset Management and the Administrative Offices of the Trial Court to ensure compliance with the sophisticated security and judicial requirements of the Commonwealth of Massachusetts. The facility contains 13 courtrooms, jury facilities, and a drop-off childcare center for parents with court business. Daylighting was a key consideration in the design, which locates public waiting galleries with double-height windows along Main Street and provides light to the courtrooms via skylit lightwells that maintain privacy and security. A significant addition to the city's civic center, the courthouse represents renewal, enhancing civic pride and providing a catalyst for renewed development of the downtown.





413 Dwight Street, Downtown

ELKUS | MANFREDI ARCHITECTS

West Roxbury District Court

Boston, MA



Project Highlights

Size: 44,900 SF

Property Type: Courthouse Renovation and Expansion

Year started/completed: 1991–1994

Services Rendered: Architecture, Interior Design

Owner/Client:
Commonwealth of Massachusetts Division of Capital Asset Management

Architect:
Elkus Manfredi Architects

General Contractor:
Metric Corporation

Originally built in 1922, the West Roxbury District Court is located on the Arborway, the terminus of Boston's Historic Emerald Necklace. The renovation and 25,000-square-foot addition by Elkus Manfredi Architects more than doubled the size of the facility to meet the Commonwealth's program requirements and introduced handicap accessibility while preserving the historic character of the building.

While clad in similar buff-colored masonry, the design respects the original building by holding the additions apart from its façade with interstitial connectors. One, a linear three-story atrium, was created between the existing structure and the new court office areas to provide daylight to new internal spaces. Two existing courtrooms were restored and renovated, while a new juvenile courtroom and large courtroom were constructed at the end of the main gallery. Of these, two can hold jury trials: one existing courtroom and the large courtroom. Building circulation was completely redesigned to provide separate public, restricted, and secure circulation paths.

Awards

Award of Recognition for Renovation Design, Commonwealth of Massachusetts Division of Capital Asset Management





ELKUS | MANFREDI ARCHITECTS

Lyrik/1001 Boylston

Boston, MA



Project Highlights

Size: 650,000 SF

Property Type: Mixed-use Development – Offce/Hotel/Retail

Year started/completed: 2012–2024

Services Rendered: Architecture (Design Architect & Architect of Record), Master Planning

Owner/Client:
Samuels & Associates

Architect:
Elkus Manfredi Architects

General Contractor:
Suffolk Construction

Lyrik Back Bay is an air-rights development in downtown Boston that celebrates the city while repairing a major discontinuity in Boston's urban fabric created by the Massachusetts Turnpike and the CSX train tracks. The two-tower project by Samuels & Associates is the first privately developed air-rights project over the Mass Pike since Copley Place in the 1980s. Lyrik has transformed an exposed stretch of highway through the creation of important new public realm and a mixed-use destination that both reconnects the Back Bay and Fenway neighborhoods and provides a missing bookend to Boston's most well-known retail streets, Newbury and Boylston, beloved for their walkability.

Lyrik's scale, rhythm, and exterior materials are inspired by the vibrancy of the Back Bay. This vital hub consists of a 20-story office tower housing CarGurus's global headquarters and the LEGO Group's North American headquarters and a 14-story hotel tower operated by citizenM connected by a 43,000-square-foot podium including restaurants and retail and 28,000 square feet of publicly accessible space. The two-level plaza, partly at grade and partly elevated with views west over the Mass Pike, is the focal point of activity with its landscaped greenery that continues a tradition in Boston of integrating landscape, public space, and urban infrastructure.

From the project's 2012 start to its 2024 completion, the design and development teams collaborated extensively with the Massachusetts Department of Transportation, CSX, Amtrak Massachusetts Bay Transportation Authority (MBTA), City departments, community groups, and other stakeholders.





Awards

Commercial Development of the Year, CoStar Impact Award
Golden Shoe Award, WalkMassachusetts

ELKUS | MANFREDI ARCHITECTS

New Balance Global Headquarters

Boston, MA



Project Highlights

Size: 250,000 SF, 362 parking spaces

Property Type: Mixed-use Office

Year started/completed: 2011–2015

Services Rendered: Architecture (Design Architect & Architect of Record), Interior Design, Entitlement, Master Planning

Owner/Client:
NB Development Group; New Balance

Architect:
Elkus Manfredi Architects

General Contractor:
John Moriarty & Associates

New Balance is committed to the pursuit of sustainability in its products and operations and to continuously giving back to the communities where it operates and manufactures. When it came time to invest in a new headquarters building, New Balance decided to remain in Boston's Brighton neighborhood and called on Elkus Manfredi Architects to transform an underutilized industrial zone and integrate these ideals into a new health and wellness district anchored by its new headquarters. In addition to the new mixed-use program of seven buildings, the 14-acre master plan for Boston Landing includes 1.4 acres of public open space and 60,000 square feet of new retail and restaurant space.

In commissioning its new corporate home, New Balance asked Elkus Manfredi to envision the "workplace of the future." The resulting design brings employees out of traditional private offices into open-office solutions that encourage teamwork and collaboration across the organization. At move-in, the flexible workspace was outfitted for 575 employees, with capacity for growth to 725. In addition to dedicated workspace for every department, the headquarters features vibrant branded amenity spaces, including timelines detailing the history of the company, six showrooms, a café, and a large daylit cafeteria.

The new headquarters is the fifth core/shell building in the Commonwealth of Massachusetts to be certified LEED Platinum under the v2009 program. The project also achieved all of the credits for indoor environmental quality, making it the first building in the country to earn this distinction and only the third in the world.





Awards

IIDA Award Winner – Best in Massachusetts, International Interior Design Association, New England
Best New Workplace – New Construction, CoreNet Global New England
USGBC MA Building of the Year, US Green Building Council, Massachusetts
Best of Year Finalist, Interior Design magazine

TMC³ Collaborative Building

Houston, TX



The Texas Medical Center — the largest medical complex in the world, comprising 60 medical institutions in a 2.1-square-mile district of Houston — is dense with clinical facilities for patient care and basic research, but by charter excluded commercial research. To create and accelerate commercial alliances for translational science and better compete with innovation districts in Kendall Square and San Francisco, TMC collaborated with founding institutional partners Texas A&M, UT Health, and MD Anderson Cancer Center to establish TMC Helix Park. Located on 37 acres due south of TMC, this new biomedical research and translational science campus is taking this powerhouse medical center in a bold new direction. Elkus Manfredi's plan for TMC Helix Park totals five million square feet and nearly $2.5 billion of development and began with its central hub the TMC³ Collaborative Building, an initial commercial research building, a new garage, and a major investment in establishing the Helix Park landscape.

The TMC³ Collaborative Building is designed to accommodate the three research institutions working in interdisciplinary teams and cross-pollinating with industry partners. Featuring a dramatic central atrium framed by a series of floating staircases, glass-walled laboratories and offices, conference space, and a fixed-seat lecture hall, the building's transparency fosters interaction between the founding institutions and industry research teams and is enlivened every day with presentations and the buzz of everday interaction and discovery. Designed to achieve LEED Silver certification, the Collaborative Building will be a model of resiliency and sustainability.

Awards

SARA National Design Award, Society of American Registered Architects
International Architecture Award for Excellence – Commercial Building, The Chicago Athenaeum & The European Centre
SARA NY Design Award of Honor, Society of American Registered Architects, New York Council
iF Design Award – Public Architecture, iF International Forum Design

Project Highlights

Size: 260,000 SF

Property Type: Mixed-use Development – Office/Lab/Retail

Year started/completed: 2019–2022

Services Rendered: Architecture (Design Architect & Architect of Record), Interior Design, Master Planning

Owner/Client:
Texas Medical Center; Texas A&M Health; UTHealth; MD Anderson Cancer Center

Architect:
Elkus Manfredi Architects

General Contractor:
Vaughn Construction





413 Dwight Street, Downtown

Stearns County Justice Center

St. Cloud, MN



The Stearns County Justice Center Project is one of the largest capital improvement projects the County has undertaken in decades. The County Board was highly sensitive to this fact and hyper-aware of the possible public concerns around project funding, mainly because the public will be asked to vote on a sales tax referendum on the fall 2024 ballot. HDR is an SME and sub-consultant to Klein McCarthy Architects. Phase 1 was for Schematic Design documents that were used to take to voters for the November 2024 referendum to approve. Future Phases will be awarded after that.

HDR's Strategic Communications team assisted the County with public engagement in Phase 1 by providing a full suite of services, including developing a comprehensive communications strategy, crafting project messaging, and creating a visually distinctive project brand.

By starting with messaging strategy workshop and conducting an in-depth community and stakeholder analysis, the Strategic Communications team was able to work closely with the County's communications staff to craft clear, concise, and compelling messaging that conveyed the project's goals, benefits, and public impact.

Project Highlights

Size: 510,347 SF Total
(Courts 172,699 SF;
Jail 188,191 SF;
LEC 135,693 SF; Building Support 8,791 SF; Downtown Renovation 5,000 SF)

Space Components: Courthouse, jail, law enforcement center (LEC), administration offices, lobby, screening, holding, and probation spaces

Professional Services: Architecture and engineering services, strategic communications

Year started/completed: 2023/2028 (est.)

Owner/Client:
Stearns County





Hidalgo County Courthouse

Edinburg, TX



The new Courthouse provides state of the art justice planning and technology with a design that reflects both the iconic imagery of the American Courthouse and the unique character of the land, the people, and the history of the Rio Grande Valley. The columns defining the lower podium clearly read as "court" while the laser cut pattern of Talavera Tile on the copper-colored brise soleil shading the entry pavilion reflects the culture of place. Beyond the white colonnade, the exterior materials balance contemporary and traditional with a combination of sleek curtain wall and terracotta colored large-scale porcelain tile that reflects the brick construction that defines many major structures throughout Edinburg. The siting of the new facility reinforces the Texas tradition of the courthouse in the town square.

Replacing a now seriously deficient 1950s courthouse, the new courthouse provides enhanced security with appropriate separation of Public/Restricted Judicial/In-Custody circulation that meet only in the technology supported courtrooms, secure judicial parking and 6 security stations for efficient and welcoming clearing of all visitors and staff entering the courthouse.

Designed to serve the growing County of Edinburgh for 50+ years, the courthouse planning and design provides for an additional form of resiliency by pre-planning for 3 increasing levels of growth.

Project Highlights

Size: 412,245 SF

Space Components: Seven-story courthouse, 30 County and District Court sets, one Court of Appeals courtroom with chambers and attorney offices, one large jury assembly room convertible to a large multi-defendant/ high profile courtroom, full-service office space for the County and District Clerks, touchdown desks for the District Attorney with two Grand Jury Rooms, offices for the Public Defender, Indigent Defense, and Hidalgo County Bar Association, law library and touchdown desks for adult probation, public food court, detention facilities with a drive through sally port

Professional Services: Programming, planning, architecture, engineering and security consulting services.

Year started/completed: 2017/2024

Owner/Client:
Hidalgo County





413 Dwight Street, Downtown

Hays County Courthouse

San Marcos, TX



The new Hays County Government Center provides Hays County efficient, functional, flexible space. The building includes 10 courtrooms along with ample space for other county departments such as Tax Assessor, District Attorney, Treasurer, County Clerk, District Clerk, Elections and Information Services.

Our design solution creates a true "sense of place" at this new site. A formal courthouse entrance plaza formalizes the main entrance to the building. This design approach helps provide organization to the site, making it easy for government center visitors to comprehend where they need to go once arriving at the site.

Strong organization and functional clarity are extremely important to the successful operation of government center facilities. Security features have been carefully incorporated into the design in a way that provides flexibility for future expansion. ATFP (anti terrorism force protection) standards have been adhered to with regard to setbacks from the Court areas of the building. Separate secured judges parking is provided directly adjacent to secure judges' circulation on the north side of the building. This lot has fencing and a card-access gate.

Probation offices are located at ground level, and will be easily accessible after hours. Evening and weekend programs sponsored by these departments are able to be held within the facility.

Because Hays County is a rapidly growing area in central Texas, our design solution provides for abundant opportunities to easily add court spaces and other departmental space to the facility. For instance, the court floors have been designed in such a way to easily add courtrooms without rearranging infrastructure.

Sustainable design features were incorporated into the project. One example is that all landscape plantings are designed for minimal supplemental water requirements. The most important landscape factor in this design is that it presents the best possible appearance for the county government center without mandating excessive landscape maintenance to do so.

Project Highlights

Size: 231,800 SF

Space Components: Atrium, courtroom, courtyard, detention, grand jury suite, judges' chambers, jury assembly space, library, office space, sallyport, secure detention, waiting room

Professional Services: Program validation, master planning, architecture, civil engineering, landscape design, structural engineering, mechanical engineering, plumbing design, electrical engineering, security systems, physical security design, sustainable consulting

Year started/completed: 2009/2012

Owner/Client:
Hays County





Douglas County Juvenile Justice Center

Omaha, NE



Located in the urban setting of downtown Omaha, the new complex occupies a one block area immediately south of the existing Douglas County Courthouse. The program elements are organized as a complex of three structures surrounding a central courtyard. The project addresses major space needs and promotes efficiency by placing juvenile services together. It provides public transparency; and shifts juvenile services toward the treatment approach that is now the national model.

The complex is composed of:

- A central courtyard which serves as the primary organizing element, site gate and point of entry to the tower and probation building.
- A new four-story youth center with 64 sleeping rooms, intake, visitation, education, recreation areas and all support spaces.
- A new eight-story tower houses eight courtrooms, as well as offices for attorneys, public defenders and court support personnel. In addition, the ground level is fitted with large meeting spaces for use by the staff and community. The tower is connected to the existing courthouse via a pedestrian skybridge.
- The existing four-story office building houses probation.

The youth center is designed with the aesthetic of an urban apartment building, while maintaining the durability and security required for a detention facility. Clad in brick, metal panel and glass, ample daylight with views in and out (as appropriate) are the basis for a normative environment. The interior material pallet is "soft" and detailed to reflect a therapeutic setting. Serving the youth, their families, and the entire community, the complex provides intensive restorative care, counseling, and guidance.

Project Highlights

Size: 240,000 SF | 64 beds (180,000 SF Justice Center | 60,000 SF Youth Center)

Space Components: Courtyard, sleeping rooms, intake, visitation, education, recreation, support spaces, courtrooms, attorneys, public defenders and court support personnel, meeting spaces, probation

Professional Services: Architecture, engineering, interior design, landscape architecture, and security consulting services

Year started/completed: 2018/2023

Owner/Client:
Douglas County





413 Dwight Street, Downtown

Multnomah County Courthouse

Portland, OR



The existing Multnomah County Courthouse was built over 100 years ago and has been deemed structurally deficient and operationally obsolete. The historic building fails to meet current seismic codes and the needs of a modern courthouse in Oregon's most populous community. The team of DAY CPM Services in association with HDR was selected by Multnomah County as the Owner's Representative for the new Multnomah County Central Courthouse.

In the role of the Owner's Representative, the DAY and HDR team provided services including program review and concept design, site selection and acquisition, business case analysis, and overall project management to help the County create a modern, functionally efficient new courthouse. Our team prepared blocking and stacking diagrams to determine how the required program would fit on the selected site. The team worked within these parameters to determine size and budget for a new central courthouse that would serve the County for years to come. A major factor in space planning was to create a sallyport for inmate transportation and secure pathways for movement of the various courthouse users.

As one integrated team, our team's expertise helped provide Multnomah County with the tools it needed to successfully execute every phase of the project while, most importantly, managing both costs and risks while satisfying the needs of Multnomah County, court users, the judiciary and key stakeholders.

Project Highlights

Size: 510,300 SF

Space Components: Courtroom, Administration

Professional Services: Program review, concept design, site selection, business case analysis and acquisition, project management, construction support and peer review

Year started/completed: 2014/2020

Owner/Client:
Multnomah County



Diman Regional Vocational Technical High School

Fall River, MA



Project Highlights

Size & Value: 400,000 SF, $242,000,000

Property Type: High School

Year started/completed: 2023/Est. 2027

Services Rendered: Construction Management

Owner/Client:
Diman Regional Vocational Technical High School

Architect:
Kaestle Boos Associates

Suffolk is building the new Diman Regional Vocational Technical High School in Fall River, MA. The new vocational/technical high school will serve the communities of Westport, Swansea, Somerset, and Fall River, expanding the school enrollment capacity to 1,500 students in grades nine through 12.

The new school will include a large entry plaza, centrally located parking areas to serve both the school and the athletic facilities, a gymnasium, auditorium, classrooms, science labs, and special education spaces. Additionally, the new school will feature large shops in Manufacturing, Engineering, Technology, Construction, Transportation, Business, Consumer Services, Health Services, Culinary Arts, and Graphics Communications.

The new 400,000 square-foot building will replace the existing occupied high school and will be built on the site of the existing football field. Upon completion of the new school, the old school will be demolished and a new track and field complex will be built on the site of the old school.

The project is targeting LEED V4 for Schools.





KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Close proximity to residents
- Tight site and surrounding sensitivities
- Sustainable design elements

Roxbury Prep Charter School

Boston, MA



Project Highlights

Size & Value: 83,000 SF, $66,000,000

Property Type: Charter School

Year started/completed: 2023/2025

Services Rendered: Construction Management

Owner/Client:
Uncommon Schools

Architect:
SMMA

Suffolk was selected for the construction of the new Roxbury Prep Charter School, located near our national headquarters in Roxbury. The buildings on the existing site will be demolished and redeveloped to build a new four-story public charter high school for 800 students in grades nine through twelve. The new school will include a cafeteria, gymnasium, performing arts space, art, science, engineering, core classroom and administrative spaces. Surrounding site improvements will also occur, including sidewalk improvements, perimeter landscape, and hardscape materials.

The new school is a significant project as it will unify the two currently separate facilities, which are over six miles apart in Roxbury and Hyde Park, to allow for all its students to be present in one facility at a central location accessible by public transit.





KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Close proximity to residents
- Tight site and surrounding sensitivities
- Sustainable design elements

Saugus Middle-High School

Saugus, MA



Project Highlights

Size & Value: 271,000 SF, $130,000,000

Property Type: Middle-High School

Year started/completed: 2018/2021

Services Rendered: Construction Management

Owner/Client:
Town of Saugus

Architect:
HMFH

The Saugus Middle-High School is a new four-story building for 1,360 students in grades 6-12. The new 269,070 square-foot school features 21st century learning environments, a new sports field, track, bleachers, concession/storage/toilet/team room facilities, chemistry labs, an auditorium, and additional amenities.

Suffolk also performed the demolition of the existing building, alleviating structural issues including the aging and outdated steam heating system and lack of insulation. Phase 1 of this project, which includes the opening of the new school, was completed in the Spring of 2020. The entire project was completed in January 2021 and achieved LEED Platinum certification.

The project achieved LEED Platinum Certification. In 2021, the new Middle-High School won the Engineering News-Record New England's Best Project - K-12/Higher Education Award.





KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Worked with town stakeholders
- Tight site and surrounding sensitivities
- Extensive logistics coordination
- Sustainable design elements

City of Brockton Public Safety Facility

Brockton, MA



Project Highlights

Size & Value: 226,000 SF, $105,000,000

Property Type: Public Safety Facility

Year started/completed: 2023/2025

Services Rendered: Construction Management

Owner/Client:
City of Brockton

Architect:
Kaestle Boos Associates

Suffolk is currently building the new City of Brockton Public Safety Facility. The existing Keith Center facility was demolished and replaced with the new facility, along with an adjacent 108,500-square-foot, 300-space parking structure.

The new facility features new headquarters for the Fire, Police, Information Technology, and Emergency Response Departments. The facility consists of two wings -- a north wing that houses the Fire Department, and a south wing that houses the Police and Emergency Response Departments.

Throughout the entire facility, additional features include bunk rooms, toilet/shower rooms, a wellness center, general storage, locker rooms, training rooms, mechanical rooms, detention cells, dispatch, meeting rooms, offices, a sallyport, evidence storage, conferences and communication rooms, and the emergency call center.





KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Collaboration with City

City of Quincy Public Safety Headquarters

Quincy, MA



Project Highlights

Size & Value: 129,600 SF, $128,400,000

Property Type: Public Safety Facility

Year started/completed: 2021/Est. 2026

Services Rendered: Construction Management

Owner/Client:
City of Quincy

Architect:
Kaestle Boos Associates

Suffolk is the construction manager for the new City of Quincy Public Safety Headquarters.

The project scope includes building a new two-story parking garage; consolidating several municipal services into a single Public Safety Headquarters near the existing Police Station and fueling depot; relocating the existing fueling depot; demolishing adjacent buildings; site work and area infrastructure improvements; relocation of two quasi-public shelters; and roadway and transportation improvements around the site.

Construction began in the fall of 2021 and is expected to continue through April 2026, with occupancy of the new building scheduled for completion.





KEY RELEVANCE

- Chapter 149A, CM-at-Risk
- Public procurement
- Collaboration with City

Baystate Medical Center Hospital of the Future

Springfield, MA



Project Highlights

Size & Value: 641,000 SF, $226,000,000

Property Type: Hospital

Year started/completed: 2008/2011

Services Rendered: Construction Management

Owner/Client:
Baystate Health

Architect:
Steffian Bradley Architects

Suffolk provided preconstruction and construction management services for the first phase of a 15-year master plan, delivering a 641,000-square-foot clinical facility featuring a state-of-the-art heart and vascular center, 32 cardiovascular critical-care rooms, and 96 private inpatient rooms designed with input from patients and families.

The project included demolition of the adjacent Porter Building, renovations to the hospital's main entrance and Daly Lobby, which serves over 4,000 visitors daily, and construction of tunnels and bridges connecting two existing buildings. Approximately 40% of the new seven-story facility remains as shell space for future expansion.

The facility includes its own central heating and cooling plant with three chillers, cooling towers, and boilers. Suffolk used Building Information Modeling (BIM) to develop a 5D model and constructability report, incorporating sustainable design principles from the Green Guide for Health Care™. All work was completed within a fully operational hospital. Over the course of more than three and a half years, the project created an average of 300 construction jobs, with 77% of labor hours performed by residents living within 50 miles of Baystate Health.





KEY RELEVANCE

- Western Massachusetts
- CM-at-Risk
- Sustainable design elements
- Surrounding sensitivities
- Local workforce goals

40 Thorndike Street

Cambridge, MA



Leggat McCall Properties is nearing completion on the conversion of the former Edward J. Sullivan Courthouse and jail in East Cambridge into a mixed-use office, residential, and retail development. The interior and exterior renovation delivers a vibrant development that is integrated into the residential and commercial neighborhood.

As the principal investor in joint venture with Granite Properties, LMP saw the potential in the obsolete asbestos-laden building that was being phased out of use by the Commonwealth of Massachusetts. With the declining supply of and growing demand for commercial office space in East Cambridge, the structure's location on the edge of Kendall Square offered a unique conversion and investment opportunity. In total, 40 Thorndike includes 422,000 rentable square feet of modern office space on the upper floors as well as 48 fully affordable residential apartments, 15,000 square feet of ground floor amenity and retail space, and a total of 362 parking spaces.

The Brutalist designed building has been completely updated. A new terra cotta and glass skin has transformed the exterior of the building giving it a more inviting look and feel. In response to community feedback, the height of the building was reduced from 22 to 20 floors. A Zen garden inspired urban pocket park, with ample trees to provide shade during summer months and wind protection during cold and blustery days, will be created at sidewalk level along Spring Street.

The redevelopment of 40 Thorndike placed a major focus on sustainability measures and will achieve LEED Gold Certification. In addition, the building will seek a 20 percent improvement in energy consumption over the ANSI standard, incorporate a high-performance building envelope, implement rain water harvesting and feature a green roof.

In conjunction with the project, the First Street Market will open this month on the ground floor of the First Street Garage, including Cambridge's first indoor year-round farmer's market and Amba cafe.

Project Highlights

Size: 470,000 SF, 362 parking spaces

Property Type: Mixed-Use Redevelopment – Office/Retail/ Residential

Year started/completed: 2013/ Ongoing

Services Rendered: Principal Investment

Owner/Client:
Leggat McCall Properties/Granite Properties

Architect:
Elkus Manfredi

General Contractor:
John Moriarty & Associates





413 Dwight Street, Downtown

Bunker Hill Housing Redevelopment

Charlestown, MA



Built in 1940, the 27-acre Bunker Hill Housing development is the largest public housing project in New England and is severely depreciated with many of its buildings in disrepair. In 2018, Leggat McCall Properties joined Joseph J. Corcoran Co. to redevelop the site in a historic public-private partnership with the Boston Housing Authority and the Charlestown Resident Alliance, the local tenant organization. Using a mixed-income model, private financing will support equitable affordable housing replacement units and new market rate units in addition to new retail, a community center, and robust green spaces with connections to the surrounding Charlestown neighborhood.

The LMP team brought significant Boston development experience as well as residential construction expertise to successfully bring this complicated project through the Boston Article 80 permitting process. With all necessary approvals in place, construction is now underway on the first of two Phase One buildings.

The new buildings will be constructed using MassTimber/Cross-Laminated Timber (CLT) and an innovative system of pre-fabricated interior and exterior wall systems. This system will produce high-quality and highly sustainable buildings on an accelerated timeline compared to conventional stick-built construction. In addition to increased efficiency in construction, the use of CLT will also result in an over 40% reduction in embodied carbon in the structure based on the modeling for the first building. Every building will be Passive House certified, creating new, healthy apartments with superior air quality that are also highly efficient to operate with a 40-60% energy savings compared to design code.

When completed, the Bunker Hill Housing Redevelopment project will create a vibrant, new mixed-income and affordable residential community that works for all Charlestown residents and pays homage to Charlestown's local history.

Project Highlights

Size: 2,699 Units on 27+ acres

Property Type: Mixed-Income Housing Redevelopment

Year started/completed: 2018/Ongoing

Services Rendered: Principal Investment, Development Management, Project Management

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Redevelopment Team:
Leggat McCall Properties
Joseph J. Corcoran Co.
Boston Housing Authority (BHA)
Charlestown Resident Alliance (CRA)
Declaration Partners

Permitting Architect:
Stantec

Pre-Con General Contractor:
Suffolk Construction

Project Facts:

- 2,699 units in 15 residential buildings, including 1,010 affordable units
- Use of Low Income Housing Tax Credit funding
- All buildings will be Passive House certified
- ~50,000 SF of retail and a 14,000 SF community center
- Maximum building height of 10 stories with lower height buildings along Bunker Hill St. and Medford St. to blend with the surrounding neighborhood



CitySquare

Worcester, MA



CitySquare is a +/-2 million sf, mixed-use project set on 20 acres in the heart of downtown Worcester. It is the largest single Public-Private Partnership development in Massachusetts history, outside of Boston. Spanning more than 10 years, the project is now in its final phase and has become the hub that now connects many of Worcester's most prominent destinations – a potential that was forfeited long ago, and thought to be forever lost, when the Worcester Galleria Mall was developed in the name of urban renewal in the late 1960s.

The City of Worcester saw economic opportunity in demolishing the Mall, which had closed and had become a blight on the community. Bifurcating the 20-acre site with new public streets and related infrastructure would create multiple private development opportunities, restore neighborhood connectivity and provide for a more pedestrian friendly environment. The vision of the Public-Private Partnership called for an investment of public funds, primarily through District Improvement Financing (DIF), to demolish the Mall, perform environmental clean-up, and construct new public streets, utilities and public amenities. Increased Real Estate Tax revenues derived by 1.2 million sf of new private development would support the DIF repayment structure.

The property was purchased by a developer in 2004 with the intent of executing the ambitious plan, but after much effort the project stalled. Hanover Insurance, as one the largest employers in the City, saw merit in the City's vision and through its investment subsidiary sought a leadership role in the project. In 2009, Opus Investment Management engaged Leggat McCall Properties as their advisor and development manager. LMP analyzed the proposed development plan and made recommendations on project scale and real estate product mix to improve project viability. LMP worked with Opus, the City, and the existing property owner to subdivide the site, enabling Opus to purchase the developable portions of the project, leaving

413 Dwight Street, Downtown

Project Highlights

Size: +/-2 million SF, $565 million in aggregate expenditure

Property Type: Mixed-Use

Year started/completed: 2009/2019

Services Rendered:

- Master Developer
- Development Management
- Construction Management

Owner/Client:
Public – Private Partnership between Opus Investment Management (a wholly owned subsidiary of Hanover Insurance) and the City of Worcester, MA

Master Plan Architect:
Arrowstreet

the existing owner with substantially leased commercial office buildings that would remain in operation through the extended development period.



LMP took on the developer role in the Public-Private Partnership in 2010 and immediately began demolition of 800,000 sf of the Mall structure and 2,300 spaces of structured parking to free-up 12 acres of land for new development. The demolition project involved a complicated surgical separation of the unified Mall and Office structure, including building systems, services, and utilities in an occupied environment. The work included $12 million in environmental cleanup that included ACM and PCB abatement and the removal of contaminated soils. A Beneficial Use Determination issued by MADEP allowed the project to process 80,000 tons of clean and abated concrete waste material into engineered fill for use beneath new public streets. All of the structural steel, metal deck and reinforcing steel was also segregated for recycling.

LMP worked with Opus, the City, and other stakeholders to further subdivide the site and define the layout of public streets and infrastructure. LMP also expedited the site plan approval process for each project resulting from the subdivision, in some cases working with other owners and developers who subsequently chose to invest in CitySquare.

As development manager representing the City's interests, LMP oversaw the design and construction of the new public streets, sidewalks, utility infrastructure, and 2-plus acres of public parks and pedestrian plazas. Much of this new infrastructure was created above existing and/or new below-grade structures that made for complicated structure, waterproofing and stormwater drainage conditions. The public work also included a 565-car below-grade public parking facility, operated by the City through a long-term ground lease with project ownership. Management of the work was programmed by LMP to align with the complexities, limitations and timing constraints of various public funding sources, including District Improvement Financing (DIF), three separate Growth District Initiative Grants, a MassWorks Grant, a Federal Transportation Grant, State Legislative Grant and Brownfields funding.

LMP negotiated and executed the following private transactions at CitySquare:

- Original land purchase, plus subsequent land purchases on behalf of Opus to advance the project;
- 214,000 sf build-to-suit, long-term lease transaction with UNUM Insurance;
- Development of a 214,000 sf, 8-story, LEED Silver office project and adjacent 865-car structured parking facility for UNUM;
- Sale of the UNUM facilities to a third-party investor on project completion;
- Land parcel sale to St. Vincent Hospital to build a 60,000 sf cancer center;
- Parking lease between UNUM and St. Vincent Hospital;
- Land parcel sale to a third-party to develop 370 units of multi-family housing, a 420-car parking structure and 12,000 sf of retail;
- Air-rights ground lease, and mezzanine credit facility, with a hotelier to develop a 162-key AC Marriott hotel and adjacent 110 Grill restaurant;
- Parking agreement between Hotel and City for hotel/restaurant parking;
- Numerous easements, cross easements and other agreements between the various project stakeholders, including private land owners, lease holders, utility providers and the City of Worcester.

Massachusetts Green High Performance Computing Center

Holyoke, MA



Project Highlights

Size: 90,000 SF; 35,000 SF white space

Property Type: Data Center

Year started/completed: 2008/2012

Services Rendered:
Project Management

Owner/Client:
Consortium of universities including: MIT, Harvard, Boston University, Northeastern University, and University of MA

Architect:
M&W Group

General Contractor:
Turner Construction

LMP was hired to provide project management services for the ground-up construction of a data center for high performance computing built on an 8-acre urban site. Prior to construction, LMP conducted a feasibility study on the adaptive re-use of mill buildings and site selection, including financial analysis.

Enabling for the data center included demolition of a 250,000 square foot mill building, MCP soils remediation, and new electric service to the site. The project included a 90,000 SF initial build out, and the site is master planned for a second similar sized building and containerized computing.

Data Center Facts:

- 15 MW electric demand, 14KW average rack load, up to 90 KW per rack for specialty computing.
- 20% of the facility is tiered.
- Data hall cooling is via a close coupled system with hot aisle containment.
- LEED Platinum with a very low PUE.

This project represents an innovative approach and partnership model to support the needs of some of the Greater Boston area's finest academic institutions as well as a sustainable approach to high-performing data center design and construction.

Massachusetts General Hospital | Ragon Building

Boston, MA



Project Highlights

Size: 1,200,000 SF

Property Type: Inpatient Building

Year started/completed: 2019/ Ongoing

Services Rendered: Project Management

Owner/Client:
Massachusetts General Hospital

Architect:
NBBJ

General Contractor:
Turner Construction/Walsh Brothers JV

Leggat McCall Properties is providing project management services for Massachusetts General Hospital on this transformational project intended to satisfy clinical space needs, provide operational improvements, and flexible space to accommodate future operational and clinical change.

This is a complex, urban project surrounded by ongoing operations on MGH's main campus with a very long project duration. The project requires significant utility enabling prior to the start of construction and will take approximately 8 years from start of programming to completion.

The project is using design assist and project collaboration with all major subcontractors, and the new facility is anticipating and incorporating emerging technologies and practice change.

Project Facts:

- 13-story inpatient building above ground of approximately 1,111,000 GSF to be constructed on the 4B and Parkman Street Garage parcels and over North Anderson Street
- 6 below grade levels of parking for approximately 1,180 vehicles
- 16 – 20 ORs and Cath/EP labs, imaging, and clinics for exam and infusion
- Approximately 250 medical-surgical beds, 200 ICU beds
- Podium, bridge and/or tunnel connections to existing facilities

Central Wharf Plaza

Boston, MA



Project Highlights

Size: .5 acres

Property Type: Public Space

Year started/completed: 2004-2008

Services Rendered: Full Design Services

Owner/Client:
Fidelity's Frog Pond Foundation

Landscape Architect:
Reed Hilderbrand Landscape Architecture

Metropolitan legacies arise around sustained city trees—Boston's Commonwealth Avenue, Washington's National Mall, Chicago's Grant Park, Savannah's historic squares. Below-grade infrastructure, a prerequisite for these cherished urban environments, is often overlooked. In pursuit of summer shade and pedestrian connectivity, this small new plaza in Boston's historic waterfront sustains a dense grove of mature oak trees, modeling an elegant solution to challenging conditions.

Part of what was once the busiest commercial port in North America, Boston's Central Wharf became a 4,000 sf parking lot in the second half of the twentieth century, severed from the city by the highway known as the Central Artery. The Big Dig and the creation of the Rose Kennedy Greenway released this site to the possibility of renewed urban life. Central Wharf's new owner, a private philanthropy dedicated to supporting urban open space initiatives, seized on our motivations for developing and applying exemplary, high performance urban planting practices.

Central Wharf Plaza fulfills two essential urban roles: it reconnects pedestrian activity from downtown to the harbor and provides a comfortable but not isolated respite from its busy surroundings. Working with city agencies, the team expanded the site to provide identity and spatial coherence. To support its twenty-six mature oak trees, the design makes use of innovations in paving, drainage, soils, and other subterranean infrastructure. An arcing gesture above-ground accommodates strong diagonal movement through the site, emphasized by granite walls, planted steel screens, and a wood and steel arbor. The 2% slope of the plaza surface produces elevated views toward the water and a stepped gathering place at the active harbor edge.

Central Wharf Plaza is both highly urban and eminently sustainable; we look to the robustly healthy canopy of trees and diverse public uses as evidence of success.





413 Dwight Street, Downtown

US DOT Volpe National Transportation Systems Center

Kendall Square, Cambridge, MA



Project Highlights

Size: 175,000 sf public realm around USDOT Tower, within a wider 14-acre site

Property Type: Federal Building

Year started/completed: 2017-2023

Services Rendered: Full Design Services

Owner/Client:
U.S. Department of Transportation with General Services Administration and MITIMCO

Landscape Architect:
Reed Hilderbrand Landscape Architecture

Reed Hilderbrand joined MITIMCO's SOM-led team to redevelop this federal facility in Cambridge, the Volpe National Transportation Systems Center, as a new contemporary office and laboratory building for the U.S. Department of Transportation.

As a federal building, landscape architecture was required to integrate security engineering measures. As a major new public space for Cambridge, Reed Hilderbrand also created a public plaza amenity with a water feature, a new grove of trees, and a site-specific work by Maya Lin. Subsequently, MITIMCO commissioned a precinct plan for the larger co-development parcel. MITIMCO is the U.S. General Services Administration's co-development partner in the creation of a new tower building to house Department of Transportation offices. The project will replace an existing tower and adjacent facilities, creating several new development parcels and a public realm amenity plaza and streetscape. Reed Hilderbrand is working directly with architect SOM on the new tower and plaza, which will pursue the GSA Design Excellence criteria, and we are a master planner for MITIMCO's private development of land formerly owned by the federal government.

The plaza and streetscape for the new Volpe Center tower will establish a new grove of mature trees and a fountain inset within a site-specific work by Maya Lin. The study for this work rigorously explored opportunities to create a public realm that is larger and more experientially rich than the existing condition, which was beloved by the Cambridge community.

As design and construction proceeded on the new USDOT tower, Reed Hilderbrand served as global landscape architect for a district plan by MITIMCO addressing the 10-acre development exchange parcel at the heart of Kendall Square, a project encompassing five streetscapes and four parks and a playground. City of Cambridge has approved the development and design on the first phase is underway.





ARUP

Fall River Justice Center

Fall River, MA



Client
Finegold Alexander + Associates

Project owner
Division of Capital Asset Management and Maintenence

The Administrative Office of the Trial Court

Key facts
160,000ft² superior and district court facility
LEED Gold certified

Key services provided Mechanical, electrical, and plumbing engineering
Fire/life safety consulting
IT and communications consulting
Security consulting

LEED Gold certified, the Fall River Justice Center saves 28% in energy costs compared to a baseline building.

The 5-story Fall River Justice Center has nine courtrooms, a law library, administrative offices, jury rooms and the Bristol County District Attorney's office.

The design incorporates high efficiency lighting and occupancy sensors with an emphasis on maximizing natural daylight. Low flush water fixtures and carbon dioxide control of outside air intake help contribute to the 25% in energy user savings and 28% energy cost savings, compared to a building designed to a code-compliant energy baseline.

The project received a Massachusetts Renewable Energy Trust grant for additional sustainable and renewable energy studies.

ARUP

Lowell Judicial Center

Lowell, MA





Client
Finegold Alexander

Project owner
Division of Capital Asset Management and Maintenence

The Administrative Office of the Trial Court

Key facts
265,000ft² facility housing six courts and 27 courtrooms

$146m construction cost

LEED Platinum certified

Completed May 2020

Key services provided
Mechanical and plumbing engineering

Fire/life safety consulting

Security consulting

Selected awards
Green Building Showcase, National Grid/Eversource Energy Optimization Award, 2021

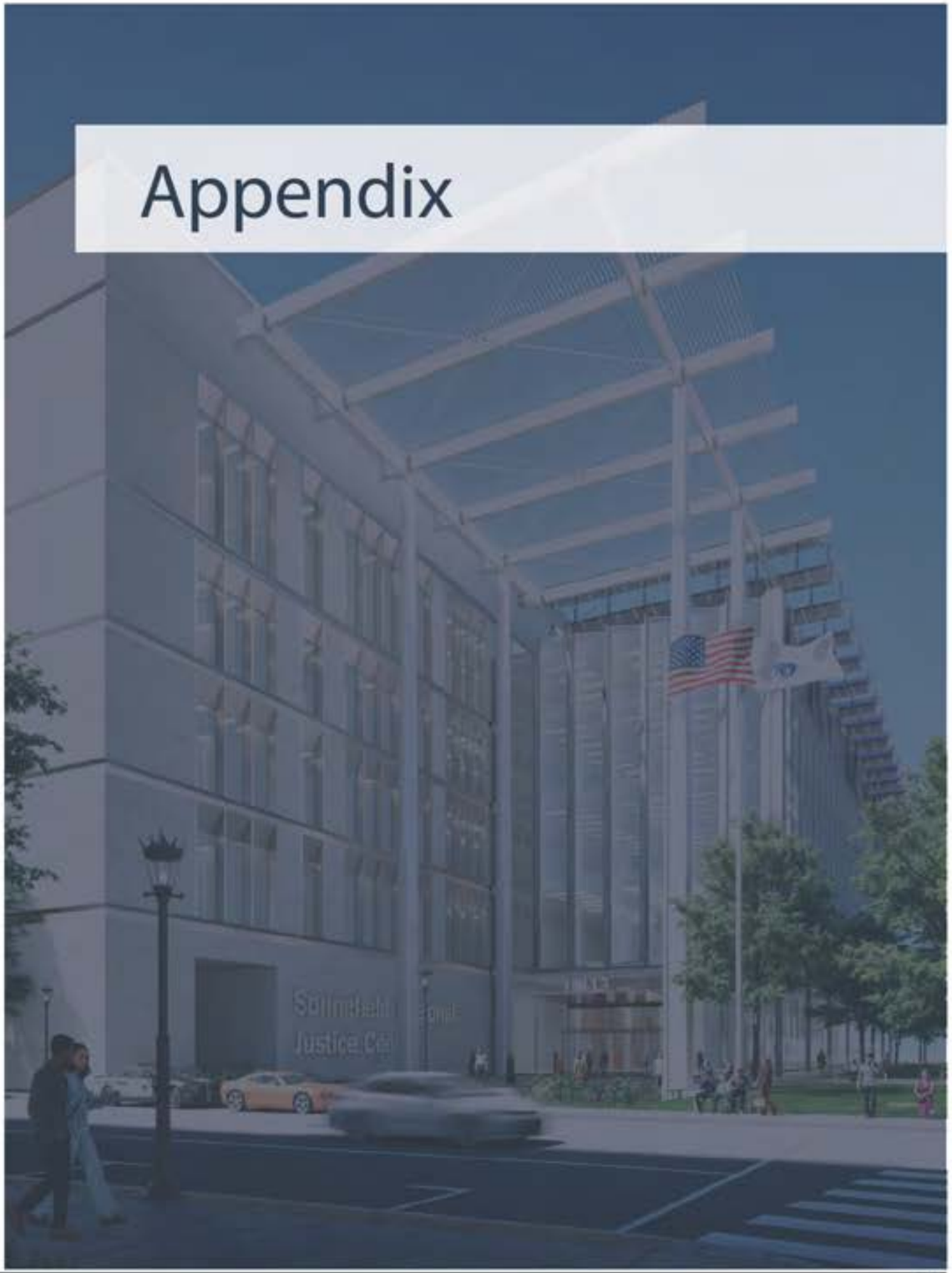
BSA Accessible Design Award, 2021

Building off previous work, Arup collaborated to create a high-performance courthouse that is functional, welcoming, beautiful, and accessible.

Sitting on a 3.2-acre site within Lowell National Historical Park, the nine-story, 265,000ft² judicial center combines the operations of Lowell's Superior, District, Housing, Juvenile and Probate, and Family Courts. It houses 17 courtrooms as well as a Court Service Center, Law Library, the Registry of Deeds, Office of the District Attorney, and a Grand Jury Room.

Following previous studies by Arup, the facility was able to be designed to maximize energy efficiency. It uses a chilled beam HVAC system, photovoltaic panels, high-performance mechanical and lighting systems, and a highly insulated building envelope. These measures allow the center to achieve performance targets 40% better than those required by code. The new courthouse received a LEED Platinum certification, the first state courthouse in the country to do so.

Appendix



413 Dwight Street, Downtown

Appendix

A. Lease Rider

B. Proposed Project Budget

C. Detailed Construction Schedule

D. Sustainability Strategies/LEED & WELL Scorecards

E. Demo Delay Waivers

F. Existing Noise Assessment

G. Site Control Documentation

H. Parking Garage

Appendix A: Lease Rider

RIDER TO LEASE[1]

DATE OF LEASE:

LANDLORD: USPB JV, LLC

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

BUILDING (ADDRESS): _____
Springfield, Massachusetts 01103

PREMISES: [_____]

~~Modify this Lease as follows:~~
To the extent any inconsistency exists between this Rider to Lease and the attached Lease, the provisions of this Rider to Lease shall control. Landlord and Tenant agree to modify this Lease as follows:

1. Add the following new §3.4:
"3.4 Option(s) to Extend Term.

(a) Tenant shall have the right to extend the original Term of this Lease for two (2) periods of ten (10) years each (individually or collectively, as the context may require, the "Extended Term") by giving written notice of its intention to do so not later than twenty-four (24) months prior to the expiration of the original Term or the first Extension Term, as applicable (the "Extended Term Notice Date"). Notwithstanding the foregoing, in the event that the Base Rent for the applicable Extended Term has not been established pursuant to Section 3.4(b) below by the Extended Term Notice Date, then the Extended Term Notice Date shall be extended to the date that is thirty (30) days following the date on which the Base Rent for the then-applicable Extended Term is established pursuant to Section 3.4(b) below. The Extended Term(s) shall be upon all of terms and conditions contained in this Lease, except that Base Rent shall be payable as set forth in §3.4(b) below.

(b) No later than thirty-six (36) months prior to the expiration of the original Term of the Lease or the first Extension Term, if applicable, Landlord shall send written notice to Tenant with Landlord's proposal for the Base Rent schedule for the first Extended Term or second Extended Term, as applicable (the "Landlord Rent Proposal"), which Landlord Rent Proposal shall be based on the then-current fair market rent for the Premises as determined by a real estate appraiser licensed in Massachusetts ("Landlord's Appraiser"), which Landlord's Appraiser shall be compensated by Landlord. Tenant shall have a period of ninety (90) days following receipt of the Landlord Rent Proposal to either (i) accept or (ii) dispute the proposed Base Rent for the Extended Term by sending written notice to Landlord of Tenant's fair market value determination for the Base Rent for the Extension Term (the "Tenant Rent Proposal") as determined by an appraiser licensed in Massachusetts ("Tenant's Appraiser"). Landlord shall have a period of thirty (30) days to either accept or reject the Tenant Rent Proposal by written notice to Tenant. In the event Landlord fails to respond within such thirty (30) day period, the Base Rent set forth in the Tenant Rent Proposal shall be deemed to be the Base Rent for the then applicable Extension Term. In the event that Landlord provides written notice to Tenant within such thirty (30) day period that Landlord disagrees with the Tenant Rent Proposal, then, within thirty (30) days following such notice, Landlord's Appraiser and Tenant's Appraiser shall jointly select a third, independent appraiser, which appraiser shall be a licensed real estate appraiser in the Commonwealth of Massachusetts and have a minimum of ten (10) years experience in appraising commercial real estate in the greater Springfield area (the "Third Appraiser"), which Third Appraiser shall be compensated by Landlord. Within thirty (30) days following appointment, the Third Appraiser shall determine the fair market value for the Base Rent during the then applicable Extension Term. Notwithstanding the foregoing or anything to the contrary contained herein, following the determination of the Base Rent for the then applicable Extension Term, whether by agreement between the parties or as determined by the Third Appraiser or otherwise, Tenant shall retain the right, in Tenant's sole and absolute discretion, to exercise or decline Tenant's option to extend for the Extended Term as set forth in Section 3.4(a) above."

2. In §4.2(c), delete the words "ten business days" and replace them with "twenty-five business days"~~.~~, and add the following language at the end of said § 4.2(c): "Notwithstanding anything in this Lease to the contrary, Tenant shall not unreasonably withhold, condition or delay its approval of the proposed Working Drawings, and Landlord and Tenant agree to use good faith reasonable efforts to reach mutually satisfactory approval of the Working Drawings, on an expedited basis."

3. In §6.1(a), delete the language reading "(ii) does not materially increase the amount of visitor or employee traffic to and from the Premises".

4. Add the following at the end of § 1.1 following the segment of the chart entitled "BASE RENT FOR TERM":

"ADDITIONAL RENT:

In addition to Base Rent described in § 1.1, Tenant must pay to Landlord, as Additional Rent during the Term, the actual cost to Landlord of (i) Operating Expenses (as defined below) of the Building and the property on which the Building is situated (the Property) and (ii) Real Estate Taxes (as defined below) imposed upon the Building and the Property. The Base Rent and Additional Rent are sometimes collectively referred to in this Lease as the "Rent."

Additional Rent must be calculated on the basis of Tenant's fiscal year (July 1 through June 30) and must be prorated for any partial fiscal year that occurs within the Term. During the Term, Tenant must pay to

[1] **Note to Draft**: The proposed modifications outlined below are provided as suggestions for consideration. We welcome the opportunity to discuss any of these items further and are open to feedback or alternative approaches.

Landlord each month an amount equal to one-twelfth of the total amount of Additional Rent due for the then-current fiscal year, as reasonably estimated by Landlord and reasonably approved, in writing, by Tenant, as hereafter provided.

Beginning on the Date of Occupancy, each installment of Additional Rent must be paid by Tenant and is due with Tenant's monthly payment of Base Rent. Each monthly installment of Additional Rent must be credited by Landlord to Tenant's obligations to pay Additional Rent for the then current fiscal year.

Landlord and Tenant hereby agree that Landlord's initial good faith estimate of the annualized Additional Rent is shown on the statement prepared by Landlord and attached hereto as Exhibit E: Year One Statement of Additional Rent (the "Additional Rent Estimate")[2], provided, however, that Landlord and Tenant agree the Additional Rent Estimate is an initial estimate and is subject to change prior to the Date of Occupancy. Additionally, at least 90 days prior to the Date of Occupancy, Landlord shall prepare and deliver to Tenant an updated Additional Rent Estimate. Landlord represents that such statement is Landlord's good faith estimate of Landlord's annualized cost for each of the items of Additional Rent for this period. The actual Additional Rent for such period is a prorated amount of the annualized Additional Rent based on the actual duration of such period.

Within 14 business days after the end of each fiscal year quarter during the Term (i.e. by July 21st, October 21st, January 21st and April 21st), Landlord must render to Tenant a quarterly statement prepared by Landlord in accordance with generally accepted accounting principles consistently applied that shows, for the quarter that just ended, (i) the actual amount of Additional Rent due, (ii) the actual amount of Additional Rent paid, and (iii) the amount, if any, due by Landlord to Tenant or by Tenant to Landlord.

If the total amount of Additional Rent paid by Tenant in any fiscal year exceeds the actual amount of Landlord's cost of Operating Expenses and Real Estate Taxes for such fiscal year, then Landlord must return such excess that was paid by Tenant as Additional Rent by check to the Commonwealth of Massachusetts within 30 days after Tenant's receipt of Landlord's year-end statement for such year. If the total amount of Additional Rent paid by Tenant in any fiscal year is less than the actual amount of Landlord's cost of Operating Expenses and Real Estate Taxes for such fiscal year, Tenant must pay any deficiency in Additional Rent for the prior fiscal year within 45 days of receipt of Landlord's statement, subject to disagreement by Tenant, as provided in the next three sentences. If Tenant disagrees with Landlord's determination of the actual amount of Landlord's cost of Operating Expenses and Real Estate Taxes, Tenant must notify Landlord of Tenant's disagreement within 30 days. If Landlord and Tenant cannot resolve such disagreement within 30 days, the matter will be submitted by Landlord and Tenant to non-binding mediation by a mediator reasonably and mutually acceptable to Landlord and Tenant. Any excess or deficiency will be credited or paid, as the case may be, within the number of days originally provided by this paragraph. To the extent Tenant does not timely make payment to Landlord of any deficiency amount, Landlord is entitled to late-payment interest on the overdue amount in accordance with and subject to G.L. c. 29, § 29C, and any regulations or administrative bulletins promulgated under said statute.

[2] **Note to Draft**: To be attached prior to Lease execution.

At any time during the 120-day period that immediately follows Tenant's receipt of any such year-end statement, Tenant and Tenant's representatives may examine Landlord's books and records relating to Additional Rent. If any such examination shows a discrepancy in the aggregate amount that was stated in Landlord's year-end statement versus the aggregate amount actually due as Additional Rent, then if such discrepancy constitutes an overpayment, Landlord must pay the difference to Tenant promptly if Tenant previously paid such difference to Landlord; and if such discrepancy constitutes an underpayment, Tenant must pay the difference to Landlord promptly, payment to be made in accordance with the paragraph above. If any such examination shows that 90% or less of the aggregate amount that was stated in Landlord's year-end statement actually was due as Additional Rent, then, in addition to repaying the difference to Tenant promptly, Landlord must reimburse Tenant's reasonable direct out-of-pocket costs of such examination.

On or before April l of each fiscal year during the Term, Landlord must render to Tenant a good faith estimate of the annualized cost for each of the items comprising Additional Rent that begins on the next July l. Any increase in Landlord's estimate of the Additional Rent that is due for the next fiscal year is subject to Tenant's written approval, which must not be unreasonably withheld, delayed, or conditioned, within 45 days after submission of Landlord's good faith estimate, the components of which must be reasonably based upon market rates for labor, materials, utilities, and other components of Operating Expenses, and upon Landlord's obligations under this Lease. Landlord must give notice to Tenant in accordance with the provisions of Section 14.2. If Tenant fails to notify Landlord of Tenant's approval or disapproval within such 45-day period, Tenant's approval is deemed to have been given. To the extent Tenant disapproves Landlord's increased estimate, Landlord and Tenant will use reasonable efforts to resolve such matter and, to the extent not resolved prior to the commencement of the next fiscal year, the prior year's Additional Rent amounts shall continue to apply.

If it becomes apparent to Landlord during any fiscal year that the estimated Additional Rent will be materially inaccurate based on unforeseen variances between estimated and actual costs, Landlord may send Tenant written notice thereof with a reasonably detailed explanation requesting an appropriate adjustment in the Additional Rent payments for the remainder of the applicable fiscal year. Landlord must give notice to Tenant in accordance with the provisions of section 14.2. Such increase shall be subject to Tenant's written approval, which must not be unreasonably withheld, delayed, or conditioned, within 45 days after submission of Landlord's good faith estimate, provided that the components of the estimate of Additional Rent are reasonably based upon market rates for labor, materials, utilities, and other components of Operating Expenses, and upon Landlord's obligations under this Lease. If Tenant fails to notify Landlord of Tenant's approval or disapproval within such 45-day period, Tenant's approval is deemed to have been given.

Landlord must promptly deliver to Tenant a copy of any notice that comes to the attention of Landlord that either increases or decreases the assessed valuation of the Building and Property. Tenant may request that Landlord contest any tax assessment if the amount to be abated is material, and Tenant determines that there are reasonable grounds for obtaining an abatement, and Tenant agrees that Tenant must pay Landlord's reasonable costs to contest such assessment. If Landlord refuses to contest such assessment, Tenant has the right to contest any tax assessment by legal proceedings brought on behalf of Tenant and Landlord, or on behalf of Tenant alone, and Landlord must provide Tenant with such documents or information in Landlord's possession as Tenant may reasonably require in support of such contest. If Tenant is precluded from taking legal action, Landlord must contest the assessment upon reasonable notice from Tenant, provided that Tenant agrees in writing to reimburse Landlord for Landlord's reasonable costs associated with such contest in the same manner as provided in the second sentence of this paragraph. If Tenant obtains any abatement of tax with respect to which Tenant has paid Additional Rent, Landlord must deduct from the next installment(s) of Additional Rent falling due an amount equal

to the abatement, and the abatement must be paid to Landlord. If Landlord obtains any abatement of a tax with respect to which Tenant has paid Additional Rent, Landlord must promptly pay to Tenant the net proceeds (i.e., the amount abated less Landlord's reasonable legal, accounting, appraisal, and other expenses of obtaining the abatement that were not previously reimbursed by Tenant) that are received by Landlord as the result of such abatement. If Landlord complies with Tenant's request to contest any tax assessment(s) in accordance with this paragraph, payment by Tenant of Landlord's expenses are due and payable to Landlord as Additional Rent no later than 30 days after Tenant's receipt of Landlord's invoice thereof, provided that such invoice must be accompanied by reasonably adequate and sufficient supporting documentation.

Landlord agrees to pay all Real Estate Taxes and Operating Expenses promptly when due. Tenant must not be responsible for, nor will Tenant pay as Additional Rent, any penalties, interest, or other charges levied against Landlord for Landlord's delay in payment of the same unless such delay of Landlord directly resulted from Tenant's delay in paying Additional Rent to Landlord.

"Operating Expenses" means all reasonable direct costs and expenses that are necessary to operate, repair, and maintain the Building and the Property, including, but not limited to, the following:

(a) All labor costs, including the wages, salaries, and fringe benefits of all persons who are directly engaged in the operation, maintenance, and repair of the Building and the Property, up to and including the group manager.

(b) Costs of supplies, materials, tools, and equipment used in the operation, maintenance, and repair of the Building and the Property, provided, however, to the extent that the cost of any repair or replacement to the Premises constitute a capital cost in accordance with generally accepted accounting principles (a "Capital Repair"), the cost of such Capital Repair shall be amortized over the useful life expectancy of the asset repaired or replaced on a straight line basis and Tenant shall pay the Landlord in each year of the Term the amortized amount of such cost, provided further that: (i) Tenant shall only be responsible for the cost of any Capital Repair that is required as a result of an existing Building system reaching or exceeding its useful life, (ii) prior to undertaking any such Capital Repair, Landlord shall provide Tenant with written notice and supporting documentation regarding the need for such Capital Repair, and (iii) Tenant shall not be responsible for the cost of any Capital Repair unless Tenant has agreed, in writing, that such Capital Repair is required due to an existing Building system reaching the end of its useful life.

(c) Costs and expenses incurred by Landlord to provide all cleaning, janitorial, recycling, and refuse/garbage-removal services for the Building and not paid for directly by Tenant.

(d) Costs and expenses incurred by Landlord to maintain and service all access and security systems and provide alarm monitoring services for the Building that Landlord is required to maintain and service pursuant to the Lease (excluding any service, maintenance or monitoring that Tenant performs).

(e) The cost of general maintenance and routine repairs to the Building and the Property.

(f) Legal, accounting, management, and other professional fees and disbursements that are reasonably incurred by Landlord in connection with the operation of the Building.

(g) Fees that are due to any manager of the Building, provided that the fees due to such manager must be no greater than the fees customarily charged by qualified building managers for providing comparable management services in connection with the management of

comparable buildings in the greater Springfield area.

(h) Costs of casualty and public liability insurance required under Section 8.2 (a) and 8.2 (b) of the Lease, for the Building and for Landlord's personal property thereon, costs of Workers' Compensation insurance required to be maintained by Landlord under Section 8.2 (c) of the Lease, and the costs of such additional insurance, provided that such insurance is consistent with the prevailing requirements of mortgagees as required for comparable properties similarly located.

(i) Costs for electricity, water and sewer use charges, gas, propane, or diesel fuel and other utilities supplied to the Building or the Property and not paid for directly by Tenant.

Operating Expenses do not include costs associated with the ownership of the Building or the Property, including, by way of example only, and not by way of limitation, leasing commissions, costs of tenant improvements provided for Tenant, or other costs of soliciting or obtaining leases; wages, salaries, fees, and fringe benefits paid to Landlord's administrative or executive personnel, officers, or partners, except as permitted in the above items (a) and (h) under "Operating Expenses"; costs reimbursed by insurance proceeds (provided that any reasonable deductible and the effect of any co-insurance provision must be included in Operating Expenses in the event of an insured loss), or by any tenant as a separately reimbursable item, or by a third party; legal, accounting, or other professional fees that are incurred in connection with any item specifically excluded from the definition of Operating Expenses or the ownership of the Building or the Property; costs in connection with the initial construction of the Building or the Property, or any addition to the Building; costs of correcting defects in the construction of the Building or the Landlord's Improvements, or in the equipment of the Building; the costs of any repair made by Landlord because of a total or partial destruction of the Building, or because of the condemnation of a portion of the Building; the costs of any (x) capital improvements, including any new additions or adaptations to the Property or Building or any improvements intended to increase the value of the Property or (y) any Capital Repairs, except as specifically set forth above; charges for depreciation of the Building, or equipment, or any interest or other financing charge; rent payments by Landlord under any ground or underlying lease; costs arising out of the enforcement of the provisions of any agreement affecting the Building, or the land upon which it is situated; interest or amortization payments on any mortgage; any expense representing an amount paid to a related corporation, entity, or person that is in excess of the amount that would be paid in the absence of such relationship; costs incurred because of any default by Landlord under this Lease; or costs to pursue Landlord's remedies for a default by Tenant.

"Real Estate Taxes" means all taxes, payments in lieu of taxes, special or general assessments, or similar charges that are imposed by any governmental authority having the power to tax and that may, during the Term, be assessed against or levied upon the Building or the Property. Real Estate Taxes do not include (i) water and sewer charges that are separately metered and paid by Tenant directly to the utility provider, (ii) so-called "linkage" payments, (iii) inheritance, estate, gift, excise, franchise, income, gross receipts, or profit taxes, unless such taxes replace, in whole or in part, taxes that are now imposed on the Building or the Property or on this Lease, or (iv) any penalty or interest that results from any late payment, unless such late payment is caused by a default of Tenant under this Lease."

5. In §1.2, under "RIDER, EXHIBITS, AND OTHER ACCOMPANYING DOCUMENTS", add the following:

"Exhibit E: Year One Statement of Additional Rent"

6. In §4.3(b), delete the number "150" and replace it with "180".

7. Delete the existing §4.3(e) and replace it with the following:

"In the event that a Tenant Delay occurs and such Tenant Delay extends the Completion Date for 90 days or more, and provided that Landlord has previously sent the first notice required under Section 4.3(c) above, then following such 90-day period, Landlord shall have the right to send Tenant a notice that such Tenant Delay has occurred for at least 90 days (the Second Notice). The Second Notice must be sent to Tenant in an envelope bearing the following notice printed in boldface all-uppercase type at least one-quarter inch high (28-point font): "SECOND NOTICE OF TENANT DELAY – OPEN IMMEDIATELY". In the event that Landlord sends a Second Notice to Tenant in accordance with the requirements set forth herein and the Tenant Delay(s) extends the Completion Date more than 180 days following Tenant's receipt of the Second Notice, Tenant shall be required to start payment of Base Rent upon the date that is 180 days following the date that the Completion Date would have occurred but for the Tenant Delay(s)."

8. In §4.3(i), delete "60 days" in each instance in the first sentence, and replace it with "12 months" in both instances.

9. In §4.3(j), delete the number "30" and replace it with "60".

10. In §5.4(f), in the last sentence of this paragraph, insert ", detainees, visitors, invitees" after "agents" and before "or".

11. In §5.5, delete the words at the end of the first sentence reading "at its sole cost and expense".

12. Add the following new §5.7:

"LEED Certification. Upon the Date of Occupancy, the Building shall be able to achieve LEED Platinum Certification from the U.S. Green Building Council, Inc. and Landlord shall maintain a LEED Platinum Certification from the U.S. Green Building Council, Inc. throughout the Term of the Lease. Landlord shall apply for, and use diligent efforts to obtain, LEED Platinum Certification from the U.S. Green Building Council, Inc., provided, however, that receipt of such certification shall not be a condition precedent to Tenant's obligation to pay Base Rent hereunder (provided further that the foregoing shall in no way limit Landlord's obligation to deliver the Building in a condition sufficient to achieve LEED Platinum Certification from the U.S. Green Building Council, Inc.)."

13. In §7.1(b), delete "150" in the first and second sentences and replace it with "270" in the first and second sentences.

14. In §7.1(b), delete the third sentence regarding substitute Premises.

15. In §9.5, at the end of the second sentence, delete the period and insert the following:

", provided, however, if the Event of Default cannot reasonably be cured within such 30-day period and provided that Landlord promptly proceeds to cure such Event of Default and prosecutes the same with due diligence, the aforesaid 30-day period shall be extended for such period of time as may be necessary to cure the Event of Default."

16. References in the Lease to "other tenants in the Building" are not applicable. Landlord and Tenant acknowledge that Tenant shall be the only tenant in the Building.

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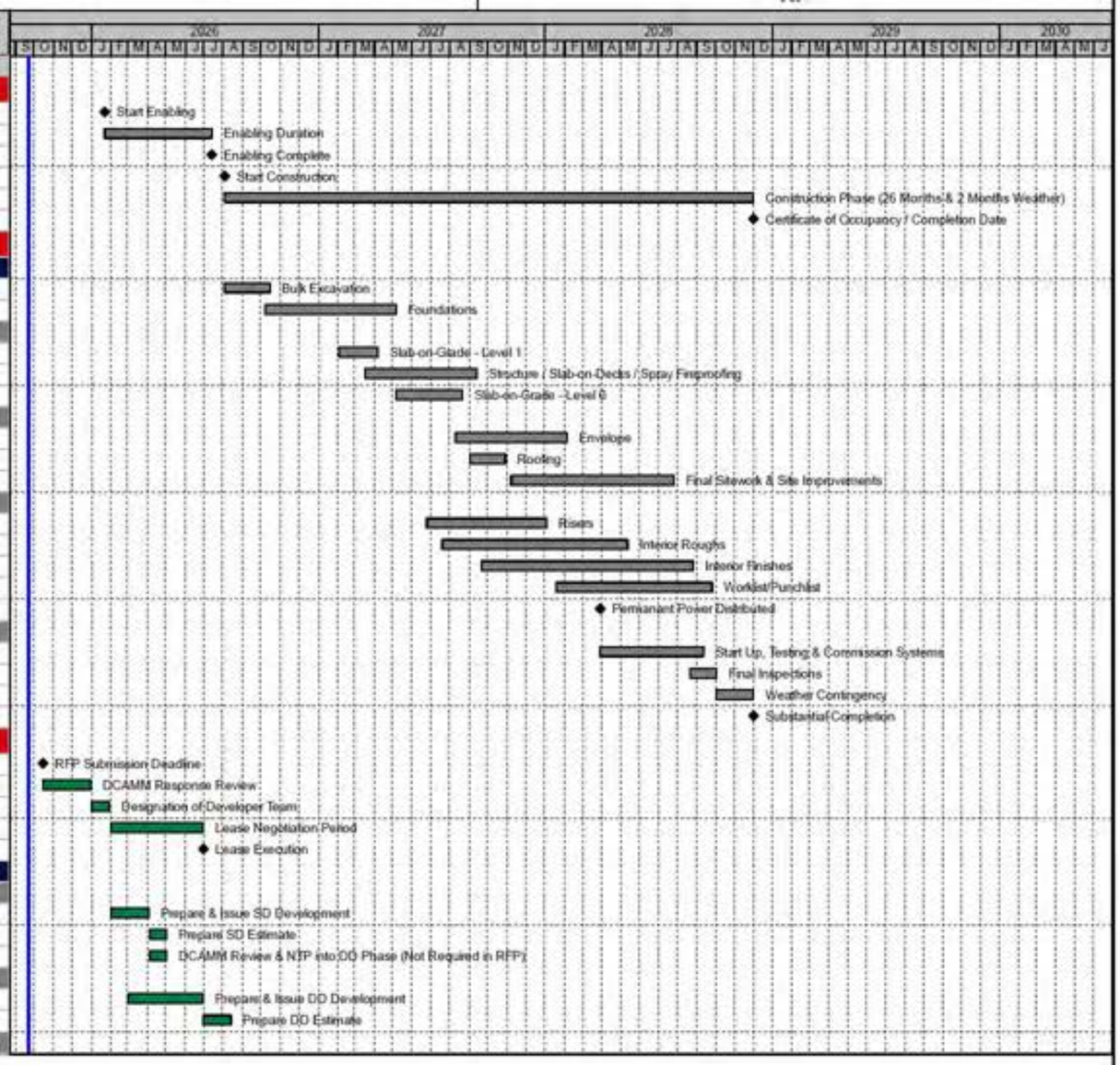
Appendix B: Total Project Budget

DESCRIPTION	BUDGET
Land	$10,000,000
Construction Costs	$367,577,000
Soft Costs	$43,086,000
Financing Costs	$19,583,000
Insurance	$2,642,000
Interest/Carry Cost	$43,762,000
Contingency	$39,100,000
Total	$525,750,000

Appendix C: Detailed Construction Schedule

23.0754-000.03-PR — 1 of 7

Activity ID	Activity Name	Orig Dur	Start	Finish
[23.0754-000.03-PR] Springfield Courthouse Justice Center (10/14/25)				
Milestones				
A4160	Start Enabling	0	01/23/26	
A4170	Enabling Duration	120	01/23/26	07/14/26
A4180	Enabling Complete	0		07/14/26
A4100	Start Construction	0	08/03/26	
A4140	Construction Phase (26 Months & 2 Months Weather)	585	08/03/26	11/30/28
A4130	Certificate of Occupancy / Completion Date	0		11/30/28*
Summary Schedule				
Construction Phase				
A3100	Bulk Excavation	52	08/03/26	10/15/26
A2980	Foundations	143	10/06/26	05/05/27
Structure				
A3040	Slab-on-Grade - Level 1	45	02/03/27	04/07/27
A2990	Structure / Slab-on-Decks / Spray Fireproofing	125	03/18/27	09/13/27
A3140	Slab-on-Grade - Level 0	75	05/06/27	08/20/27
Exterior				
A3000	Envelope	123	08/09/27	02/04/28
A3170	Roofing	40	09/02/27	10/29/27
A3220	Final Sitework & Site Improvements	180	11/08/27	07/26/28
Interior				
A3110	Risers	130	06/25/27	01/03/28
A3010	Interior Roughs	207	07/19/27	05/12/28
A3020	Interior Finishes	235	09/21/27	08/25/28
A3210	Worklist/Punchlist	175	01/19/28	09/25/28
A3190	Permanant Power Distributed	0		03/29/28
Closeout				
A3050	Start Up, Testing & Commission Systems	115	03/30/28	09/11/28
A3200	Final Inspections	30	08/21/28	10/02/28
A3060	Weather Contingency	40	10/03/28	11/30/28
A3070	Substantial Completion	0		11/30/28
Preconstruction				
A1910	RFP Submission Deadline	0	10/16/25*	
A1920	DCAMM Response Review	52	10/16/25	12/31/25
A1940	Designation of Developer Team	20	01/02/26	01/30/26
A1950	Lease Negotiation Period	105	02/02/26	06/30/26
A1960	Lease Execution	0		06/30/26
Design Documents & Estimating				
Schematic Drawings				
A1070	Prepare & Issue SD Development	44	02/02/26	04/03/26
A1230	Prepare SD Estimate	20	04/06/26	05/01/26
A1250	DCAMM Review & NTP into DD Phase (Not Required in RFP)	20	04/06/26	05/01/26
Design Documents				
A1260	Prepare & Issue DD Development	86	03/02/26	06/30/26
A1780	Prepare DD Estimate	30	07/01/26	08/12/26
Early Packages				



PROJECT ID: 23.0754-000.03-PR
DATA DATE: 09/22/25
PRINT DATE: 10/14/25
Page 1 of 7
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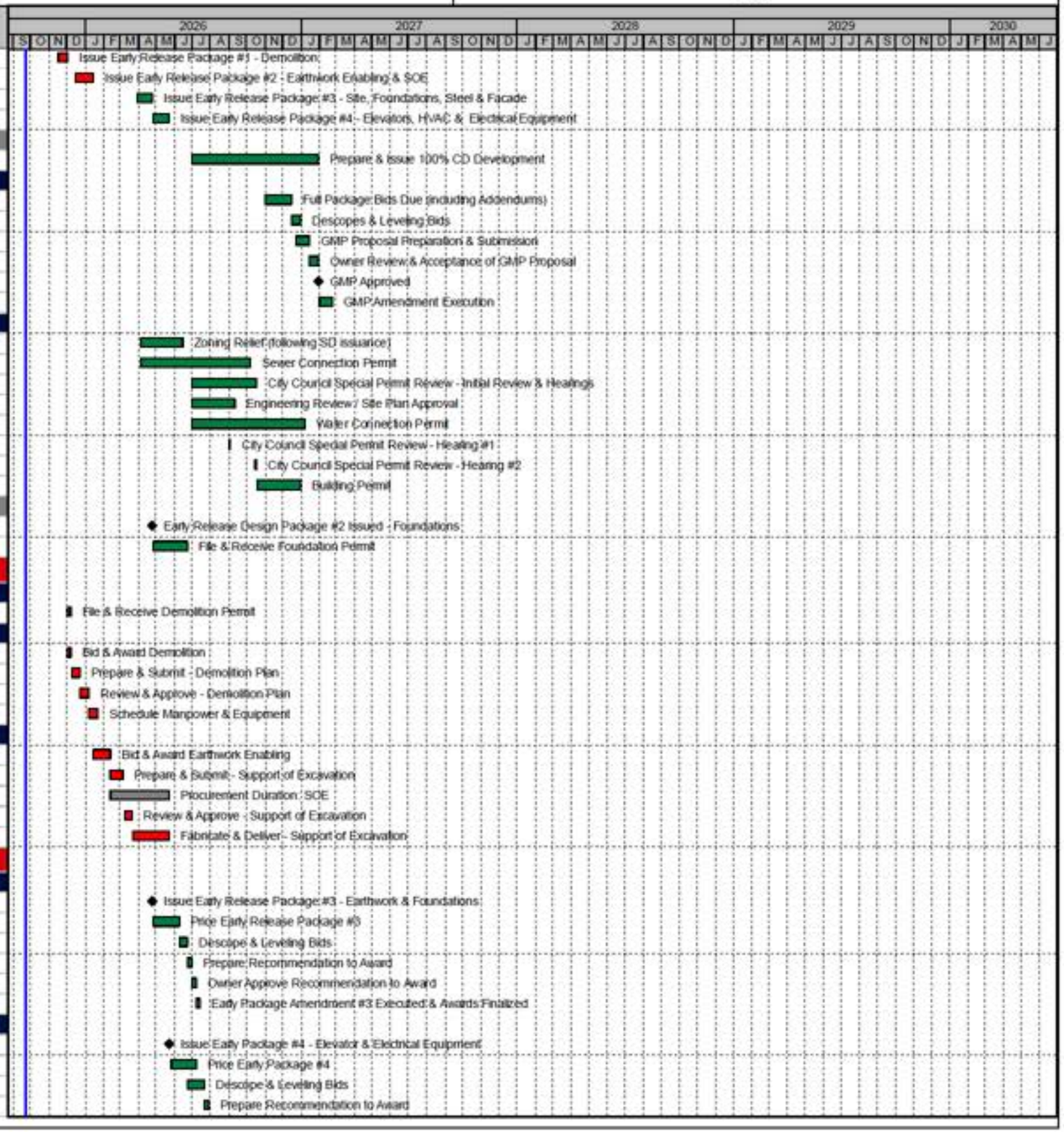
Remaining Level of Effort ◆ Milestone
Actual Level of Effort
Completed Work
Remaining Work
Critical Remaining Work

Project:
Springfield Courthouse Justice Center
Springfield, MA

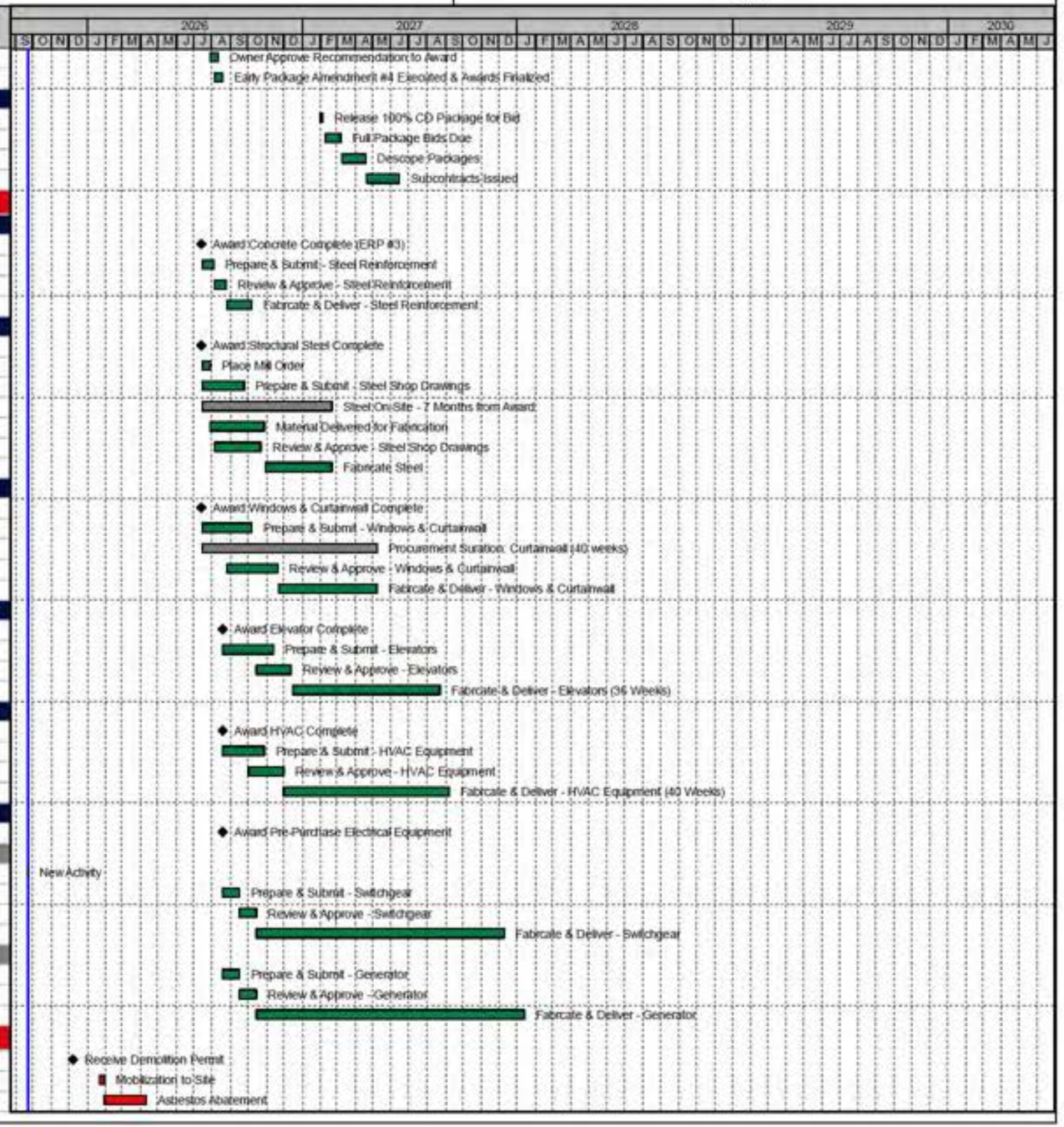
Proposal Schedule
10/14/25

SUFFOLK

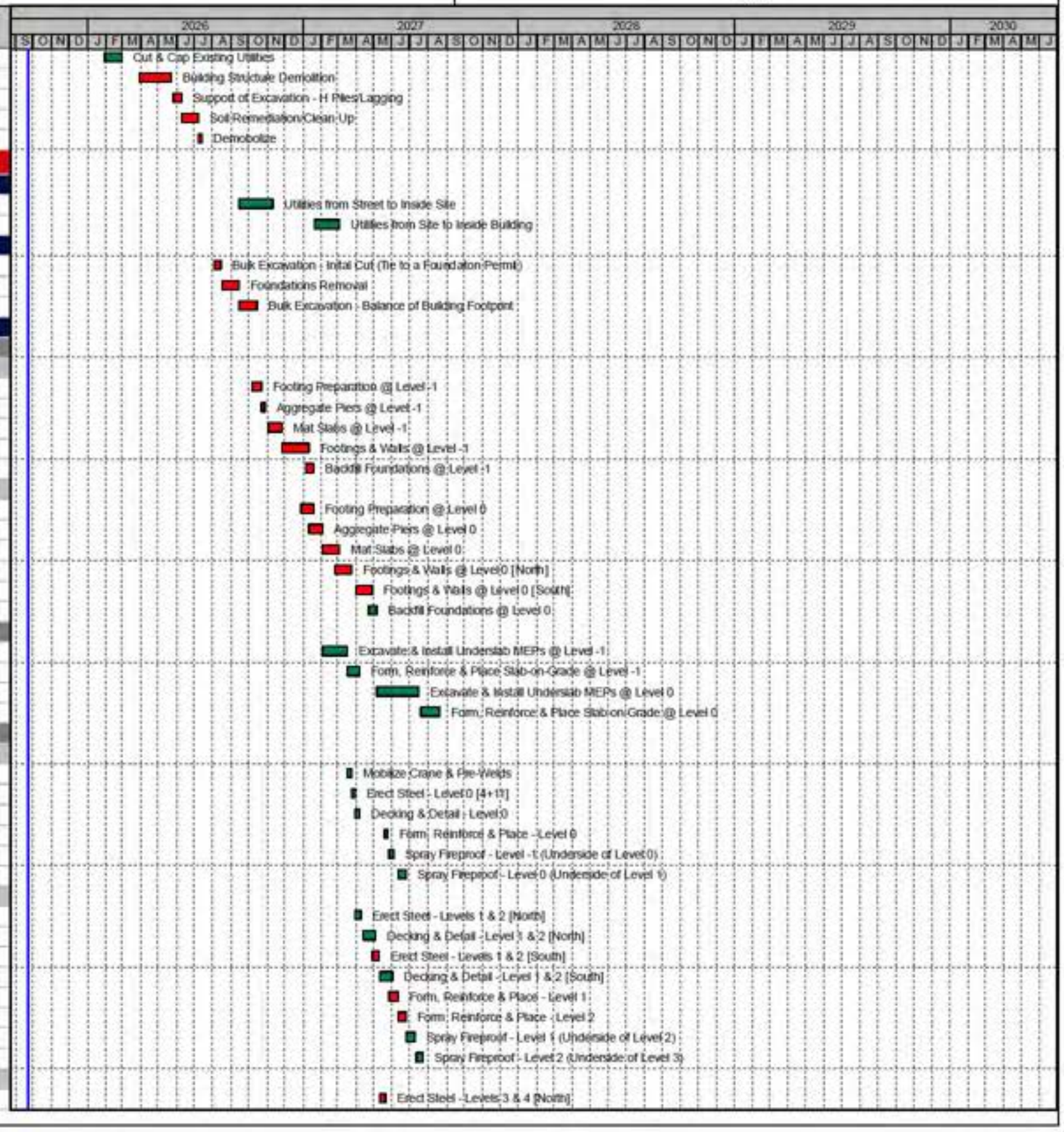
Activity ID	Activity Name	Orig Dur	Start	Finish
A2860	Issue Early Release Package #1 - Demolition	10	11/17/25*	12/01/25
A3290	Issue Early Release Package #2 - Earthwork Enabling & SOE	20	12/16/25	01/14/26
A2870	Issue Early Release Package #3 - Site, Foundations, Steel & Facade	20	03/30/26	04/24/26
A3120	Issue Early Release Package #4 - Elevators, HVAC & Electrical Equipment	20	04/27/26	05/22/26
100% Construction Documents				
A1110	Prepare & Issue 100% CD Development	145	07/01/26	01/29/27
GMP				
A1730	Full Package Bids Due (including Addendums)	30	11/02/26	12/15/26
A1740	Descopes & Leveling Bids	10	12/16/26	12/30/26
A1750	GMP Proposal Preparation & Submission	15	12/23/26	01/14/27
A1790	Owner Review & Acceptance of GMP Proposal	10	01/15/27	01/29/27
A3080	GMP Approved	0		01/29/27
A1770	GMP Amendment Execution	15	02/01/27	02/22/27
Permitting				
A3030	Zoning Relief (following SD issuance)	50	04/06/26	06/15/26
A3260	Sewer Connection Permit	130	04/06/26	10/07/26
A1970	City Council Special Permit Review - Initial Review & Hearings	75	07/01/26	10/16/26
A3240	Engineering Review / Site Plan Approval	50	07/01/26	09/10/26
A3250	Water Connection Permit	130	07/01/26	01/07/27
A1990	City Council Special Permit Review - Hearing #1	1	09/02/26	09/02/26
A1980	City Council Special Permit Review - Hearing #2	1	10/16/26	10/16/26
A2920	Building Permit	50	10/19/26	12/30/26
Foundation Permit				
A1150	Early Release Design Package #2 Issued - Foundations	0		04/24/26
A1160	File & Receive Foundation Permit	40	04/27/26	06/22/26
Enabling Preconstruction				
Demolition Permit				
A1130	File & Receive Demolition Permit	5	12/02/25	12/08/25
Early Package Amendment #1 - Demolition				
A1300	Bid & Award Demolition	5	12/02/25	12/08/25
A1460	Prepare & Submit - Demolition Plan	10	12/09/25	12/22/25
A1470	Review & Approve - Demolition Plan	10	12/23/25	01/07/26
A1480	Schedule Manpower & Equipment	10	01/08/26	01/22/26
Early Package Amendment #2 - Earthwork Enabling				
A1550	Bid & Award Earthwork Enabling	20	01/15/26	02/12/26
A1500	Prepare & Submit - Support of Excavation	15	02/13/26	03/06/26
A1710	Procurement Duration: SOE	70	02/13/26	05/22/26
A1510	Review & Approve - Support of Excavation	10	03/09/26	03/20/26
A1520	Fabricate & Deliver - Support of Excavation	45	03/23/26	05/22/26
Trade Awards				
Early Package Amendment #3 - Earthwork, Foundations, Steel & Facade				
A3090	Issue Early Release Package #3 - Earthwork & Foundations	0		04/24/26
A1330	Price Early Release Package #3	30	04/27/26	06/08/26
A1340	Descope & Leveling Bids	10	06/09/26	06/22/26
A1350	Prepare Recommendation to Award	5	06/23/26	06/29/26
A1360	Owner Approve Recommendation to Award	5	06/30/26	07/07/26
A1370	Early Package Amendment #3 Executed & Awards Finalized	5	07/08/26	07/14/26
Early Package Amendment #4 - Elevators, HVAC & Electrical Equipment				
A3130	Issue Early Package #4 - Elevator & Electrical Equipment	0		05/22/26
A1390	Price Early Package #4	30	05/26/26	07/07/26
A1400	Descope & Leveling Bids	20	06/23/26	07/21/26
A1410	Prepare Recommendation to Award	5	07/22/26	07/28/26



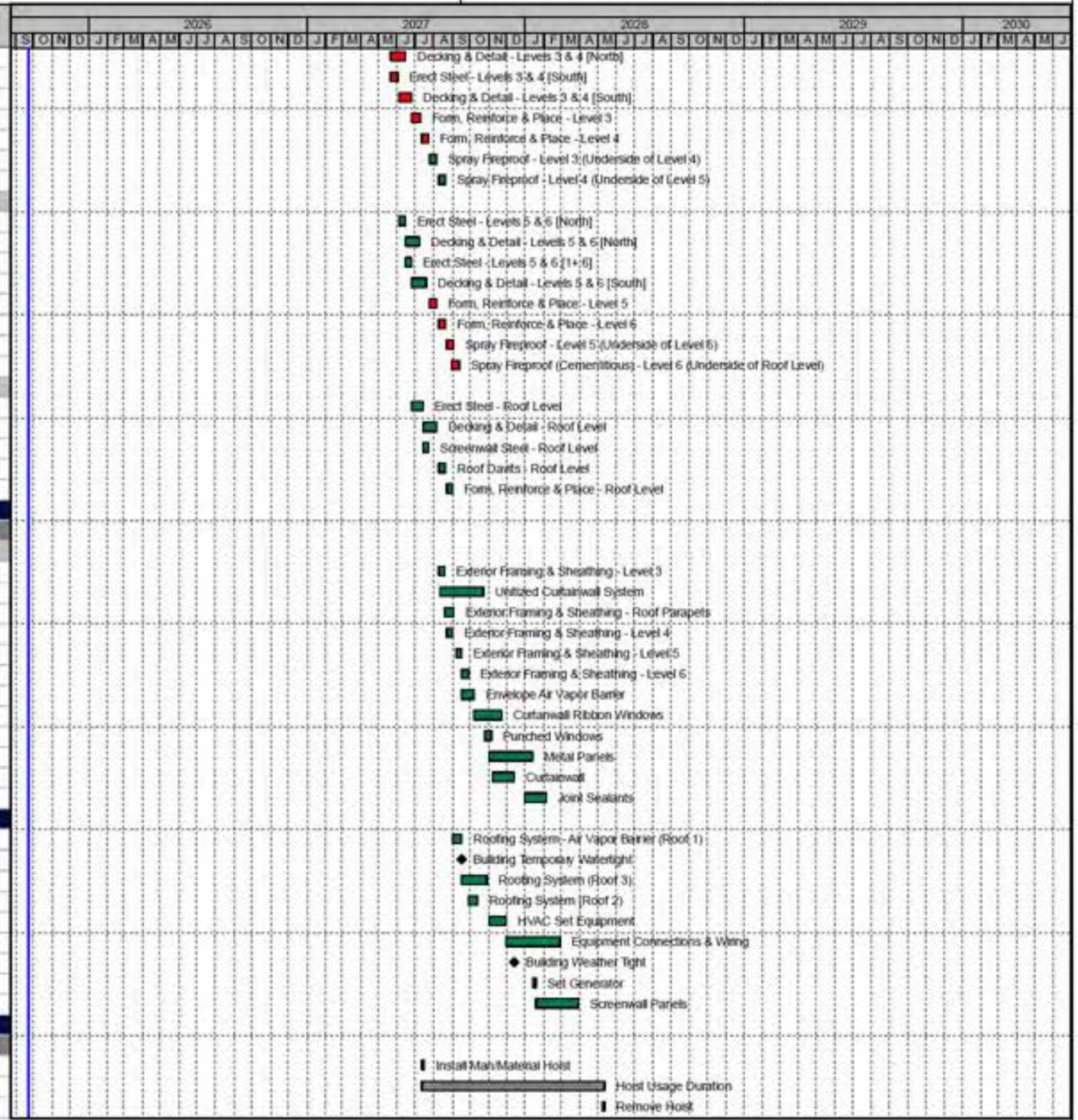
Activity ID	Activity Name	Orig Dur	Start	Finish
A1420	Owner Approve Recommendation to Award	10	07/29/26	08/11/26
A1430	Early Package Amendment #4 Executed & Awards Finalized	10	08/05/26	08/18/26
100% Construction Documents				
A2880	Release 100% CD Package for Bid	5	02/01/27	02/05/27
A2890	Full Package Bids Due	20	02/08/27	03/08/27
A2900	Descope Packages	30	03/09/27	04/19/27
A2910	Subcontracts Issued	40	04/20/27	06/15/27
Procurement				
03 - Concrete				
A1560	Award Concrete Complete (ERP #3)	0		07/14/26
A1570	Prepare & Submit - Steel Reinforcement	15	07/15/26	08/04/26
A1580	Review & Approve - Steel Reinforcement	15	08/05/26	08/25/26
A1590	Fabricate & Deliver - Steel Reinforcement	30	08/26/26	10/07/26
05 - Structural Steel				
A1170	Award Structural Steel Complete	0		07/14/26
A1200	Place Mill Order	10	07/15/26	07/28/26
A1320	Prepare & Submit - Steel Shop Drawings	50	07/15/26	09/23/26
A1440	Steel On-Site - 7 Months from Award	150	07/15/26	02/19/27
A1530	Material Delivered for Fabrication	65	07/29/26	10/29/26
A1380	Review & Approve - Steel Shop Drawings	55	08/05/26	10/22/26
A1540	Fabricate Steel	75	10/30/26	02/19/27
08 - Windows & Curtainwall				
A2740	Award Windows & Curtainwall Complete	0		07/14/26
A2750	Prepare & Submit - Windows & Curtainwall	60	07/15/26	10/07/26
A2790	Procurement Suration: Curtainwall (40 weeks)	205	07/15/26	05/07/27
A2760	Review & Approve - Windows & Curtainwall	60	08/26/26	11/20/26
A2770	Fabricate & Deliver - Windows & Curtainwall	120	11/23/26	05/07/27
14 - Elevator				
A1600	Award Elevator Complete	0		08/18/26
A1610	Prepare & Submit - Elevators	60	08/19/26	11/13/26
A1620	Review & Approve - Elevators	40	10/16/26	12/14/26
A1630	Fabricate & Deliver - Elevators (36 Weeks)	180	12/15/26	08/23/27
23 - HVAC				
A2940	Award HVAC Complete	0		08/18/26
A2950	Prepare & Submit - HVAC Equipment	50	08/19/26	10/29/26
A2960	Review & Approve - HVAC Equipment	40	10/01/26	11/30/26
A2970	Fabricate & Deliver - HVAC Equipment (40 Weeks)	200	12/01/26	09/06/27
26 - Electrical				
A1640	Award Pre-Purchase Electrical Equipment	0		08/18/26
Gear				
A1720	New Activity	1	09/22/25	09/22/25
A1650	Prepare & Submit - Switchgear	20	08/19/26	09/16/26
A1660	Review & Approve - Switchgear	20	09/17/26	10/15/26
A1670	Fabricate & Deliver - Switchgear	300	10/16/26	12/09/27
Generator				
A1680	Prepare & Submit - Generator	20	08/19/26	09/16/26
A1690	Review & Approve - Generator	20	09/17/26	10/15/26
A1700	Fabricate & Deliver - Generator	325	10/16/26	01/13/28
Enabling				
A4150	Receive Demolition Permit	0		12/08/25
A1270	Mobilization to Site	5	01/23/26	01/29/26
A1840	Asbestos Abatement	50	01/30/26	04/10/26



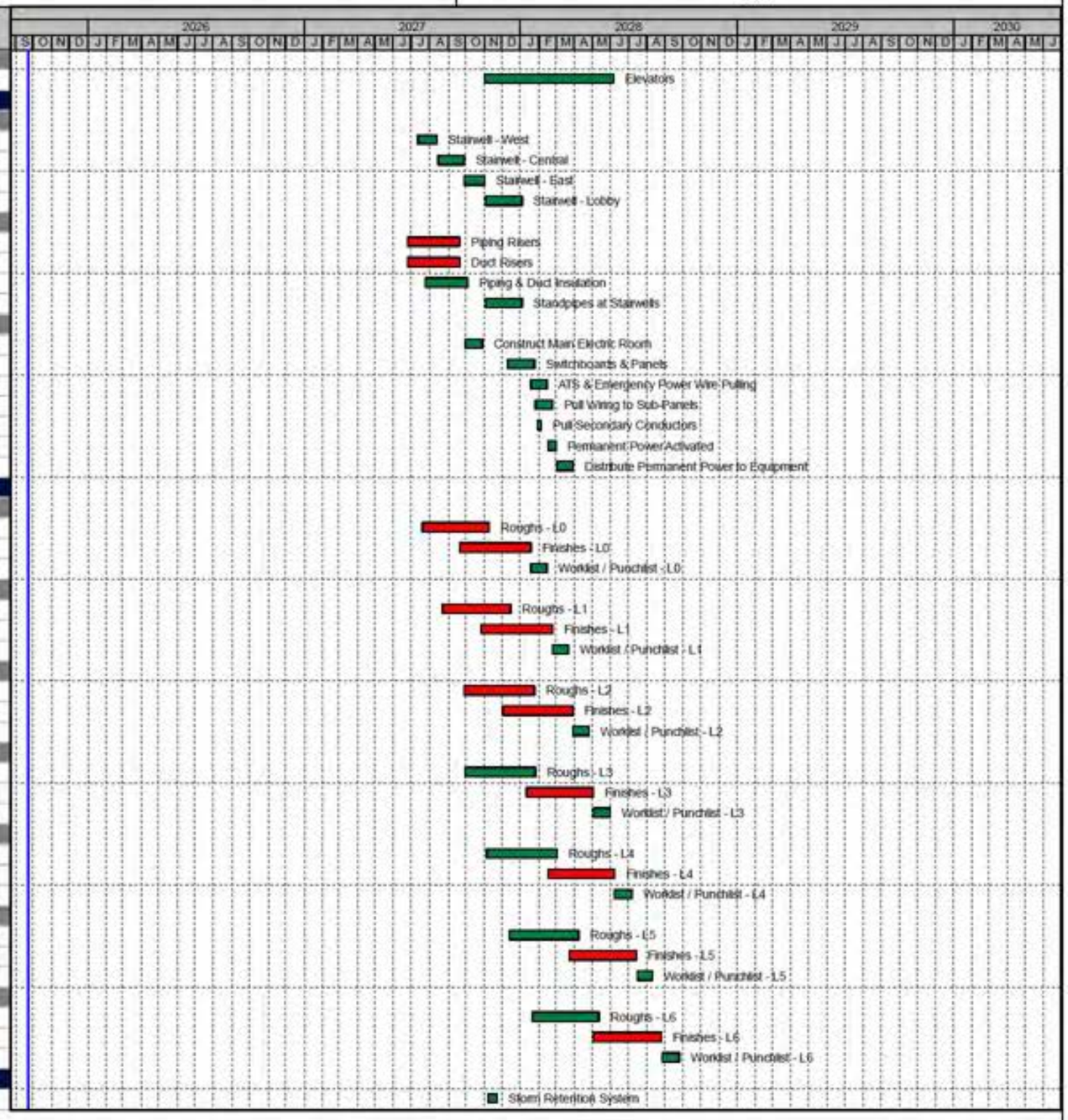
Activity ID	Activity Name	Orig Dur	Start	Finish
A1860	Cut & Cap Existing Utilities	20	01/30/26	02/27/26
A1850	Building Structure Demolition	40	03/30/26	05/22/26
A3230	Support of Excavation - H Piles/Lagging	10	05/26/26	06/08/26
A1210	Soil Remediation/Clean Up	20	06/09/26	07/07/26
A1240	Demobolize	5	07/08/26	07/14/26
Construction Phase				
Utilities				
A1180	Utilities from Street to Inside Site	40	09/15/26	11/10/26
A2620	Utilities from Site to Inside Building	30	01/20/27	03/03/27
Support of Excavation/Mass Excavation				
A3270	Bulk Excavation - Inital Cut (Tie to a Foundation Permit)	10	08/03/26	08/14/26
A1900	Foundations Removal	20	08/17/26	09/14/26
A3280	Bulk Excavation - Balance of Building Footprint	22	09/15/26	10/15/26
Structure				
Foundations				
Level -1				
A2000	Footing Preparation @ Level -1	10	10/08/26	10/22/26
A3300	Aggregate Piers @ Level -1	5	10/23/26	10/29/26
A3310	Mat Slabs @ Level -1	15	11/04/26	11/25/26
A3320	Footings & Walls @ Level -1	30	11/27/26	01/11/27
A3330	Backfill Foundations @ Level -1	10	01/05/27	01/19/27
Level 0				
A3350	Footing Preparation @ Level 0	15	12/28/26	01/19/27
A3360	Aggregate Piers @ Level 0	15	01/12/27	02/02/27
A3370	Mat Slabs @ Level 0	20	02/03/27	03/03/27
A3380	Footings & Walls @ Level 0 [North]	20	02/25/27	03/24/27
A3410	Footings & Walls @ Level 0 [South]	20	04/01/27	04/28/27
A3390	Backfill Foundations @ Level 0	10	04/22/27	05/05/27
Slab-on-Grade				
A2040	Excavate & Install Underslab MEPs @ Level -1	30	02/03/27	03/17/27
A2140	Form, Reinforce & Place Slab-on-Grade @ Level -1	15	03/18/27	04/07/27
A3960	Excavate & Install Underslab MEPs @ Level 0	50	05/06/27	07/16/27
A3970	Form, Reinforce & Place Slab-on-Grade @ Level 0	25	07/19/27	08/20/27
Structural Steel/Slab-on-Decks/Spray Fireproofing				
Level 0				
A2030	Mobilize Crane & Pre-Welds	5	03/18/27	03/24/27
A3420	Erect Steel - Level 0 [4+11]	4	03/25/27	03/30/27
A3430	Decking & Detail - Level 0	5	03/31/27	04/06/27
A3440	Form, Reinforce & Place - Level 0	5	05/19/27	05/25/27
A2170	Spray Fireproof - Level -1 (Underside of Level 0)	6	05/26/27	06/03/27
A3570	Spray Fireproof - Level 0 (Underside of Level 1)	10	06/11/27	06/24/27
Levels 1 & 2				
A2060	Erect Steel - Levels 1 & 2 [North]	8	03/31/27	04/09/27
A2100	Decking & Detail - Level 1 & 2 [North]	16	04/12/27	05/03/27
A3450	Erect Steel - Levels 1 & 2 [South]	8	04/29/27	05/10/27
A3460	Decking & Detail - Level 1 & 2 [South]	16	05/11/27	06/02/27
A2050	Form, Reinforce & Place - Level 1	10	05/27/27	06/10/27
A3540	Form, Reinforce & Place - Level 2	10	06/11/27	06/24/27
A2180	Spray Fireproof - Level 1 (Underside of Level 2)	10	06/25/27	07/09/27
A3580	Spray Fireproof - Level 2 (Underside of Level 3)	10	07/12/27	07/23/27
Level 3 & 4				
A2070	Erect Steel - Levels 3 & 4 [North]	8	05/11/27	05/20/27



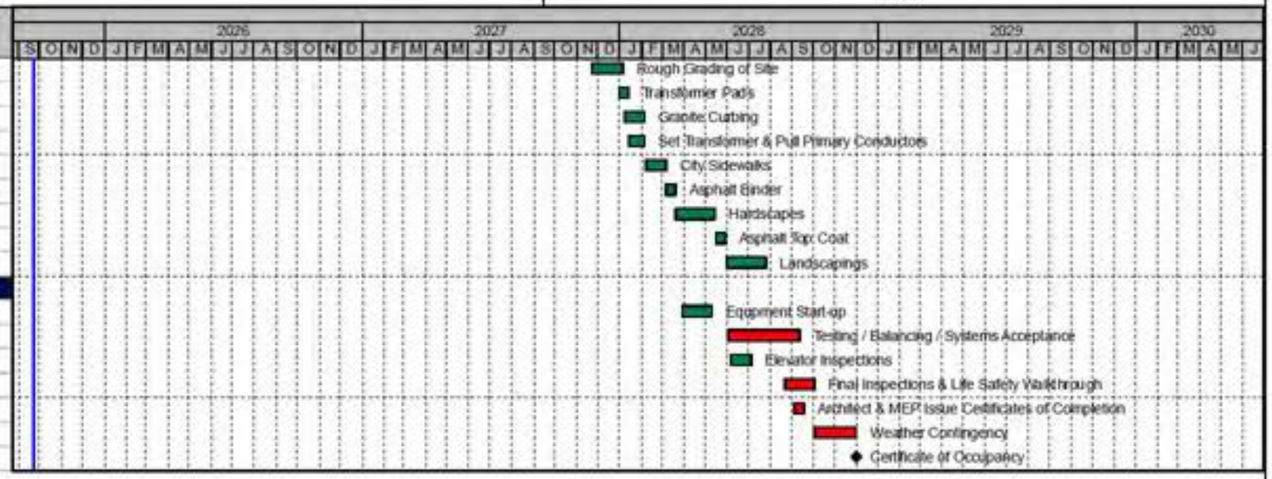
Activity ID	Activity Name	Orig Dur	Start	Finish
A2110	Decking & Detail - Levels 3 & 4 [North]	16	05/21/27	06/14/27
A3470	Erect Steel - Levels 3 & 4 [South]	8	05/21/27	06/02/27
A3480	Decking & Detail - Levels 3 & 4 [South]	16	06/03/27	06/24/27
A2150	Form, Reinforce & Place - Level 3	10	06/25/27	07/09/27
A3550	Form, Reinforce & Place - Level 4	10	07/12/27	07/23/27
A2190	Spray Fireproof - Level 3 (Underside of Level 4)	10	07/26/27	08/06/27
A3590	Spray Fireproof - Level 4 (Underside of Level 5)	10	08/09/27	08/20/27
Level 5 & 6				
A3500	Erect Steel - Levels 5 & 6 [North]	8	06/03/27	06/14/27
A3520	Decking & Detail - Levels 5 & 6 [North]	16	06/15/27	07/07/27
A3510	Erect Steel - Levels 5 & 6 [1+6]	8	06/15/27	06/24/27
A3530	Decking & Detail - Levels 5 & 6 [South]	16	06/25/27	07/19/27
A3490	Form, Reinforce & Place - Level 5	10	07/26/27	08/06/27
A3560	Form, Reinforce & Place - Level 6	10	08/09/27	08/20/27
A3600	Spray Fireproof - Level 5 (Underside of Level 6)	10	08/23/27	09/03/27
A3610	Spray Fireproof (Cementitious) - Level 6 (Underside of Roof Level)	10	08/30/27	09/13/27
Roof				
A2080	Erect Steel - Roof Level	12	06/25/27	07/13/27
A2120	Decking & Detail - Roof Level	18	07/14/27	08/06/27
A3740	Screenwall Steel - Roof Level	8	07/14/27	07/23/27
A3720	Roof Davits - Roof Level	10	08/09/27	08/20/27
A2160	Form, Reinforce & Place - Roof Level	8	08/23/27	09/01/27
Facade				
Metal Panel Systems - Envelope System C				
Levels 3 thru 6				
A3670	Exterior Framing & Sheathing - Level 3	8	08/09/27	08/18/27
A2260	Unitized Curtainwall System	50	08/12/27	10/22/27
A2300	Exterior Framing & Sheathing - Roof Parapets	12	08/19/27	09/03/27
A2210	Exterior Framing & Sheathing - Level 4	8	08/23/27	09/01/27
A2230	Exterior Framing & Sheathing - Level 5	8	09/07/27	09/16/27
A2240	Exterior Framing & Sheathing - Level 6	8	09/17/27	09/28/27
A2250	Envelope Air Vapor Barrier	15	09/17/27	10/07/27
A3700	Curtainwall Ribbon Windows	30	10/08/27	11/22/27
A3680	Punched Windows	10	10/25/27	11/05/27
A2270	Metal Panels	50	11/01/27	01/13/28
A3690	Curtainwall	25	11/08/27	12/14/27
A2280	Joint Sealants	25	12/30/27	02/04/28
Roof				
A3710	Roofing System - Air Vapor Barrier (Roof 1)	10	09/02/27	09/16/27
A3750	Building Temporary Watertight	0		09/16/27
A2220	Roofing System (Roof 3)	30	09/17/27	10/29/27
A3730	Roofing System (Roof 2)	10	09/29/27	10/13/27
A2470	HVAC Set Equipment	20	11/01/27	11/30/27
A2480	Equipment Connections & Wiring	60	12/01/27	02/28/28
A2340	Building Weather Tight	0		12/14/27
A2560	Set Generator	2	01/14/28	01/18/28
A3900	Screenwall Panels	50	01/19/28	03/29/28
Hoisting				
Temporary Hoists				
A2450	Install Man/Material Hoist	5	07/12/27	07/16/27
A3920	Hoist Usage Duration	212	07/12/27	05/12/28
A3910	Remove Hoist	5	05/08/28	05/12/28



Activity ID	Activity Name	Orig Dur	Start	Finish
Elevators				
A2400	Elevators	150	11/01/27	06/06/28
Interior - Infrastructure				
Stairwells				
A2290	Stairwell - West	25	07/12/27	08/13/27
A2350	Stairwell - Central	30	08/16/27	09/27/27
A3180	Stairwell - East	25	09/28/27	11/02/27
A2310	Stairwell - Lobby	40	11/03/27	01/03/28
Risers				
A2420	Piping Risers	60	06/25/27	09/20/27
A2430	Duct Risers	60	06/25/27	09/20/27
A2440	Piping & Duct Insulation	50	07/26/27	10/04/27
A2410	Standpipes at Stairwells	40	11/03/27	01/03/28
Main Electric Room				
A2490	Construct Main Electric Room	20	10/01/27	10/29/27
A2500	Switchboards & Panels	30	12/10/27	01/25/28
A2690	ATS & Emergency Power Wire Pulling	20	01/19/28	02/15/28
A2520	Pull Wiring to Sub-Panels	20	01/26/28	02/23/28
A2510	Pull Secondary Conductors	5	01/31/28	02/04/28
A2660	Permanent Power Activated	10	02/16/28	03/01/28
A2670	Distribute Permanent Power to Equipment	20	03/02/28	03/29/28
Interior - Fitout				
Level 0				
A3870	Roughs - L0	80	07/19/27	11/09/27
A3880	Finishes - L0	80	09/21/27	01/18/28
A3890	Worklist / Punchlist - L0	20	01/19/28	02/15/28
Level 1				
A2460	Roughs - L1	80	08/23/27	12/16/27
A2610	Finishes - L1	80	10/27/27	02/23/28
A2780	Worklist / Punchlist - L1	20	02/24/28	03/22/28
Level 2				
A2800	Roughs - L2	80	09/28/27	01/25/28
A2810	Finishes - L2	80	12/03/27	03/29/28
A2820	Worklist / Punchlist - L2	20	03/30/28	04/26/28
Level 3				
A2830	Roughs - L3	80	09/30/27	01/27/28
A2840	Finishes - L3	80	01/11/28	05/03/28
A2850	Worklist / Punchlist - L3	20	05/04/28	06/01/28
Level 4				
A3780	Roughs - L4	80	11/05/27	03/03/28
A3790	Finishes - L4	80	02/16/28	06/08/28
A3800	Worklist / Punchlist - L4	20	06/09/28	07/07/28
Level 5				
A3810	Roughs - L5	80	12/14/27	04/07/28
A3820	Finishes - L5	80	03/23/28	07/14/28
A3830	Worklist / Punchlist - L5	20	07/17/28	08/11/28
Level 6				
A3840	Roughs - L6	80	01/21/28	05/12/28
A3850	Finishes - L6	80	05/04/28	08/25/28
A3860	Worklist / Punchlist - L6	20	08/28/28	09/25/28
Site Improvements				
A2630	Storm Retention System	10	11/08/27	11/22/27



Activity ID	Activity Name	Orig Dur	Start	Finish
A2530	Rough Grading of Site	30	11/23/27	01/06/28
A2550	Transformer Pads	10	12/30/27	01/13/28
A2580	Granite Curbing	20	01/07/28	02/04/28
A2540	Set Transformer & Pull Primary Conductors	15	01/14/28	02/04/28
A2570	City Sidewalks	20	02/07/28	03/06/28
A2590	Asphalt Binder	10	03/07/28	03/20/28
A2640	Hardscapes	40	03/21/28	05/15/28
A2600	Asphalt Top Coat	10	05/16/28	05/30/28
A2650	Landscapings	40	05/31/28	07/26/28
Testing & Inspections				
A2680	Equipment Start-up	30	03/30/28	05/10/28
A2700	Testing / Balancing / Systems Acceptance	70	06/02/28	09/11/28
A3940	Elevator Inspections	20	06/07/28	07/05/28
A2710	Final Inspections & Life Safety Walkthrough	30	08/21/28	10/02/28
A4050	Architect & MEP Issue Certificates of Completion	10	09/05/28	09/18/28
A2730	Weather Contingency	40	10/03/28	11/30/28
A2720	Certificate of Occupancy	0		11/30/28*



Appendix D: Sustainability Strategies/LEED & WELL Scorecards

Sustainable Strategies

ALL-ELECTRIC BUILDING

PLATINUM COMMITMENT
LEED Platinum & WELL Platinum Certification Goals

HEALTHY INTERIOR AIR QUALITY
CO_2 sensors & Low-VOC Finishes

HEAT PUMP AND EFFICIENT HVAC SYSTEM

HIGH-PERFORMANCE GLAZING

HIGH-PERFORMANCE ENVELOPE
Thermally broken, highly insulated, minimal air leakage

DEMAND-CONTROL POWER

ENERGY + BMS DASHBOARD

RAINWATER HARVESTING
Greywater for irrigation & toilet flushing

WATERSENSE FIXTURES



ACCESS TO PUBLIC TRANSIT

INCLUSIVE AND PEDESTRIAN-FRIENDLY

BICYCLE PARKING
Secure bicycle storage & support spaces

EV PARKING

PV SOLAR PANELS

GLARE-FREE DAYLIGHTING

HIGH-EFFICIENCY LED LIGHTING

OCCUPANCY SENSORS

DAYLIGHT DIMMING

SOLAR CONTROL
Extensive solar shading to reduce heat gain

REUSE OF MATERIALS
Deconstruction, salvage & construction waste recycling

LOW-CARBON BUILDING MATERIALS

NATIVE AND DROUGHT-TOLERANT LANDSCAPING

VEGETATION TO SUPPORT POLLINATORS

HISTORY AND CULTURE
Inspired Lobby Design

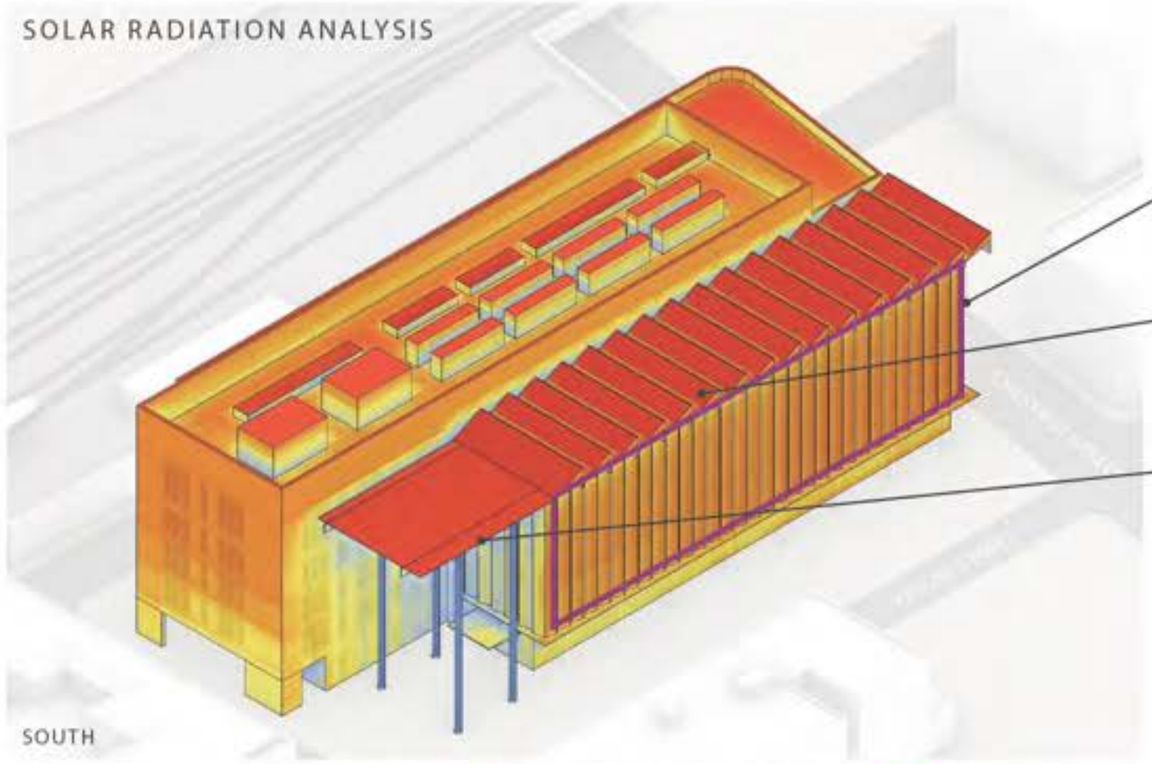
PUBLIC OPEN SPACE
Seating & gathering spaces

HEAT ISLAND REDUCTION
Light-colored paving

413 Dwight Street, Downtown

Sustainable Design Process

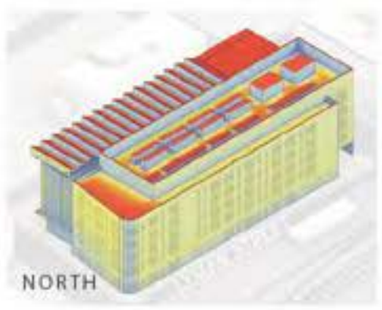
SOLAR RADIATION ANALYSIS

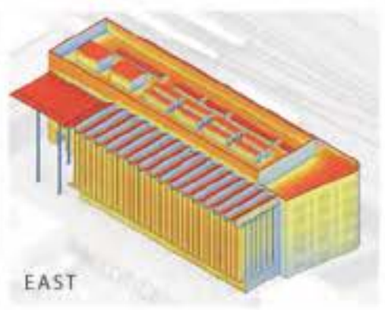


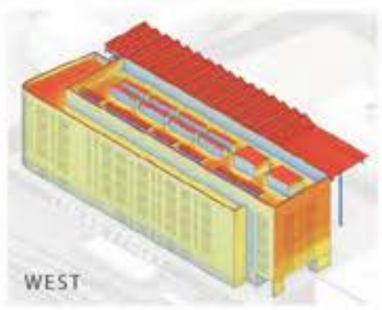
OFFICE PAVILION SOUTH & EAST FAÇADES ANALYZED FOR SHADING BENEFITS ▶

PHOTOVOLTAIC PANELS SET ATOP THE BRISE SOLEIL STRUCTURE CAPTURE SOLAR ENERGY WHILE SHADING THE ROOF BELOW

BRISE SOLEIL SHADES THE OFFICE PAVILION ROOF AND UPPER FAÇADE WHILE CREATING A CANOPY THAT MARKS THE MAIN ENTRY

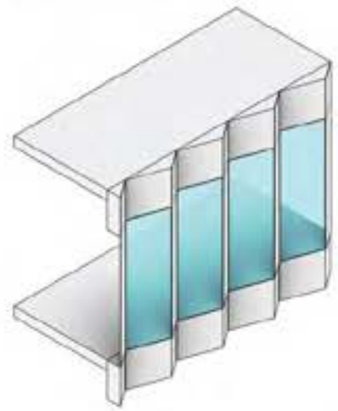




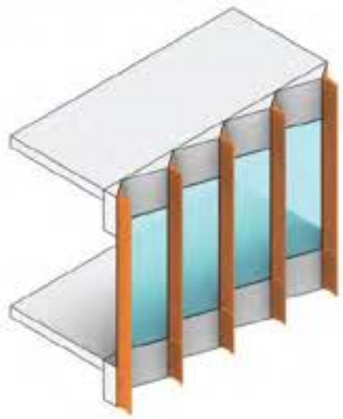


FAÇADE MODULE OPTION ANALYSIS

BASELINE FAÇADE
(NO SHADING)



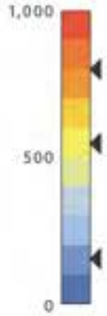
VERTICAL SHADING FIN
(2.5-FOOT DEEP)



ANNUAL REDUCTION:	27.66%
SUMMER REDUCTION:	27.83%

AS COMPARED TO BASELINE MODULE

ANNUAL SOLAR RADIATION
(KWH/M²/YEAR)



HIGH SOLAR HEAT EXPOSURE, SHADING STRATEGIES AND SMALLER OPENINGS RECOMMENDED

EXPLORE SHADING AND GLAZING STRATEGIES AS NECESSARY FOR IMPACTED SPACES

IDEAL LOCATION FOR GLAZING

GLAZING PLACED HERE WILL NOT RECEIVE DIRECT SUNLIGHT

As an introduction to our sustainable design process, we have begun to analyze Ways to optimize the design, including passive strategies for reducing energy load. An early example focuses on the areas of the façade's glazing surface receiving the greatest amount of solar radiation and therefore heat: the serrated glass panels are introduced to provide occupants more daylight. We designed and tested vertical fins that shade the south-facing glass from unwanted glare and solar heat gain. Introducing the vertical fins reduces annual solar radiation on the glazing surface by 27.66%.

LEED v4 for BD+C: New Construction (with v4.1 substitutions)

Y	?	N				
1	**0**	**0**	**Integrative Process**			**1**
1			Credit	Integrative Process		1
14	**1**	**1**	**Location and Transportation**			**16**
		16	Credit	LEED for Neighborhood Development Location		16
1			Credit	Sensitive Land Protection		1
	1	1	Credit	High Priority Site		2
5			Credit	Surrounding Density and Diverse Uses **v4.1**		5
5			Credit	Access to Quality Transit **v4.1**		5
1			Credit	Bicycle Facilities		1
1	0	0	Credit	Reduced Parking Footprint **v4.1**		1
1			Credit	Green Vehicles		1
9	**1**	**1**	**Sustainable Sites**			**10**
Y			Prereq	Construction Activity Pollution Prevention **v4.1**		Required
1			Credit	Site Assessment		1
1	1	1	Credit	Site Development - Protect or Restore Habitat **v4.1**		2
1			Credit	Open Space **v4.1**		1
3			Credit	Rainwater Management **v4.1**		3
2			Credit	Heat Island Reduction		2
1			Credit	Light Pollution Reduction		1
7	**2**	**2**	**Water Efficiency**			**11**
Y			Prereq	Outdoor Water Use Reduction		Required
Y			Prereq	Indoor Water Use Reduction		Required
Y			Prereq	Building-Level Water Metering		Required
2			Credit	Outdoor Water Use Reduction		2
4	2		Credit	Indoor Water Use Reduction		6
		2	Credit	Cooling Tower Water Use		2
1			Credit	Water Metering		1

Y	?	N				
23	**5**	**5**	**Energy and Atmosphere**			**33**
Y			Prereq	Fundamental Commissioning and Verification		Required
Y			Prereq	Minimum Energy Performance		Required
Y			Prereq	Building-Level Energy Metering		Required
Y			Prereq	Fundamental Refrigerant Management		Required
5	1		Credit	Enhanced Commissioning		6
10	3	5	Credit	Optimize Energy Performance		18
1			Credit	Advanced Energy Metering		1
2			Credit	Demand Response		2
4	1		Credit	Renewable Energy		5
1			Credit	Enhanced Refrigerant Management		1
		0	Credit	Green Power and Carbon Offsets - NA		0
10	**3**	**0**	**Materials and Resources**			**13**
Y			Prereq	Storage and Collection of Recyclables		Required
Y			Prereq	Construction and Demolition Waste Management Planning		Required
3	2		Credit	Building Life-Cycle Impact Reduction **v4.1**		5
2			Credit	Building Product Disclosure and Optimization Environmental Product Declarations **v4.1**		2
1	1		Credit	Building Product Disclosure and Optimization Sourcing of Raw Materials **v4.1**		2
2			Credit	Building Product Disclosure and Optimization Material Ingredients **v4.1**		2
2			Credit	Construction and Demolition Waste Management		2

Y	?	N				
9	**5**	**2**	**Indoor Environmental Quality**			**16**
Y			Prereq	Minimum Indoor Air Quality Performance		Required
Y			Prereq	Environmental Tobacco Smoke Control		Required
2			Credit	Enhanced Indoor Air Quality Strategies		2
3			Credit	Low-Emitting Materials		3
1			Credit	Construction Indoor Air Quality Management Plan		1
1	1		Credit	Indoor Air Quality Assessment		2
		1	Credit	Thermal Comfort		1
1	1		Credit	Interior Lighting		2
	2	1	Credit	Daylight **v4.1**		3
	1		Credit	Quality Views		1
1			Credit	Acoustic Performance		1
6	**0**	**0**	**Innovation**			**6**
1			Credit	Innovation: O + M Starter Kit (back-up)		1
1			Credit	Innovation: Composting		1
1			Credit	Innovation: Purchasing Lamps -LEDS		1
1			Credit	Innovation: Exemplary Perf: EPDs or HPDS		1
1			Credit	Innovation: Exemplary Perf: or WELL alignment		1
1			Credit	LEED Accredited Professional		1
4	**1**	**0**	**Regional Priority**		(Use zip-code to determine)	**4**
1			Credit	Regional Priority	Optimize Energy Performance	1
	1		Credit	~~Regional Priority:~~	Cooling Tower Water Reuse	1
1			Credit	Regional Priority:	Rainwater Management	1
1			Credit	Regional Priority:	Building Life-cycle Impact reductio	1
	1		Credit	~~Regional Priority:~~	Indoor Water Use Reduction	N.A.
1			Credit	Regional Priority:	Renewable Energy Production	N.A.

83	18	11	**TOTALS**	Possible Points: **110**

Certified: 40 to 49 points, **Silver** 50 to 59 points,
Gold: 60 to 79 points, **Platinum:** 80 to 110

The WELL Building Standard v2 Q2 2025

AIR — 6 POINTS

Y	?	N/A	Weight	ID	Feature
Y			Required	AI01.1	Meet Thresholds for Particulate Matter
Y			Required	AI01.2	Meet Thresholds for Organic Gases
Y			Required	AI01.3	Meet Thresholds for Inorganic Gases
Y			Required	AI01.4	Meet Thresholds for Radon
Y			Required	AI01.5	Measure Air Parameters
Y			Required	AI02.1	Prohibit Indoor Smoking
Y			Required	AI02.2	Prohibit Outdoor Smoking
Y			Required	AI03.1	Ensure Adequate Ventilation
Y			Required	AI04.1	Mitigate Construction Pollution
2			2 points	AI05.1	Meet Enhanced Thresholds for Particulate Matter
	?		1 point	AI05.2	Meet Enhanced Thresholds for Organic Gases
	?		1 point	AI05.3	Meet Enhanced Thresholds for Inorganic Gases
	2		2 points	AI06.1	Increase Outdoor Air Supply
		?	1 point	AI06.2	Improve Ventilation Effectiveness
		?	1 point	AI07.1	Provide Operable Windows
		?	1 point	AI07.2	Manage Window Use
1			1 point	AI08.1	Install Indoor Air Monitors
	?		1 point	AI08.2	Promote Air Quality Awareness
1			1 point	AI09.1	Design Healthy Entryways
1			1 point	AI09.2	Perform Envelope Commissioning
	?		1 point	AI10.1	Manage Combustion
1			1 point	AI11.1	Manage Pollution and Exhaust
	?		1 point	AI12.1	Implement Particle Filtration
	?		1 point	AI13.1	Improve Supply Air
	?		2 points	AI13.2	Provide Clean Airflow Rates for Control of Infectious Aerosols
	?		1 point	AI14.1	Implement UV Ultraviolet Treatment for HVAC Surfaces

WATER — 7 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	WI01.1	Verify Water Quality Indicators
Y			Required	WI02.1	Meet Chemical Thresholds
Y			Required	WI02.2	Meet Thresholds for Organics and Pesticides
Y			Required	WI03.1	Monitor Chemical and Biological Water Quality
Y			Required	WI03.2	Implement Legionella Management Plan
	?		1 point	WI04.1	Meet Thresholds for Drinking Water Taste
			[illegible]		
	?		1 point	WI05.2	Promote Drinking Water Transparency
1			1 point	WI06.1	Ensure Drinking Water Access
1			1 point	WI07.1	Design Envelope for Moisture Protection
1			1 point	WI07.2	Design Interiors for Moisture Management
	?		1 point	WI07.3	Implement Mold and Moisture Management Plan
1			1 point	WI08.1	Provide Equipped Bathrooms
1			1 point	WI08.2	Provide Hands-Free Fixtures in Bathrooms
1			1 point	WI08.3	Support Effective Handwashing
1			1 point	WI08.4	Provide Handwashing Supplies and Signage
	?		2 points	WI09.1	Implement Safety Plan for Non-Potable Water Capture and Reuse

NOURISHMENT — 2 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	NI01.1	Provide Fruits and Vegetables
Y			Required	NI01.2	Promote Fruit and Vegetable Visibility
Y			Required	NI02.1	Provide Nutritional Information
Y			Required	NI02.2	Address Food Allergens
Y			Required	NI02.3	Label Sugar Content
	1		1 point	NI03.1	Limit Total Sugars
	1		1 point	NI03.2	Promote Whole Grains
	1		1 point	NI04.1	Optimize Food Advertising
	1		1 point	NI05.1	Limit Artificial Ingredients
	1		1 point	NI06.1	Promote Healthy Portions
	1		1 point	NI07.1	Provide Nutrition Education
1	1		2 points	NI08.1	Support Mindful Eating
	1		1 point	NI09.1	Accommodate Special Diets
1			1 point	NI09.2	Label Food Allergens and Intolerances
	1		1 point	NI10.1	Provide Meal Support
	1		1 point	NI11.1	Implement Responsible Sourcing
	2		2 points	NI12.1	Provide Gardening Space
	1		1 point	NI13.1	Ensure Local Food Access
	1		1 point	NI14.1	Limit Red and Processed Meats

LIGHT — 4 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	LI01.1	Provide Visual Light
Y			Required	LI02.1	Provide Visual Acuity
	?		3 points	LI03.1	Maximize Light for Visual Health
	?		2 points	LI04.1	Manage Glare from Electric Lighting
	?		2 points	LI05.1	Implement Daylight Plan
1	1		2 points	LI05.2	Integrate Solar Shading
	?		2 points	LI06.1	Conduct Daylight Simulation
1			1 point	LI07.1	Balance Visual Lighting
1			1 point	LI08.1	Enhance Color Rendering Quality
	?		2 points	LI09.1	Manage Flicker
	?		2 points	LI09.2	Provide Specular Control
1			1 point	LI10.1	Provide Glare Control

MOVEMENT — 1 POINT

Y	?	N/A	Weight	ID	Feature Name
Y			Required	VI01.1	Design Active Buildings and Communities
Y			Required	VI02.1	Support Physical Activity
Y			Required	VI02.2	Provide Height-Adjustable Work Surfaces
Y			Required	VI02.3	Provide Chair Adjustability
Y			Required	VI02.4	Provide Support and Standing Stations
Y			Required	VI02.5	Provide Visitor Location Orientation
	?		1 point	VI03.1	Design Active Exterior Spaces
	?		1 point	VI03.2	Integrate Point of Decision Signage
	?		1 point	VI03.3	Promote Visible Stairs
2			2 points	VI04.1	Provide Cycling Infrastructure
1			1 point	VI04.2	Provide Showers, Lockers and Changing Facilities
2			2 points	VI05.1	Select Sites with Pedestrian-Friendly Streets
2			2 points	VI05.2	Select Sites with Access to Mass Transit
	?		2 points	VI06.1	Offer Physical Activity Opportunities
	?		2 points	VI07.1	Provide Active Workstations
		?	1 point	VI08.1	Provide Indoor Activity Spaces
		?	1 point	VI08.2	Provide Outdoor Activity Space
		?	1 point	VI09.1	Offer Physical Activity Events
		?	1 point	VI10.1	Provide Self-Monitoring Tools
		?	1 point	VI11.1	Implement an Ergonomics Program
		?	1 point	VI11.2	Commit to Ergonomic Improvements
		?	1 point	VI11.3	Support Remote Work Ergonomics

THERMAL COMFORT — 4 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	TH01.1	Provide Acceptable Thermal Environment
Y			Required	TH01.2	Measure Thermal Parameters
	?		3 points	TH02.1	Survey for Thermal Comfort
	?		2 points	TH03.1	Provide Thermal Controls
	?		1 point	TH04.1	Provide Personal Cooling Options
	?		1 point	TH04.2	Provide Personal Heating Options
1			1 point	TH04.3	Allow Flexible Dress Code
		?	1 point	TH05.1	Implement Radiant Heating
		?	1 point	TH05.2	Implement Radiant Cooling
1			1 point	TH06.1	Monitor Thermal Environment
		?	1 point	TH07.1	Maintain Relative Humidity
		?	1 point	TH08.1	Provide Windows with Multiple Opening Modes
1			1 point	TH08.2	Manage Outdoor Heat
1			1 point	TH08.2	Avoid Excessive Wind
1			1 point	TH08.3	Support Outdoor Natural Access

SOUND — 3 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			equired	SO 1	Label Acoustic Zones
Y			Required	SO1.2	Provide Acoustic Design Plan
?	?		3 points	SO2.1	Limit Background Noise Levels
1			1 point	SO3.1	Design for Sound Isolation Walls and Doors
	?		2 points	SO3.2	Achieve Sound Isolation Walls
	?		2 points	SO4.1	Achieve Reverberation Time Thresholds
	?		2 points	SO5.1	Implement Sound Reducing Surfaces
	?		1 point	SO6	Provide Minimum Background Sound
	?		1 point	SO6.2	Provide Enhanced Speech Reduction
1			1 point	SO7.1	Specify Impact Noise Reducing Flooring
	?		2 points	SO7.2	Meet Thresholds for Impact Noise Rating
	?		1 point	SO8	Provide Enhanced Speech Intelligibility
	?		1 point	SO8.2	Prioritize Audio Devices and Policies
	?		1 point	SO9.1	Implement a Hearing Health Conservation Program

MATERIALS — 10 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	XI01.1	Restrict Asbestos
Y			Required	XI01.2	Restrict Mercury
Y			Required	XI01.3	Restrict Lead
Y			Required	XI02.1	Manage Asbestos Hazards
Y			Required	XI02.2	Manage Lead Paint Hazards
Y			Required	XI02.3	Manage Polychlorinated Biphenyl (PCB) Hazards
Y			Required	XI03.1	Manage Ext CCA Hazards
Y			Required	XI03.2	Manage Lead Hazard
1			1 point	XI04	Assess and Mitigate Site Hazards
	?		1 point	XI05.1	Select Compliant Interior Furnishings
2			2 points	XI06.1	Limit VOCs from Wet Applied Products
	?		2 points	XI06.2	Reduce VOC Exposure through Furniture Selection
1			1 point	XI07.1	Select Products with Declared Ingredients
1			1 point	XI07.2	Select Products with Enhanced Ingredient Disclosure
1			1 point	XI07.3	Select Products with Third Party Verified Ingredients
1			1 point	XI08.1	Select Materials with Enhanced Chemical Restriction
			1 point	XI08.2	Select Optimized Products
1			point	XI09.1	Implement a Waste Management Plan
	?		1 point	XI10.1	Manage Pests
	?		1 point	XI11.1	Improve Cleaning Practices
	?		1 point	XI11.2	Select Cleaning Products
	?		1 point	XI12	Limit Particle Exposure
1			1 point	XI12.2	Additional Surface Protection
	?		1 point	XI136.1	Select Products that Provide Living Wages
	?		1 point	XI136.2	Select Products With Certified Raw Material
	?		1 point	XI136.3	Select Manufacturers with Transparency in Supply Chain Practices

MIND — 5 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	MI01.1	Promote Mental Health and Well-being
Y			Required	MI02.1	Provide Connection to Nature
Y			Required	MI02.2	Provide Connection to Place
?			1 point	MI03.1	Offer Mental Health Screening
?			1 point	MI03.2	Offer Mental Health Services
?			1 point	MI03.3	Offer Employee Mental Health Support
	?		1 point	MI03.4	Support Mental Health Recovery
	?		1 point	MI04.1	Offer Mental Health Education
		?	1 point	MI04.2	Offer Mental Health Education for Managers
	2		2 points	MI05.1	Develop Stress Management Plan
1			1 point	MI06.1	Support Healthy Working Hours
	?		1 point	MI06.2	Provide Nap Policy and Space
	?		1 point	MI07.1	Provide Restorative Space
	?		1 point	MI08.1	Provide Restorative Programming
		?	1 point	MI09.1	Provide Nature Access Indoors
		?	1 point	MI09.2	Provide Nature Access Outdoors
	2		2 points	MI10.1	Provide Tobacco Cessation Resources
1			1 point	MI10.2	Limit Tobacco Availability
		?	1 point	MI11.1	Offer Substance Use Education
		?	1 point	MI11.2	Provide Substance Use and Addiction Services

COMMUNITY — 8 POINTS

Y	?	N/A	Weight	ID	Feature Name
Y			Required	CO01.1	Provide WELL Feature Guide
Y			Required	CO02.1	Facilitate Stakeholder Charrette
Y			Required	CO02.2	Promote Healthy Mission
Y			Required	CO03.1	Develop Engagement Prepare Plan
Y			Required	CO04.1	Select Project Survey
Y			Required	CO04.2	Administer Annual Survey and Report Results
1			1 point	CO05.1	Utilize Enhanced Survey
	1		1 point	CO05.2	Utilize Pre- and Post-Occupancy Survey
	?		1 point	CO05.3	Improvement Action Plan
	?		1 point	CO05.4	Facilitate Interviews, Focus Groups and/or Observations
	?		1 point	CO06.1	Promote Health Benefits
	?		1 point	CO06.2	Offer On-Demand Health Services
1			1 point	CO06.3	Offer Sick Leave
	?		1 point	CO06.4	Support Community Immunity
	?		1 point	CO06.5	Provide Enhanced Health Benefits
	?		1 point	CO07.1	Promote Culture of Health
	?		1 point	CO07.2	Establish Health Promotion Leader
1	2		3 points	CO08.1	Offer New Parent Leave
	?		1 point	CO09.1	Offer Workplace Breastfeeding Support
	?		2 points	CO09.2	On-Site Location Room
	?		1 point	CO10.1	Offer Child Support
1	?		1 point	CO10.2	Offer Family Leave
	?		1 point	CO10.3	After Birth Improvement Support
	?		1 point	CO11.1	Promote Community Engagement
	?		1 point	CO11.2	Provide Community Space
	?		1 point	CO12.1	Create Work Place Assessment Engagement and Belonging
	?		1 point	CO12.2	Improvement Workforce Support Systems
	?		1 point	CO12.3	Improvement Fair Hiring and Pay Practices
1			2 points	CO13.1	Integral Universal Design
1			1 point	CO13.2	Support Inclusive Interior Navigation
1			1 point	CO13.3	Support Inclusive Building & Neighborhood Wayfinding
	?		1 point	CO14.1	Promote Emergency Resources
	?		1 point	CO14.2	Provide Opioid Response Kit and Training
	?		1 point	CO56.1	Promote Business Continuity
	?		1 point	CO56.2	Support Emergency Resilience
	?		1 point	CO56.3	Facilitate Healthy Re-entry
	?		1 point	CO56.4	Establish Health Entry Requirements
		?	2 points	CO56.1	Allocate Affordable Housing
	?		1 point	CO75.1	Disclose Labor Practices
	?		2 points	CO75.2	Improvement Responsible Labor Practices
	?		2 points	CO88.1	Support Victims of Domestic Violence
	?		2 points	CO95.1	Establish Education and Support
1			1 point	CO96.1	Provide Historical Acknowledgement
	?		1 point	CO1.1	Plan for Neighborhood Inclusion
	?		2 points	CO1.2	Create Spaces for Neighborhood Inclusion
	?		1 point	CO1.3	Educate for Neighborhood Inclusion

INNOVATION — 2 POINTS

Y	?	N/A	Weight	ID	Feature Name
?			1 point	II01	Propose Innovation
?			1 point	II02.1	Achieve WELL AP
	?		1 point	II03.1	Other WELL Educational Tours
	?		point	II04.1	Compile Health and Well-Being Programs
	?		5 points	II05.1	Achieve Green Building Certification
	?		2 points	II06.1	Assess Carbon Emissions
	?		3 points	II06.2	Set Carbon Reduction Goals
	?		3 point	II06.3	Meet Carbon Reduction Goals
	?		2 points	II06.4	Attain Carbon Neutrality

PRECONDITIONS
48 YES

OPTIMIZATION POINTS
59 YES
153 MAYBE
12 NO

Projected point total: 100
Anticipated milestone level: Platinum*

*Subject to concept minimum points

Appendix E: Demo Delay Waivers

70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020
www.springfield-ma.gov

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

NOTICE OF DECISION

The **SPRINGFIELD HISTORICAL COMMISSION** has voted to

GRANT an ***EXEMPTION*** for the following property:

101-103 Lyman Street
Property

Bruce Wright Group, LLC
Owner
1441 Main Street
Springfield, MA 01103

Voting for exemption: Crowell, Kroll, Nespor, Walsh, Zorzi
Voting against exemption: None
Abstaining: None

Reason:
The Commission finds that the structural integrity of the building has been compromised and that the property contains environmental contaminants; consequently, the financial viability to rehabilitate, renovate, and restore the building is infeasible. As a result, the Commission voted to exempt the subject building at *101-103 Lyman Street*, as submitted in the application and presented during the Commission's September 18, 2025 hearing, from the nine-month delay requirement of the City's demolition ordinance.

Date: September 19, 2025

Alfonso W. Nardi, **Chairman Signature**

70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020
www.springfield-ma.gov

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

NOTICE OF DECISION

The **SPRINGFIELD HISTORICAL COMMISSION** has voted to

GRANT an ***EXEMPTION*** for the following property:

113 Lyman Street
Property

Bruce Wright Group, LLC
Owner
1441 Main Street
Springfield, MA 01103

Voting for exemption: Crowell, Kroll, Nespor, Walsh, Zorzi
Voting against exemption: None
Abstaining: None

Reason:
The Commission finds that the structural integrity of the building has been compromised and that the property contains environmental contaminants; consequently, the financial viability to rehabilitate, renovate, and restore the building is infeasible. As a result, the Commission voted to exempt the subject building at *113 Lyman Street*, as submitted in the application and presented during the Commission's September 18, 2025 hearing, from the nine-month delay requirement of the City's demolition ordinance.

Date: September 19, 2025

Alfonso W. Nardi, **Chairman Signature**

70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020
www.springfield-ma.gov

PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS

NOTICE OF DECISION

The **SPRINGFIELD HISTORICAL COMMISSION** has voted to

GRANT an ***EXEMPTION*** for the following property:

127 Lyman Street
Property

Bruce Wright Group, LLC
Owner
1441 Main Street
Springfield, MA 01103

Voting for exemption: Crowell, Kroll, Nespor, Walsh, Zorzi
Voting against exemption: None
Abstaining: None

Reason:
The Commission finds that the structural integrity of the building has been compromised and that the property contains environmental contaminants; consequently, the financial viability to rehabilitate, renovate, and restore the building is infeasible. As a result, the Commission voted to exempt the subject building at *127 Lyman Street*, as submitted in the application and presented during the Commission's September 18, 2025 hearing, from the nine-month delay requirement of the City's demolition ordinance.

Date: September 19, 2025

Alfonso W. Nardi, **Chairman Signature**

70 TAPLEY STREET
SPRINGFIELD, MA 01104
413.787.6020
www.springfield-ma.gov

PRESERVATION OF
HISTORICALLY SIGNIFICANT BUILDINGS

NOTICE OF DECISION

The **SPRINGFIELD HISTORICAL COMMISSION** has voted to

GRANT an ***EXEMPTION*** for the following property:

186 Chestnut Street
Property

Bruce Wright Group, LLC
Owner
1441 Main Street
Springfield, MA 01103

Voting for exemption: Crowell, Kroll, Nespor, Walsh, Zorzi
Voting against exemption: None
Abstaining: None

Reason:
The Commission finds that the structural integrity of the building has been compromised and that the property contains environmental contaminants; consequently, the financial viability to rehabilitate, renovate, and restore the building is infeasible. As a result, the Commission voted to exempt the subject building at *186 Chestnut Street*, as submitted in the application and presented during the Commission's September 18, 2025 hearing, from the nine-month delay requirement of the City's demolition ordinance.

Date: September 19, 2025

Alfonso W. Nardi, **Chairman Signature**

Appendix F: Existing Noise Assessment

Kimley»Horn

October 1, 2025

Mitch Bolotin
Region Commercial

Subject: ***Proposed Springfield Courthouse – Existing Noise Assessment***
Springfield, Massachusetts

Executive Summary

The purpose of this technical memorandum is to summarize the measured ambient noise levels on four different floors (2nd Floor, 3rd Floor, 4th Floor, and Roof) of the existing building at 111 Lyman Street in Springfield, MA to gain an understanding of the current noise environment. This building is located on a potential future site of the proposed Springfield Courthouse and is adjacent to Springfield Union Station. The proposed Springfield Courthouse site is generally located southeast of Lyman Street, southwest of Chestnut Street, northeast of Dwight Street, and northwest of Taylor Street. The site is surrounded by industrial ("Industrial A") and commercial ("Business B" and "Business C") land uses. The location of the proposed Springfield Courthouse site is shown in **Figure 1**.

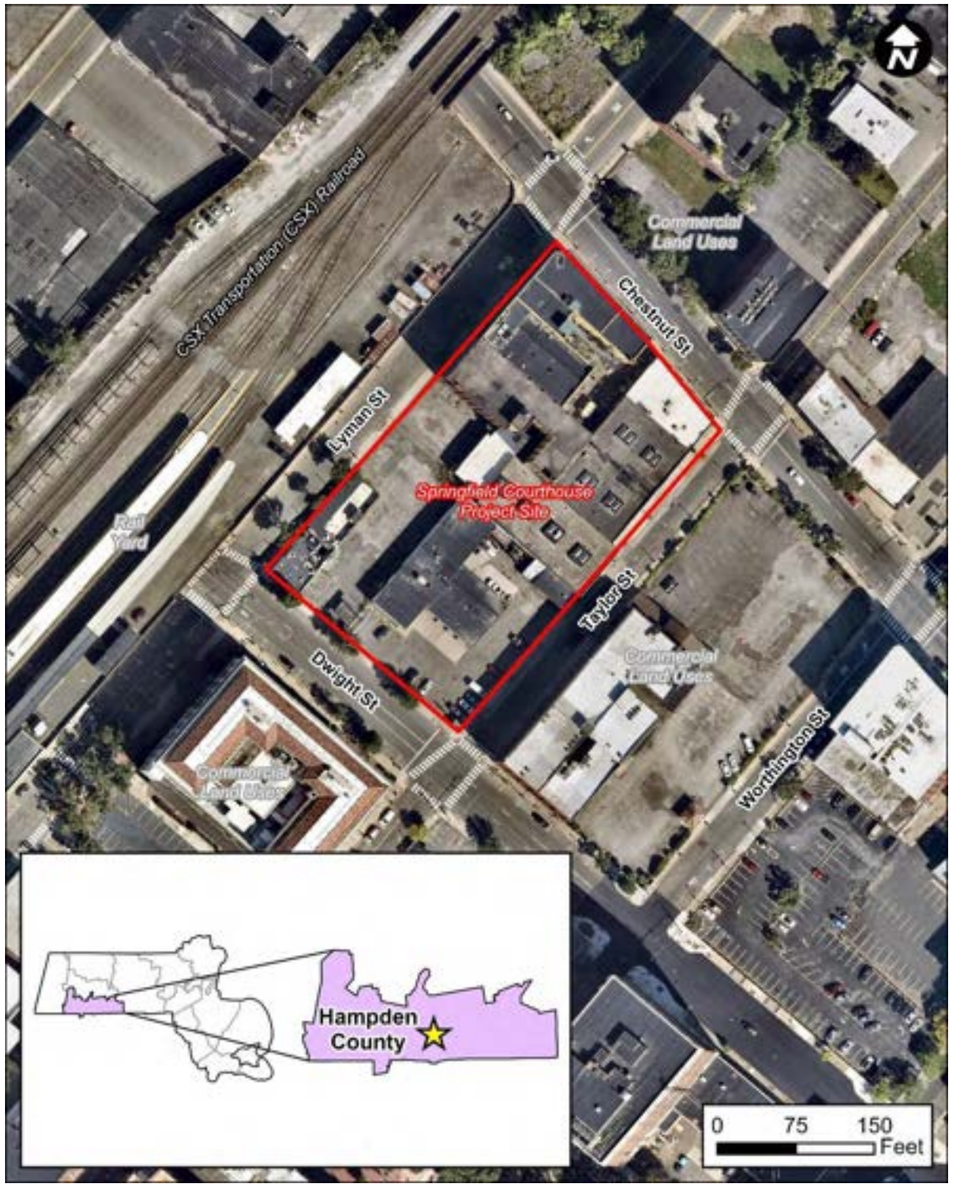
Analysis Findings

- *Long-term noise measurement hourly Leq values obtained at the proposed Springfield Courthouse site ranged between approximately 57 dB(A) and 73 dB(A) with maximum noise levels reaching between approximately 101 dB(A) and 108 dB(A) during train horn blast events at the nearby Springfield Union Station. In order to help reduce potential interior noise impacts at the proposed Springfield Courthouse, the implementation of noise reducing materials and construction techniques into the exterior walls and windows of the building should be considered. Exterior walls and windows should strive to achieve a STC rating of 55 or greater in order to assist with minimizing the effects of train horn blast events on the future interior noise environment at the proposed Springfield Courthouse. Exterior noise levels can be reduced most effectively if concrete/masonry materials are used. Also, acoustical windows constructed with robust materials (i.e., thick glass and deep frames) can reduce exterior noise levels in a similar manner to a concrete/masonry wall.*

Site Description

The proposed Springfield Courthouse site currently consists of parking areas and various buildings. Additionally, active rail lines, operated by CSX Transportation, are located less than 200 feet from the northwestern edge of the site. Springfield Union Station, which provides access to passenger and commuter rail service, is also located northwest of the site.

Figure 1: Site Location and Vicinity



Existing Conditions

The proposed Springfield Courthouse site is surrounded by Lyman Street, Chestnut Street, Dwight Street, and Taylor Street and is located less than a mile from I-91 and I-291. Active rail lines are also located northwest of the site, which were observed to have freight, passenger, and commuter rail services traversing along them throughout the day. According to the Federal Rail Administration (FRA), an estimated eight trains travel along the rail lines between 6:00 a.m. to 6:00 p.m. and twelve trains travel along the rail lines between 6:00 p.m. to 6:00 a.m.

The predominant sources of noise in the vicinity of the proposed Springfield Courthouse site were observed to be railroad operations as well as traffic along Lyman Street and other surrounding roadways. Noise from overhead airplane activity was also observed to occur intermittently throughout the day. Other sources of noise consisted of ambient environmental noise, which includes wind in trees, birds chirping, insects, etc.

To assess existing noise conditions in the vicinity of the proposed Springfield Courthouse site, long-term noise measurements were collected for a 24-hour duration from September 22, 2025, to September 23, 2025. Two Larson Davis LxT and two Norsonic NOR140 ANSI Type 1 Precision Integrating sound level meters were set up at four monitoring locations at the existing building located at 111 Lyman Street to understand existing noise levels at areas representative of the Second Floor, Third Floor, Fourth Floor, and Roof Level at the proposed Springfield Courthouse site, as seen in **Table 3** and **Table 4**.

Long-term noise measurement hourly Leq values obtained in the field ranged between approximately the following:

- 57 dB(A) and 69 dB(A) for setup LT 1 (Second Floor);
- 57 dB(A) and 72 dB(A) for setup LT 2 (Third Floor);
- 61 dB(A) and 73 dB(A) for setup LT 3 (Fourth Floor);
- 59 dB(A) and 73 dB(A) for setup LT 4 (Roof Level).

The long-term 24-hour Leq, daytime average Leq, nighttime average Leq, and maximum noise measurement values for each monitoring site are shown in **Table 2**.

Table 2. Long-term Noise Measurement Data

Setup	Location Description	Measurement Time	24-hr L_{eq} Noise Level [dB(A)]	Average Daytime L_{eq} Noise Level [dB(A)]	Average Nighttime L_{eq} Noise Level [dB(A)]	Maximum L_{max} Noise Level [dB(A)]
LT 1	Second Floor Exterior Facing Springfield Union Station	04:00 PM (09/22) to 04:00 PM (09/23)	65.5	66.6	62.9	100.8
LT 2	Third Floor Exterior Facing Springfield Union Station	04:00 PM (09/22) to 04:00 PM (09/23)	67.5	68.4	65.2	103.9
LT 3	Fourth Floor Exterior Facing Springfield Union Station	04:00 PM (09/22) to 04:00 PM (09/23)	68.5	69.2	67.1	107.9
LT 4	Roof Level Exterior Facing Springfield Union Station	04:00 PM (09/22) to 04:00 PM (09/23)	66.6	67.0	65.9	106.9

The measurements were taken using the A-weighted scale and are reported in decibels [dB(A)]. Data collected by the noise meters included time, average noise level (Leq), maximum noise level (Lmax), and instantaneous peak noise level (Lpk) for each interval. Hourly average noise levels (Leq(h)) were derived from the Leq values. The existing noise measurements were collected under meteorologically acceptable conditions and were conducted based on the acceptable collection of existing noise level readings. Pictures of each field monitoring setup are shown in **Table 3** and **Table 4**, and the locations of the monitoring sites are shown in **Figure 3**.

Throughout the noise data collection period, intermittent on-site observations were performed to assist with identifying potential activities that may cause existing ambient noise levels to spike or to cause potential annoyances for future occupants of the proposed Springfield Courthouse. It should be noted that existing noise levels were observed to spike during train horn blast events at Springfield Union Station throughout the day. These maximum noise level events are anticipated to result in the most intrusive interior noise levels within the proposed Springfield Courthouse; therefore, noise-compatible site design, as well as acoustical construction materials and techniques, will need to be considered to help reduce potential interior noise impacts.

Table 3. Long-term Noise Measurement Setup Pictures – Interior Images

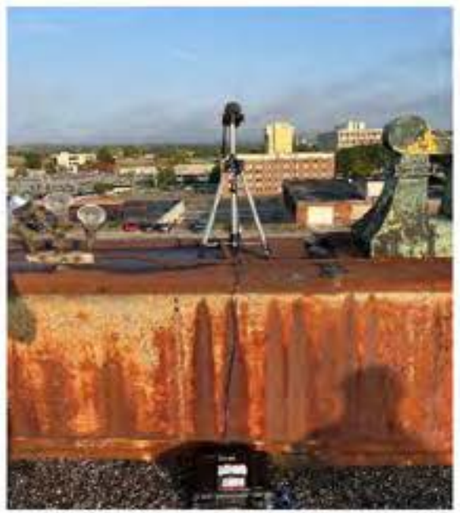
LT 1: Second Floor - Facing Northwest	LT 2: Third Floor - Facing Northwest
	
LT 3: Fourth Floor - Facing Northwest	**LT 4: Roof - Facing Northwest**
	

Table 4. Long-term Noise Measurement Setup Pictures – Exterior Images

LT 1: Second Floor - Facing Southeast	LT 2: Third Floor - Facing Southeast
	
LT 3: Fourth Floor - Facing Southeast	**LT 4: Roof - Facing Southeast**
	

Figure 3: Measurement Site Locations



Recommendations

Long-term noise measurement hourly Leq values obtained in the field ranged between approximately 57 dB(A) and 73 dB(A) at the proposed Springfield Courthouse site with maximum noise levels reaching between approximately 101 dB(A) and 108 dB(A) during train horn blast events.

In order to help reduce potential interior noise impacts at the proposed Springfield Courthouse, the implementation of noise reducing materials and construction techniques into the walls, floors, windows, ceilings, and doors of the building can be a good way to reduce interior noise levels. The measure of a material's ability to reduce noise is specified by a Sound Transmission Class (STC). In general, a higher STC rating is a good indication of a material's noise insulting capabilities and thicker construction materials (i.e., drywall, doors, windows, etc.) will reduce noise more. A STC rating roughly equals the anticipated decibel reduction that a wall, window, door, etc. can provide. As a conservative estimate, exterior wall assemblies and windows should strive to achieve a STC rating of 55 or greater to assist with minimizing the effects of train horn blast events on the future interior noise environment at the proposed Springfield Courthouse.

According to Chapter 4 of the U.S. Department of Housing and Urban Development's (HUD) *Noise Guidebook*, exterior noise levels can be reduced the most if concrete/masonry materials are used. Also, windows are typically one of the acoustically weakest parts of a wall assembly, which can potentially negate the sound reductions achieved by a wall. Acoustical windows constructed with robust materials (i.e., thick glass and deep frames) can achieve STC ratings near or greater than 55, which is anticipated to reduce exterior noise levels in a similar manner to a concrete/masonry wall.

Appendix G: Site Control Documentation



Execution Version

PURCHASE AND SALE AGREEMENT
(Courthouse Site)

THIS **PURCHASE AND SALE AGREEMENT** (this "Agreement") dated as of October 14, 2025, is entered into by and between BAR Belmont, LLC, a Massachusetts limited liability company (the "Property Owner"), and USPB JV, LLC, a Delaware limited liability company (the "Company").

RECITALS

WHEREAS, the overall management and control of the Company is vested in James E. Balise, Jr. ("Balise"), as the manager of the Company;

WHEREAS, the overall management and control of the Property Owner is vested in Balise;

WHEREAS, Property Owner owns that certain real property in Springfield, MA described as follows: a full city block bounded by Dwight, Chestnut, Taylor, and Lyman Streets, encompassing the current addresses 101–127 Lyman Street, 186 Chestnut Street, 435 Dwight Street, and 459 Dwight Street, along with an additional parcel on Lyman Street described in Book 26064, Page 132 of the Hampden County Registry of Deeds, and 130–134 Lyman Street (collectively, the "Property"). The vesting deeds pursuant to which Property Owner took title to the Property are attached hereto as Exhibit A, and the legal description of the Property is set forth in such vesting deeds;

WHEREAS, the Company intends to submit a proposal (the "Proposal") in response to the Request for Proposals (the "RFP") by the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance ("DCAMM"), Project Number 202410900, commonly known as the Springfield Regional Justice Center Project (the "Project");

WHEREAS, the Property is the location proposed in the Company's Proposal; and

WHEREAS, Property Owner wishes to transfer the Property to the Company, and the Company desires to acquire the Property from Property Owner.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are incorporated herein in their entirety.

2. Transfer. If the Company is awarded the Project under the RFP, then Property Owner shall convey to the Company, and the Company shall acquire from Property Owner, fee simple title to the Property (the "Conveyance"). The consideration for the Conveyance of the Property shall be $[redacted], which may be paid in the form of cash or any form of non-cash as designated by the Company.

3. Closing. The closing of such Conveyance ("Closing") shall take place on a date specified by the Company, with an outside date for Closing of three years following the date of this Agreement. The Company will provide Property Owner with no less than five days notice of the date for Closing, and Closing shall take place at the offices of the legal counsel for the Company. At Closing, Property Owner shall deliver to the Company a duly executed and notarized Massachusetts Quitclaim Deed conveying to the Company good, clear record and marketable fee simple title to the Property, together with a bill of sale and general assignment in a form designated by the Company transferring to the Company all personal property located on the Property and all intangible property appertaining to the Property. For administrative ease, however, the Company may direct the Property Owner to execute such Quitclaim Deed and bill of sale and general assignment to a wholly owned subsidiary entity of the Company as designee of the Company. Full possession of the Property will be delivered to the Company at Closing. The Property will be conveyed in its "as-is, where-is" and with all faults condition, but free of any leases and occupants. Real estate taxes and utility charges will be apportioned between Property Owner and the Company as of the Closing date.

4. Further Assurances. Property Owner and the Company will do, execute, acknowledge and deliver all and every such further certificates, affidavits, instruments, agreements, acts, conveyances, assignments, notices, transfers and assurances as may be reasonably required by the other for carrying out the intentions or facilitating the consummation of the transactions described in this Agreement. The provisions of this Section 4 shall survive Closing.

5. Tax Matters. The Company and Property Owner agree to use good faith efforts to structure the conveyance of the Property in a tax efficient manner, which may include treating it for tax purposes as a distribution and contribution of the Property through beneficial owners of the Company and Property Owner, but in all cases Property Owner shall cause fee simple title to the Property to be conveyed from Property Owner to the Company (or a subsidiary of the Company designated by the Company), and the Quitclaim Deed for the Property will convey fee simple title to the Property directly from Property Owner to the Company (or a subsidiary of the Company designated by the Company).

6. Enforcement. Each of Property Owner and the Company shall be entitled to the remedy of specific performance in the event a breach or threated breach of this Agreement by the other.

7. Termination of Agreement. If the Company is not awarded the Project under the RFP, then this Agreement shall terminate.

8. Notices. Notwithstanding anything to the contrary which may be contained in this Agreement, all notices, demands, requests or other communications (collectively, "Notices") required to be given or which may be given hereunder shall be in writing and shall be sent by (a) by nationally recognized overnight carrier (e.g., Federal Express), or (b) as an attachment to an email transmission, or (c) personal delivery, addressed as follows:

If to Property Owner: BAR Belmont, LLC
1441 Main Street, Suite 300
Springfield, MA 01103
Attention: James E. Balise, Jr.
Email: jeb@baliseauto.com

with a copy to: Wilmer Cutler Pickering Hale and Dorr LLP
60 State Street
Boston, MA 02109
Attention: Eric Lesser
Email: Eric.Lesser@wilmerhale.com

If to Company: USPB JV, LLC
1441 Main Street, Suite 300
Springfield, MA 01103
Attention: James E. Balise, Jr.
Email: jeb@baliseauto.com

with a copy to: Wilmer Cutler Pickering Hale and Dorr LLP
60 State Street
Boston, MA 02109
Attention: Eric Lesser
Email: Eric.Lesser@wilmerhale.com

Any Notice so sent by overnight delivery service or personal delivery shall be deemed given on the date of receipt or refusal as indicated on the return receipt, or the receipt of the overnight delivery service or personal delivery service. Any Notice sent by email will be deemed given on the day transmitted by email during normal business hours (i.e., prior to 5:00 pm (ET)). A Notice may be given either by a party or by such party's attorney. The parties hereto may designate, by not less than seven (7) days' notice given to the others in accordance with the terms of this Section, additional or substituted parties to whom Notices should be sent hereunder.

9. Entire Agreement. This Agreement embodies the entire agreement between the parties relative to the subject matter hereof,

10. Amendments; Conflicts. This Agreement may not be amended, modified, changed or terminated, except by an instrument executed by the parties hereto.

11. Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, taken together, shall constitute one and the same instrument.

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

13. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties.

[*Remainder of Page Intentionally Left Blank; Signature Pages Follow*]

IN WITNESS WHEREOF, the undersigned have duly executed this Purchase and Sale Agreement as of the day and year first above written.

PROPERTY OWNER:

BAR Belmont, LLC,
a Massachusetts limited liability company

By: _____
Name: James E. Balise, Jr.
Title: Authorized Signatory

COMPANY:

USPB JV, LLC,
a Delaware limited liability company

By: USPB Manager, LLC,
a Delaware limited liability company,
its manager

By: _____
Name: James E. Balise, Jr.
Title: Authorized Signatory

[Signature Page to Purchase and Sale Agreement (Courthouse Site)]

EXHIBIT A

Vesting Deeds

[Attached]

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 07-10-2025 @ 01:13pm
Ctl#: 163 Doc#: 31200
Fee: $2,280.00 Cons: $500,000.00

Property Address:
459 Dwight Street
Springfield, MA 01103

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

LUMPKIN & MARKARIAN HOLDINGS LLC a Massachusetts Limited Liability Company with a principal office at 24 Taylor St Apt C3, Springfield, MA ("Grantor"), in consideration of Five Hundred Thousand And No/100 Dollars ($500,000.00) paid, does hereby give, grant, bargain, sell and confirm unto **BAR BELMONT, LLC**, a Massachusetts limited liability company with a principal office located at 1441 Main Street, Suite 300, Springfield, MA 01103 ("Grantee")

with **QUITCLAIM COVENANTS**

That certain lot or parcel of land with all buildings and improvements thereon situated at 459 Dwight Street, Springfield, MA 01103 more particularly described in Schedule A attached hereto and made a part hereof.

BEING THE SAME premises conveyed to Grantor by virtue of a deed recorded in Book 24167, Page 63 of the Hampden County Registry of Deeds.

I, the Grantor named herein, do hereby voluntarily release all rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there are no other persons entitled to Homestead rights.

This conveyance does constitute a sale or transfer in the ordinary course of the grantor's business, absent other information to the contrary, is considered sufficient to avoid the necessity of obtaining a tax lien waiver.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of July 2025.

LUMPKIN & MARKARIAN HOLDINGS LLC

BY: KENNETH LUMPKIN – MANAGER – DULY AUTHORIZED

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN COUNTY, ss July 7, 2025

On this the 7th day of July 2025, before me, the undersigned Notary Public, personally appeared KENNETH LUMPKIN – DULY AUTHORIZED MANAGER OF LUMPKIN & MARKARIAN HOLDINGS LLC, proved to me through satisfactory evidence of identification which was ___ photographic identification with signature issued by a federal or state governmental agency, which was MA Driver's License, ___ oath or affirmation of a credible witness, ___ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purposes on behalf of LUMPKIN & MARKARIAN HOLDINGS LLC.

Peter M. Van Dyke, Notary Public
My Commission Expires: 12/4/2026

PETER M. VAN DYKE
Notary Public, Commonwealth of Massachusetts
My Commission Expires December 4, 2026

SCHEDULE A

The land in, Springfield, Hampden County, Massachusetts, bounded and described as follows:
Beginning at the intersection of the southerly line of Lyman Street and the easterly line of Dwight Street and thence running
Easterly along said southerly line of Lyman Street, one hundred and eighty-three and 5/10 (183.5) feet to land formerly of one Bondi, now of the Monson Savings Bank; thence
Southerly by an interior angle of 90 degrees 01 minutes along said land of the Monson Savings Bank, ninety-five and 6/100 (95.06) feet to a point, said point being in line with the northerly face of the northerly wall of a building formerly occupied by Henry J. Perkins Company; thence

Westerly in line with the northerly face of said northerly wall, one hundred eighty-three and 5/10 (183.5) feet to the easterly line of Dwight Street, said point being ninety-five and 12/100 (95.12) feet southerly from Lyman Street; and thence
Northerly along said easterly line of Dwight Street, ninety-five and 12/100 (95.12) feet to the

point of beginning.
The above referenced property is conveyed subject to and with the benefit of all easements, restrictions, covenants and other instruments of record to the extent the same are applicable and in force and effect.

CHERYL A. COAKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

413 Dwight Street, Downtown

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-10-2025 @ 12:53pm
Ctl#: 233 Doc#: 48447
Fee: $5,016.00 Cons: $1,100,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BRUCE WRIGHT GROUP LLC**, a Massachusetts limited liability company, having a principal place of business at 1537 Main Street, Springfield, Massachusetts,

for consideration paid and in full consideration of One Million One Hundred Thousand and 00/100 ($1,100,000.00) DOLLARS

grants to **BAR BELMONT LLC**, a Massachusetts limited liability company, having a principal place of business at 1441 Main Street, Suite 300, Springfield, Massachusetts,

WITH QUITCLAIM COVENANTS

The land in Springfield, Hampden County, Massachusetts, bounded and described on Exhibit "A" attached hereto and made part of.

BEING the same premises conveyed to the grantor(s) herein by deed of W.F. YOUNG, INCORPORATED dated January 25, 2001 and recorded in the Hampden County Registry of Deeds in Book 11483, Page 444.

Address: 101-127 Lyman Street, 130-134 Lyman Street and 186 Chestnut Street, Springfield, MA

Executed as a sealed instrument under the pains and penalties of perjury on this 10th day of October, 2025.

BRUCE WRIGHT GROUP LLC

Witness

By: Thomas P. Dennis
Its: Manager

COMMONEWEALTH OF MASSACHUSETTS

County of Hampden

On this 10th day of October, 2025, before me, the undersigned Notary Public, personally appeared **Thomas P. Dennis, Manager of BRUCE WRIGHT GROUP LLC** proved to me through satisfactory evidence of identification which was personal knowledge, to be the person whose name is signed on the preceding or attached document in my presence and who acknowledged to me that they signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

Notary Public
My Commission Expires:
Seal of Notary

TIMOTHY J. RYAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires 7/6/2029

EXHIBIT "A"

Parcel I

With warranty covenants, a parcel of land known as 113-107 Lyman Street, Springfield, Massachusetts, bounded and described as follows:

Bounded Northerly by Lyman Street, sixty (60) feet; Westerly by land now or formerly of Amadeo and Humbert Bondi, formerly of Catharine Morrissey and land of the Henry J. Perkins Company, formerly of Aaron F. Dwelly, one hundred forty-six and 53/100 (146.53) feet; Southerly by land of the Springfield Iron Works, formerly of John R. Smith about sixty (60) feet; and Easterly by land formerly of Andrew Whitney and now or formerly of Edward J. Pinney et. als.

Together with the right to use in common with others for all proper purposes of a passageway a strip of land twenty (20) feet wide extending easterly from the granted premises to Chestnut Street.

Subject to the agreement as to a party wall on the easterly wall of said premises mentioned in a deed from the Massachusetts Mutual Life Insurance Company to LaRoy Z. Cutler and William P. Porter dated December 20, 1894, and recorded in the Hampden County Registry of Deeds, Book 522, Page 509, and to the restrictions mentioned in said deed that no building shall he placed on said premises nearer than five (5) feet to the southerly line of Lyman Street, and to the provisions and restrictions of a deed recorded in said Registry of Deeds, Book 522, Page 560.

Parcel II

With warranty covenants, a parcel of land known as 127-117 Lyman Street, Springfield, Massachusetts, bounded and described as follows:

Bounded Northerly by Lyman Street one hundred twenty-eight and 35/100 feet (128.35) feet; Easterly by Chestnut Street one hundred fifty-one (151) feet, more or less; Southerly by land formerly of the estates of one Adams and one Smith, now of the Massachusetts Mutual Life Insurance Company, one hundred seventeen and 50/100 (117.50) feet; and Westerly by land now or formerly of LaRoy Z. Cutler and William P. Porter, one hundred forty-nine and 59/100 (149.59) feet.

Excepting, however, from the above-described land so much thereof as has been taken by the City of Springfield to widen said Chestnut Street;

Subject to any rights with the City of Springfield may have by reason of the establishment of a building line on either Chestnut Street or Lyman Street adjoining the premises;

Subject also to any rights of users in the party wall on the westerly line of said premises which may now belong to the owner of the premises on the westerly line of the property hereby conveyed.

Subject also to rights of way and agreements mentioned in a certain deed recorded in the Hampden County Registry of Deeds, Book 822, Page 430.

Parcel III

With warranty covenants, a parcel of land known as 186-192 Chestnut Street, Springfield, Massachusetts, bounded and described as follows:

Beginning at the point of intersection of the northerly line of Taylor Street and the westerly line of Chestnut Street, and thence running Northerly on the said Chestnut Street ninety- two (92) feet to a point at other land now or formerly of the Massachusetts Mutual Life Insurance Company, said point being in line with the northerly face of the northerly wall of the building on the described premises; thence running Westerly along the northerly face of said wall, making an interior angle of 80° 35' one hundred six and 88/100 (106.88) feet to a point; thence running Northerly by an exterior angle of 88° 56' 30" three and 28/100 (3.28) feet to the southeast corner of land formerly of one Cutler and Proctor, now or formerly of W.F. Young, Inc.; thence Westerly by a deflection to the left of the last course produced of 90° 56' 30" along the southerly line of said Young's land, sixty (60) feet to the southwest comer of said Young's land; thence Northerly along said Young's land by an exterior angle of 89° 03' 30", forty and 42/100 (40.42) feet lo the southeast comer of land formerly of one Bondi, now or formerly of the Monson Savings Bank; thence Westerly along the southerly line of said land now or formerly of the Monson Savings Bank by an interior angle of 87° 57' 30" forty-eight and 57/100 (48.57) feet to the southwesterly corner of said land of the Monson Savings Bank; thence running Northerly by said land now or formerly of the Monson Savings Bank by an exterior angle of 88° 45' twelve and 34/100 (12.34) feet to other land formerly of the Massachusetts Mutual Life Insurance Company, said point being in line with the northerly face of the wall of the building formerly occupied by Henry J. Perkins Company; thence Westerly by an angle of 90° with the last course, ten and 98/100 (10.98) feel to a point, said point being one and 4/100 (1.04) feet westerly from the northeast corner of the above mentioned Perkins Building; thence Southerly in a line parallel with and one and 4/100 (1.04) feet westerly of the easterly face on the

easterly wall of said Perkins Building, fifty (50) feet to a point which is in southerly face of the southerly wall of said Perkins Building; thence continuing Southerly along the westerly face of the westerly wall of a building on the premises herein described, fifty-six and 4/100 (56.04) feet to a point which is the northerly face of a wall of a building on the described premises; thence Westerly along said northerly face of said wall, nineteen and 2/10 (19.2) feet to the northwest corner of the last mentioned building; thence Southerly along the westerly face of the westerly wall of said building; thirty-nine and 4/10 (39.4) feet to a point in the northerly line Taylor Street, said point being one hundred fifty-two and 8/100 (152.08) feet easterly from Dwight Street; thence Easterly along said northerly line of Taylor Street, two hundred thirty-one and 65/100 (231.65) feet to the place of beginning.

Subject to restrictions and easements of record, and building line if any, on Chestnut Street or Taylor Streets; subject to party wall rights and passageway rights as set forth in a deed dated December 20, 1894, and recorded as aforesaid in Book 522. Page 509.

Parcel IV

With warranty covenants, a parcel of land located on Lyman Street, Springfield, Massachusetts, hounded and described as follows:

Beginning at the northerly comer of Lyman and Chestnut Streets, Springfield, Massachusetts and running thence along Chestnut Street about ninety-nine (99) feet northerly to land now or formerly of the Boston & Albany Railroad Company; thence Easterly along land of said Boston & Albany Railroad Company about eighty-three feet and three inches (83' 3") to land now or formerly of the heirs of Willis Phelps; thence Southerly along land of said heirs to Lyman Street, thence Westerly along Lyman Street about one hundred four feet and six inches (104' 6") to Chestnut Street, at the place of beginning.

Parcel V

With warranty covenants, a parcel of land located on Lyman Street, Springfield, Massachusetts, hounded and described as follows:

Beginning at a stone bound in the northerly line of Lyman Street, one hundred one ninety-seven hundredths (101.97) feet from Chestnut Street, and running thence Easterly along Lyman Street one and forty-four hundredths (1.44) feet to land conveyed to Wilson & Company; thence Northerly along said land conveyed to Wilson & Company ninety-seven and sixty-one hundredths (97.61) feet to land now or formerly of the Boston & Albany Railroad Company; thence Westerly along said land of the Boston & Albany Railroad Company one and forty-four

hundredths (1.44) feet to land now or formerly of George Nye Company; and thence southerly along said land of George Nye Company ninety-seven and sixty-three hundredths (97.63) feet to the place of beginning.

Parcel VI

With quitclaim covenants, a parcel of land known as 103-101 Lyman Street, Springfield, Massachusetts, bounded and described as follows:

Bounded Northerly by Lyman Street, about fifty (50) feet; Easterly by land now or formerly of LeRoy Z. Cutler et. al., about one hundred seven (107) feet; Southerly by land now or formerly of one Dwelly, about fifty (50) feet; and Westerly by land now or formerly of said Dwelly, about one hundred seven (107) feet.

CHERYL A. CORKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-10-2025 @ 02:25pm
Ctl#: 339 Doc#: 48543
Fee: $29,640.00 Cons: $6,500,000.00

D E E D

Property Address:
435 Dwight Street, Springfield, MA

KNOW ALL MEN BY THESE PRESENTS, that, **Peter F. Kearing, Trustee of the Dwight Taylor Realty Nominee Trust**, of 1264 Union Street Extension, West Springfield, MA 01089,

For consideration paid and in full consideration of **Six Million Five Hundred Thousand and 00/100 ($6,500,000.00) Dollars**

grant(s) to **BAR Belmont, LLC**, a Massachusetts Limited Liability Company having it's principal place of business located at 1441 Main Street, Suite 300, Springfield, MA 01103

WITH QUITCLAIM COVENANTS

For the property description see "EXHIBIT A" attached hereto and made a part hereof.

The grantor herein hereby states and affirms that neither I, nor my spouse, if any, has the benefit of an estate of homestead either created automatically pursuant to M.G.L. c. 188, Section 4 or created by Declaration pursuant to M.G.L. c. 188, section 2 or section 3 for the premises at 435 Dwight Street, Springfield, MA, as it is not our primary residence.

BEING the same premises conveyed to the grantor(s) herein by deed of Union Street Realty Nominee Trust dated August 28, 2008 and recorded in the Hampden County Registry of Deeds in Book 17465, Page 119.

Witness my/our hand(s) and seal(s) this 7th day of October, 2025.

Dwight Taylor Realty Nominee Trust

By: _____
Peter F. Kearing, Trustee

COMMONWEALTH OF MASSACHUSETTS

Hampden, ss.

On this 7th day of October, 2025, then personally appeared the above-named Peter F. Kearing, as Trustee of the Dwight Taylor Realty Nominee Trust proved to me through satisfactory evidence of identification being (check whichever applies): ☒ MA driver's license ☐ passport ☐ other state or federal governmental document bearing a photographic image which was _____, or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person(s) whose names are signed on the preceding document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and his/her/their signature was his/her/their free act and deed.

_____
Notary Public
My Commission Exp:

Commonwealth of Massachusetts
Notary Public
Jonathan R. Goldsmith
My Commission Expires March 2, 2029

EXHIBIT A

The land in Springfield, Hampden County, Massachusetts, bounded and described as follows:

Beginning at the corner formed by the northerly line of Taylor Street and the easterly line of Dwight Street, and thence running

NORTHERLY	along said easterly line of Dwight Street one hundred forty-five and 63/100 feet (145.63) to a point at land now or formerly of the Massachusetts Mutual Life Insurance Company, said point being ninety-five and 12/100 feet (95.12) southerly from the southeasterly corner of Lyman and Dwight Streets, and in line with the northerly face of the northerly wall of a brick building formerly occupied by the Henry J. Perkins Company; thence running
EASTERLY	along said northerly face of said northerly wall, making an interior angle of 90° 01', one hundred seventy-two and 52/100 feet (172.52) to a point, said point being one and 4/100 feet (1.04) westerly from the easterly face of the wall of said buildings; thence running
SOUTHERLY	in a line parallel to and one and 4/100 feet (1.04) westerly of the easterly face of the easterly wall of said Perkins Building, fifty feet (50) to a point which is in the southerly face of the southerly wall of said Perkins Building; thence continuing
SOUTHERLY	along the westerly face of the westerly wall of a building on the adjoining premises fifty-six and 4/100 feet (56.04) to a point which is in the northerly face of the northerly wall of a building on said adjoining premises; thence
WESTERLY	along said northerly face of said wall, nineteen and 2/100 feet (19 & 2/10) to the westerly face of the westerly wall of the last described building; thence
SOUTHERLY	along said westerly face of said wall, thirty-nine and 4/10 feet (39 & 4/10) to the northerly line of Taylor Street; thence running
WESTERLY	along the northerly line of Taylor Street, one hundred fifty-two and 8/100 feet (152.08) to the place of beginning.

Subject to restrictions and easements of record, and to building line established by the City of Springfield, if any.

CHERYL A. COAKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
e-RECORDED

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-10-2025 @ 10:47am
Ctl#: 119 Doc#: 48344
Fee: $45.60 Cons: $10,000.00

Property: Lyman Street
Springfield, Massachusetts

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENT that I, RICHARD P. CROWLEY, of Southwick, Hampden County, Massachusetts,

In consideration of TEN THOUSAND AND 00/100 ($10,000.00) DOLLARS,

Grant to BAR BELMONT, LLC, a Massachusetts limited liability company with a principal place of business located at 141 Main Street, Suite 300, Springfield, Massachusetts

with QUITCLAIM COVENANTS

certain real estate known as Lyman Street, Springfield, Hampden County, Massachusetts, being more particularly bounded and described in the attached Exhibit "A" attached hereto and made a part hereof.

This parcel is vacant land and not homestead property.

Being the premises described as "Second Parcel" and conveyed to the Grantor herein by deed of Judith Schwartz and Richard P. Crowley, dated June 30, 1978 and recorded in the Hampden County Registry of Deeds at Book 4620, Page 165.

Witness my hand and seal this 8th day of October, 2025.

Witness

RICHARD P. CROWLEY

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On this 8th day of October, 2025, before me, the undersigned notary public, personally appeared RICHARD P. CROWLEY, proved to me through satisfactory evidence of identification, which was ☑ photographic identification which was MA Driver's License, ☐ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached document, and who swore, subscribed and affirmed to me that s/he signed the document voluntarily for its stated purpose as his/her free act and deed.

FREDERICKIE A. RIZOS
MY COMM. EXPIRES JAN. 23, 2026
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Frederickie A. Rizos, Notary Public
My commission expires: 01/23/2026 (Seal)

EXHIBIT A
LYMAN STREET, SPRINGFIELD, MA

Beginning in the southerly line of Lyman Street at the easterly line of land now or formerly of P. F. Sullivan, as the same appears on "Plan of Lots, Lyman ad Chestnut Streets, Springfield, Mass., E. T. Davis", recorded in Hampden County Registry of Deeds, Book of Plans "C", Page 58, forty-six and 08/100 (46.08) feet easterly from the intersection of the easterly line of Chestnut Street with the southerly line of said Lyman Street; thence Easterly in said southerly line of Lyman Street, thirty-four and 60/100 (34.60) feet to the westerly line of land now or formerly of Edward T. Davis as appears on said plan; thence Southeasterly at an angle of ninety (90) degrees, twelve (12) minutes, with the last described line along said westerly line of land of said Davis, eighty-five and 56/100 (85.56) feet to the northerly line of a passageway, as appears on said plan; thence Southwesterly at an angle with the last described line of ninety (90) degrees, thirty-one (31) minutes, twenty-four (24) feet on said passageway, and sixteen and 33/100 (16.33) feet on land now or formerly of said Davis; thence Northwesterly at an angle of eighty-five (85) degrees, and thirty-eight (38) minutes with the last described line along the easterly line of lots numbered 5 (five), 4 (four) and 3 (three) as the same appear on said plan, about eighty-six and 20/100 (86.20) feet to the place of beginning. Being lot number 2 (two) on said plan.

Together with the right to use, in common with all persons lawfully entitled thereto, the passageways shown on Plan of lots Lyman and Chestnut Streets – E.T. Davis, Book of Plans C., Page 58.

Subject to the rights reserved in Deed from Edward T. Davis to Alfred M. Townsend et al, dated April 26, 1915, and recorded in said Registry of Deeds, Book 926, Page 291.

CHERYL A. CONKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

PURCHASE AND SALE AGREEMENT
(Tyre Trak)

THIS **PURCHASE AND SALE AGREEMENT** (this "Agreement") dated as of October 14, 2025, is entered into by and between BAR Belmont, LLC, a Massachusetts limited liability company (the "Property Owner"), and USPB JV, LLC, a Delaware limited liability company (the "Company").

RECITALS

WHEREAS, the overall management and control of the Company is vested in James E. Balise, Jr. ("Balise"), as the manager of the Company;

WHEREAS, the overall management and control of the Property Owner is vested in Balise;

WHEREAS, Property Owner owns that certain real property commonly known as 175 Chestnut Street, Springfield, MA 01103 (the "Property"). The vesting deed pursuant to which Property Owner took title to the Property is attached hereto as Exhibit A, and the legal description of the Property is set forth in such vesting deed;

WHEREAS, the Company intends to submit a proposal (the "Proposal") in response to the Request for Proposals (the "RFP") by the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance ("DCAMM"), Project Number 202410900, commonly known as the Springfield Regional Justice Center Project (the "Project");

WHEREAS, the Property is included in the Company's Proposal; and

WHEREAS, Property Owner wishes to transfer the Property to the Company, and the Company desires to acquire the Property from Property Owner.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual agreements herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The recitals set forth above are incorporated herein in their entirety.

2. Transfer. If the Company is awarded the Project under the RFP, then Property Owner shall convey to the Company, and the Company shall acquire from Property Owner, fee simple title to the Property (the "Conveyance"). The consideration for the Conveyance of the Property shall be $[redacted], which may be paid in the form of cash or any form of non-cash as designated by the Company.

3. Closing. The closing of such Conveyance ("Closing") shall take place on a date specified by the Company, with an outside date for Closing of three years following the date of this Agreement. The Company will provide Property Owner with no less than five days notice

of the date for Closing, and Closing shall take place at the offices of the legal counsel for the Company. At Closing, Property Owner shall deliver to the Company a duly executed and notarized Massachusetts Quitclaim Deed conveying to the Company good, clear record and marketable fee simple title to the Property, together with a bill of sale and general assignment in a form designated by the Company transferring to the Company all personal property located on the Property and all intangible property appertaining to the Property. For administrative ease, however, the Company may direct the Property Owner to execute such Quitclaim Deed and bill of sale and general assignment to a wholly owned subsidiary entity of the Company as designee of the Company. Full possession of the Property will be delivered to the Company at Closing. The Property will be conveyed in its "as-is, where-is" and with all faults condition, but free of any leases and occupants. Real estate taxes and utility charges will be apportioned between Property Owner and the Company as of the Closing Date.

4. Further Assurances. Property Owner and the Company will do, execute, acknowledge and deliver all and every such further certificates, affidavits, instruments, agreements, acts, conveyances, assignments, notices, transfers and assurances as may be reasonably required by the other for carrying out the intentions or facilitating the consummation of the transactions described in this Agreement. The provisions of this Section 4 shall survive Closing.

5. Tax Matters. The Company and Property Owner agree to use good faith efforts to structure the conveyance of the Property in a tax efficient manner, which may include treating it for tax purposes as a distribution and contribution of the Property through beneficial owners of the Company and Property Owner, but in all cases Property Owner shall cause fee simple title to the Property to be conveyed from Property Owner to the Company (or a subsidiary of the Company designated by the Company), and the Quitclaim Deed for the Property will convey fee simple title to the Property directly from Property Owner to the Company (or a subsidiary of the Company designated by the Company).

6. Enforcement. Each of Property Owner and the Company shall be entitled to the remedy of specific performance in the event a breach or threated breach of this Agreement by the other.

7. Termination of Agreement. If the Company is not awarded the Project under the RFP, then this Agreement shall terminate.

8. Notices. Notwithstanding anything to the contrary which may be contained in this Agreement, all notices, demands, requests or other communications (collectively, "Notices") required to be given or which may be given hereunder shall be in writing and shall be sent by (a) by nationally recognized overnight carrier (e.g., Federal Express), or (b) as an attachment to an email transmission, or (c) personal delivery, addressed as follows:

If to Property Owner: BAR Belmont, LLC
1441 Main Street, Suite 300
Springfield, MA 01103
Attention: James E. Balise, Jr.
Email: jeb@baliseauto.com

with a copy to: Wilmer Cutler Pickering Hale and Dorr LLP
60 State Street
Boston, MA 02109
Attention: Eric Lesser
Email: Eric.Lesser@wilmerhale.com

If to Company: USPB JV, LLC
1441 Main Street, Suite 300
Springfield, MA 01103
Attention: James E. Balise, Jr.
Email: jeb@baliseauto.com

with a copy to: Wilmer Cutler Pickering Hale and Dorr LLP
60 State Street
Boston, MA 02109
Attention: Eric Lesser
Email: Eric.Lesser@wilmerhale.com

Any Notice so sent by overnight delivery service or personal delivery shall be deemed given on the date of receipt or refusal as indicated on the return receipt, or the receipt of the overnight delivery service or personal delivery service. Any Notice sent by email will be deemed given on the day transmitted by email during normal business hours (i.e., prior to 5:00 pm (ET)). A Notice may be given either by a party or by such party's attorney. The parties hereto may designate, by not less than seven (7) days' notice given to the others in accordance with the terms of this Section, additional or substituted parties to whom Notices should be sent hereunder.

9. Entire Agreement. This Agreement embodies the entire agreement between the parties relative to the subject matter hereof,

10. Amendments; Conflicts. This Agreement may not be amended, modified, changed or terminated, except by an instrument executed by the parties hereto.

11. Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which, taken together, shall constitute one and the same instrument.

12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts.

13. Successors and Assigns. This Agreement and the terms and provisions hereof shall inure to the benefit of and be binding upon the successors and permitted assigns of the parties.

[*Remainder of Page Intentionally Left Blank; Signature Pages Follow*]

IN WITNESS WHEREOF, the undersigned have duly executed this Purchase and Sale Agreement as of the day and year first above written.

PROPERTY OWNER:

BAR Belmont, LLC,
a Massachusetts limited liability company

By: _____
Name: James E. Balise, Jr.
Title: Authorized Signatory

COMPANY:

USPB JV, LLC,
a Delaware limited liability company

By: USPB Manager, LLC,
a Delaware limited liability company,
its manager

By: _____
Name: James E. Balise, Jr.
Title: Authorized Signatory

EXHIBIT A

Vesting Deed

[Attached]

Bk 26067 Pg254 #48823
10-14-2025 @ 12:54p

MASSACHUSETTS STATE EXCISE TAX
HAMPDEN COUNTY REGISTRY OF DEEDS
Date: 10-14-2025 | 12:54pm
Ctl#: 246 Doc#: 48823
Fee: $4,560.00 Cons: $1,000,000.00

QUITCLAIM DEED

ELEANOR CHESTNUT REALTY, LLC, a Massachusetts Limited Liability Company, with a mailing address of 370 Main Street, Suite 970, Worcester, MA 01608, for consideration paid, and in full consideration of One Million and 00/100 ($1,000,000.00) Dollars, grant to BAR Belmont, LLC with a mailing address of 1441 Main Street, Suite 300, Springfield, Massachusetts 01103

with quitclaim covenants,

Property Address: 175 Chestnut Street, Springfield, MA

A certain parcel of land, along with the improvements thereon, known as and numbered as 175 Chestnut Street, Springfield, Massachusetts, being more particularly bounded and described as follows:

The land in Springfield, Hampden County, Massachusetts, bounded and described as follows:

Beginning at a point at the intersection of the northwesterly line of Worthington Street with the northeasterly line of Chestnut Street, and running thence North 21° 35' 05" West along the said Chestnut Street 115.50 feet to land now or formerly of Canyon Realty Company; thence North 59° 31' 26" East along said land of Canyon Realty Company 73.34 feet to land now or formerly of James E. Davis; thence South 28° 58' 30" East along said land of Davis 2.68 feet to the southeast corner of said Davis land; thence North 59° 40' 00" East along said land now or formerly of Davis 70.35 feet to land now or formerly of Thomas M. Devine, Sr.; thence South 30° 30' 00" East along said land of Devine 42.37 feet; thence North 59° 30' 00" East along said land of Devine 6 feet to the center of line of a passageway; thence South 30° 30' 00" East along a line which marks the center line of a passageway, 70 feet to the northwesterly line of Worthington Street; thence South 59° 30' 00" West along Worthington Street one hundred sixty-seven and 55/100 (167.55) feet to the point of beginning.

Containing 17,716 square feet of land. The foregoing description is based on a plan made by Durkee, White, Towne and Chapdelaine dated August 6, 1965 – No. 92-5266.

Said premises are conveyed subject to all rights, easements, restrictions and other matters of record insofar as the same are now in force and applicable.

BEING the same premises conveyed in a deed from Therese G. Keavany, as trustee of the Revocable Indenture of Trust of Therese G. Keavany to Eleanor Chestnut Realty, LLC dated November 25, 2019, and recorded in the Hampden County Registry of Deeds, Book 20127, Page 47.

WITNESS my hand and seal this 14th day of October 2025.

ELEANOR CHESTNUT REALTY, LLC

Donlad C. Keavany, Jr., Manager

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss October 14, 2025

Then personally appeared before me the above-named Donald C. Keavany, Jr. in his capacity as Manager who is personally known to me, and acknowledged that he signed the foregoing instrument voluntarily for its stated purpose.

Notary Public
My commission expires:

LAURIE SCHODA DILLON
Notary Public, Commonwealth of Massachusetts
My Commission Expires July 15, 2027

CHERYL A. COAKLEY-RIVERA, REGISTER
HAMPDEN COUNTY REGISTRY OF DEEDS
E-RECORDED

Purchase and Sale Agreements for Additional Development Parcel Under Control by Proposed Landlord

PURCHASE AND SALE AGREEMENT
RELATING TO HILLMAN STREET, SPRINGFIELD, MASSACHUSETTS

1. PARTIES. This Agreement is made this 14th day of October, 2025 between **HILLMAN LOT LLC**, a Massachusetts limited liability company with a principal address of 1441 Main Street, Springfield, Massachusetts 01103 hereinafter called the SELLER, and **USPB JV, LLC** a Delaware limited liability company hereinafter called the BUYER.

2. DESCRIPTION. Subject to the terms and conditions hereinafter set forth, the SELLER agrees to sell, and the BUYER agrees to buy the following identified and described premises:

SPRINGFIELD ASSESSOR'S PARCEL NO. 066200006, HILLMAN STREET, SPRINGFIELD, HAMPDEN COUNTY, MASSACHUSETTS

as more particularly described in a deed dated January 27, 2022, and recorded at the Hampden County Registry of Deeds, Book 24374, page 364

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES. Not Applicable.

4. TITLE. Said premises are to be conveyed on such a date as specified by the buyer on ten (10) days' notice, with an outside closing date of three (3) years from the date of this agreement by a good and sufficient Deed of the SELLER which shall be a Deed of equal character and covenants as held by the SELLER, conveying a good, clear record and marketable title to the same free from all encumbrances, except:

a. Usual public utilities servicing the premises, if any;

b. Taxes for the current year not due and payable on the date of delivery of the Deed;

c. Any liens for municipal assessments and/or orders for which assessments may be made after the date of this Agreement;

d. Restrictions and easements of record, if any, which do not materially affect the value or current use of the premises;

e. Provisions of existing building and zoning laws.

5. CONSIDERATION. For such Deed and conveyance the BUYER is to pay the sum of [redacted] ($[redacted]) Dollars of which One Thousand and 00/100 ($1,000.00) Dollars have been paid this day as a deposit and [redacted] ($[redacted]) Dollars is the balance due which is to be paid in cash, or by certified, attorney IOLTA Trustee, or bank check upon delivery of the Deed.

6. PERFORMANCE. The Deed is to be delivered and the consideration paid at the office of Buyer's counsel on such a date as specified by the buyer on ten (10) days' notice, with an outside closing date of three (3) years from the date of this agreement at noon unless some other place and time should be mutually agreed upon. To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any and all encumbrances or interests; and all instruments so procured to clear the title shall be recorded simultaneously with the delivery of the Deed.

7. CASUALTY LOSS. In case of any damage to the premises by fire or other casualty after the signing and delivery of this Agreement by all parties hereto, and unless the premises shall have been restored to its former condition by the SELLER prior to the performance date, the BUYER may, at the BUYER'S option, either

cancel this Agreement and recover all sums paid hereunder or require as part of this Agreement that the SELLER pay over or assign, on delivery of the Deed, all sums recovered or recoverable on any and all insurance covering such damage.

8. POSSESSION. Full possession of the premises, free of all tenants and occupants, is to be delivered to the BUYER at the time of the delivery of the Deed. The BUYER shall have the right to inspect the premises for compliance with this paragraph prior to delivery of the Deed upon reasonable notice to the SELLER.

9. ADJUSTMENTS. Water, sewer, fuel, real estate taxes shall be apportioned as of the day of delivery of the Deed. If the amount of said taxes is not known at the time of the delivery of the Deed, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive the delivery of the Deed.

10. DEPOSITS. All deposits made hereunder shall be held by Egan Flanagan & Cohen PC., herein called the Escrow Agent, and shall be duly accounted for at the time for performance of this Agreement. In the event of a dispute between SELLER and BUYER as to any or all of the provisions of this Agreement or the performance thereof, the Escrow Agent shall retain all deposits hereunder in Escrow Agent's escrow account, unless some other agreement is reached in writing between the parties, or until the dispute is resolved either by court judgment or by binding settlement between the parties. In the event that the Escrow Agent is made a party to any lawsuit by virtue of acting as escrow agent, SELLER shall be entitled to recover reasonable attorney's fees and costs, which fees and costs may be deducted from escrowed funds. Such fees and costs shall be assessed as court costs in favor of the prevailing party.

11. DEFAULT. Should the BUYER default in BUYER'S obligations under this Agreement, then the SELLER'S damages shall be equal to five (5%) percent of the purchase price as set forth in this agreement, including deposit, and this shall be the SELLER'S sole remedy, either in law or equity, for the BUYER'S default under this Agreement. Should the SELLER default in SELLER'S obligations under this Agreement, then the BUYER'S damages shall be equal to five (5%) percent of the purchase price as set forth in this agreement, including deposit, and this shall be the BUYER'S sole remedy, either in law or equity, for the SELLER'S default under this Agreement.

12. UREA-FORMALDEHYDE FOAM INSULATION. Not Applicable.

13. UNDERGROUND STORAGE TANKS. The parties acknowledge that the Massachusetts Board of Fire Prevention has issued regulations governing the maintenance, repair and removal of underground storage tanks to prevent and detect leakage of tank contents into surrounding soil and water supplies. The SELLER hereby discloses that there are ____ are not _____ underground storage tank(s) at the premises.

14. MISCELLANEOUS REPRESENTATIONS. Not Applicable.

15. RIGHT TO INSPECT; ACKNOWLEDGMENT. WAIVED

16. BUYER'S RELEASE OF SELLER. The BUYER hereby releases the SELLER from any and all liability of any nature relating to the condition of, or any defects in, the premises or any materials, substances or structures or improvements thereon, specifically including, without limitation, all inspection matters set forth above, of which the SELLER has no actual knowledge prior to the execution of this Agreement.

17. CONSTRUCTION OF AGREEMENT. This Agreement has been executed in one or more counterparts and each executed copy shall be deemed to be an original, and is to be construed under the laws of Massachusetts, is to take effect as a sealed instrument, sets forth the entire agreement between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns and may be canceled, modified or amended only by a written instrument executed by the parties hereto or their legal representatives. If two or more persons are named herein as SELLER or BUYER their obligations hereunder shall be joint and several.

18. NOTICE. Any notice required to be given in this Agreement shall be in writing and shall be deemed to be duly given when delivered to the party entitled to such notice at their address set forth herein. Notice shall also be sent to the attorney representing the party entitled to such notice as well as to the Realtor acting as Agent for the party entitled to such notice. A facsimile of such Notice shall suffice as Notice. Email is also an acceptable form of communication for notice requirements under this Paragraph. Such communication shall be effective on the day it was sent so long as it has been sent prior to 5:00PM. Any e-mail sent after 5:00PM shall be presumed to be accepted the following business day unless confirmed by the receiving Party.

To Seller:
BRIDGE HILLLMAN LLC
1441 Main Street
Springfield, Ma. 01103

With a copy to:

To Buyer:
USPB JV, LLC
Attn: James E.
Balise, Jr.
1441 Main Street, Suite 300
Springfield, MA 01103

With a copy to:
Timothy J. Ryan, Esq.
Egan, Flanagan & Cohen, P.C.
67 Market Street
Springfield, MA 01103

19. TITLE STANDARDS. Any title matter or practice which has not been addressed in this Agreement and which is the subject of a Title Standard or Practice Standard adopted by the Massachusetts Real Estate Bar Association (REBA) shall be governed by such Standards and Practices at the time of the delivery of the deed. Seller(s) agree(s) to fully cooperate in the securing of all such releases and discharges in good and satisfactory order, and this provision shall survive the closing. See REBA Practice Standard No. 17 regarding Mortgage Discharges. BUYER's Attorney shall be allowed a reasonable discharge tracking fee of $105.00 per mortgage unless respective discharge is provided at closing;

20. FINANCIAL MATTERS. The SELLERS represent that they are not parties to bankruptcy, divorce proceedings, foreclosure of any outstanding mortgages, a projected shortage of funds from proceeds to pay off all loans or other obligations, or are parties to any other proceeding that may affect their ability to convey clear, marketable and insurance title to the Premises. Seller shall convey good, clear record, insurable and marketable title to the Premises;

21. ACCEPTANCE. The acceptance and recording of the deed by BUYER or their nominee shall constitute full compliance by the SELLER of any and all terms, conditions, agreements, and obligations of SELLER under this agreement, and shall be a complete discharge of SELLER by BUYER with regard to every

agreement and obligation herein contained or expressed, except for those items which explicitly by their terms survive the delivery of the deed and closing. This provision will survive delivery of the deed and closing;

22. REALTOR COMMISSION. Buyer and Seller each represent and warrant to the other that neither party has dealt with any real estate broker nor other person entitled to claim a commission or fee in connection with the purchase and sale of the Property contemplated by the terms of this Agreement other than for (i) Region Commercial as the broker for the Buyer (the "Buyer's Broker"). Seller has not worked with or used a Broker. Buyer shall be responsible for any fee to Buyer's Broker and Seller shall have no obligation to Buyer's Broker. The provisions of this Section shall survive termination of this Agreement and/or delivery of the Deed.

23. ADDITIONAL PROVISIONS. Set forth below are additional provisions, if any, which are incorporated herein and made a part hereof:

BUYER:
USPB JV, LLC,
a Delaware limited liability company

By: USPB Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: James E. Balise, Jr.
Title: Authorized Signatory

SELLER:
HILLMAN LOT, LLC

By: _____
Name: James E. Balise
Its: authorized Signatory

Property Address: North Side Hillman Street, Springfield, MA

PURCHASE AND SALE AGREEMENT
RELATING TO HILLMAN STREET, SPRINGFIELD, MASSACHUSETTS

1. PARTIES. This Agreement is made this 14th day of October, 2025 between **BRIDGE HILLMAN LLC**, a Massachusetts limited liability company with a principal address of 1441 Main Street, Springfield, Massachusetts 01103 hereinafter called the SELLER, and **USPB JV, LLC** a Delaware limited liability company hereinafter called the BUYER.

2. DESCRIPTION. Subject to the terms and conditions hereinafter set forth, the SELLER agrees to sell, and the BUYER agrees to buy the following identified and described premises:

SPRINGFIELD ASSESSOR'S PARCEL NO. 066200010, NEW LOT B, HILLMAN STREET, SPRINGFIELD, HAMPDEN COUNTY, MASSACHUSETTS

as more particularly shown as New Lot B, in a Plan of Land dated August 4, 2022, prepared by Smith Associates Surveyors Inc., and recorded at the Hampden County Registry of Deeds, Book of Plans 396, page 95.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES. Not Applicable.

4. TITLE. Said premises are to be conveyed on such a date as specified by the buyer on ten (10) days' notice, with an outside closing date of three (3) years from the date of this agreement by a good and sufficient Deed of the SELLER which shall be a Deed of equal character and covenants as held by the SELLER, conveying a good, clear record and marketable title to the same free from all encumbrances, except:

a. Usual public utilities servicing the premises, if any;

b. Taxes for the current year not due and payable on the date of delivery of the Deed;

c. Any liens for municipal assessments and/or orders for which assessments may be made after the date of this Agreement;

d. Restrictions and easements of record, if any, which do not materially affect the value or current use of the premises;

e. Provisions of existing building and zoning laws.

5. CONSIDERATION. For such Deed and conveyance the BUYER is to pay the sum of [redacted] ($[redacted]) Dollars of which One Thousand and 00/100 ($1,000.00) Dollars have been paid this day as a deposit and [redacted] ($[redacted]) Dollars is the balance due which is to be paid in cash, or by certified, attorney IOLTA Trustee, or bank check upon delivery of the Deed.

6. PERFORMANCE. The Deed is to be delivered and the consideration paid at the office of Buyer's counsel on such a date as specified by the buyer on ten (10) days' notice, with an outside closing date of three (3) years from the date of this agreement at noon unless some other place and time should be mutually agreed upon. To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the Deed, use the purchase money or any portion thereof to clear the title of any and all encumbrances or interests; and all instruments so procured to clear the title shall be recorded simultaneously with the delivery of the Deed.

7. CASUALTY LOSS. In case of any damage to the premises by fire or other casualty after the signing and delivery of this Agreement by all parties hereto, and unless the premises shall have been restored to its former condition by the SELLER prior to the performance date, the BUYER may, at the BUYER'S option, either cancel this Agreement and recover all sums paid hereunder or require as part of this Agreement that the

SELLER pay over or assign, on delivery of the Deed, all sums recovered or recoverable on any and all insurance covering such damage.

8. POSSESSION. Full possession of the premises, free of all tenants and occupants, is to be delivered to the BUYER at the time of the delivery of the Deed. The BUYER shall have the right to inspect the premises for compliance with this paragraph prior to delivery of the Deed upon reasonable notice to the SELLER.

9. ADJUSTMENTS. Water, sewer, fuel, real estate taxes shall be apportioned as of the day of delivery of the Deed. If the amount of said taxes is not known at the time of the delivery of the Deed, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive the delivery of the Deed.

10. DEPOSITS. All deposits made hereunder shall be held by Egan Flanagan & Cohen PC., herein called the Escrow Agent, and shall be duly accounted for at the time for performance of this Agreement. In the event of a dispute between SELLER and BUYER as to any or all of the provisions of this Agreement or the performance thereof, the Escrow Agent shall retain all deposits hereunder in Escrow Agent's escrow account, unless some other agreement is reached in writing between the parties, or until the dispute is resolved either by court judgment or by binding settlement between the parties. In the event that the Escrow Agent is made a party to any lawsuit by virtue of acting as escrow agent, SELLER shall be entitled to recover reasonable attorney's fees and costs, which fees and costs may be deducted from escrowed funds. Such fees and costs shall be assessed as court costs in favor of the prevailing party.

11. DEFAULT. Should the BUYER default in BUYER'S obligations under this Agreement, then the SELLER'S damages shall be equal to five (5%) percent of the purchase price as set forth in this agreement, including deposit, and this shall be the SELLER'S sole remedy, either in law or equity, for the BUYER'S default under this

Agreement. Should the SELLER default in SELLER'S obligations under this Agreement, then the BUYER'S damages shall be equal to five (5%) percent of the purchase price as set forth in this agreement, including deposit, and this shall be the BUYER'S sole remedy, either in law or equity, for the SELLER'S default under this Agreement.

12. UREA-FORMALDEHYDE FOAM INSULATION. Not Applicable.

13. UNDERGROUND STORAGE TANKS. The parties acknowledge that the Massachusetts Board of Fire Prevention has issued regulations governing the maintenance, repair and removal of underground storage tanks to prevent and detect leakage of tank contents into surrounding soil and water supplies. The SELLER hereby discloses that to the best of their knowledge there are not underground storage tank(s) at the premises.

14. MISCELLANEOUS REPRESENTATIONS. Not Applicable.

15. RIGHT TO INSPECT; ACKNOWLEDGMENT. WAIVED

16. BUYER'S RELEASE OF SELLER. The BUYER hereby releases the SELLER from any and all liability of any nature relating to the condition of, or any defects in, the premises or any materials, substances or structures or improvements thereon, specifically including, without limitation, all inspection matters set forth above, of which the SELLER has no actual knowledge prior to the execution of this Agreement.

17. CONSTRUCTION OF AGREEMENT. This Agreement has been executed in one or more counterparts and each executed copy shall be deemed to be an original, and is to be construed under the laws of Massachusetts, is to take effect as a sealed instrument, sets forth the entire agreement between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisees, executors, administrators, successors and assigns and may be canceled, modified or amended only by a written

instrument executed by the parties hereto or their legal representatives. If two or more persons are named herein as SELLER or BUYER their obligations hereunder shall be joint and several.

18. NOTICE. Any notice required to be given in this Agreement shall be in writing and shall be deemed to be duly given when delivered to the party entitled to such notice at their address set forth herein. Notice shall also be sent to the attorney representing the party entitled to such notice as well as to the Realtor acting as Agent for the party entitled to such notice. A facsimile of such Notice shall suffice as Notice. Email is also an acceptable form of communication for notice requirements under this Paragraph. Such communication shall be effective on the day it was sent so long as it has been sent prior to 5:00PM. Any e-mail sent after 5:00PM shall be presumed to be accepted the following business day unless confirmed by the receiving Party.

To Seller:
BRIDGE HILLLMAN LLC
1441 Main Street
Springfield, Ma. 01103

With a copy to:
Thomas Dennis
30 Colony Road
Springfield, MA 01106

To Buyer:
USPB JV, LLC
Attn: James E. Balise, Jr.
1441 Main Street, Suite 300
Springfield, MA 01103

With a copy to:
Timothy J. Ryan, Esq.
Egan, Flanagan & Cohen, P.C.
67 Market Street
Springfield, MA 01103

19. TITLE STANDARDS. Any title matter or practice which has not been addressed in this Agreement and which is the subject of a Title Standard or Practice Standard adopted by the Massachusetts Real Estate Bar Association (REBA) shall be governed by such Standards and Practices at the time of the delivery of the deed. Seller(s) agree(s) to fully cooperate in the securing of all such releases and discharges in good and satisfactory order, and this provision shall survive the closing. See REBA Practice Standard No. 17 regarding Mortgage Discharges. BUYER's Attorney shall be allowed a reasonable discharge tracking fee of $105.00 per mortgage unless respective discharge is provided at closing;

20. FINANCIAL MATTERS. The SELLERS represent that they are not parties to bankruptcy, divorce proceedings, foreclosure of any outstanding mortgages, a projected shortage of funds from proceeds to pay off all loans or other obligations, or are parties to any other proceeding that may affect their ability to convey clear, marketable and insurance title to the Premises. Seller shall convey good, clear record, insurable and marketable title to the Premises;

21. ACCEPTANCE. The acceptance and recording of the deed by BUYER or their nominee shall constitute full compliance by the SELLER of any and all terms, conditions, agreements, and obligations of SELLER under this agreement, and shall be a complete discharge of SELLER by BUYER with regard to every agreement and obligation herein contained or expressed, except for those items which explicitly by their terms survive the delivery of the deed and closing. This provision will survive delivery of the deed and closing;

22. REALTOR COMMISSION. Buyer and Seller each represent and warrant to the other that neither party has dealt with any real estate broker nor other person entitled to claim a commission or fee in connection with the purchase and sale of the Property contemplated by the terms of this Agreement other than for (i) Region Commercial as

the broker for the Buyer (the "Buyer's Broker"). Seller has not worked with or used a Broker. Buyer shall be responsible for any fee to Buyer's Broker and Seller shall have no obligation to Buyer's Broker. The provisions of this Section shall survive termination of this Agreement and/or delivery of the Deed.

23. ADDITIONAL PROVISIONS. Set forth below are additional provisions, if any, which are incorporated herein and made a part hereof:

BUYER:
USPB JV, LLC,
a Delaware limited liability company

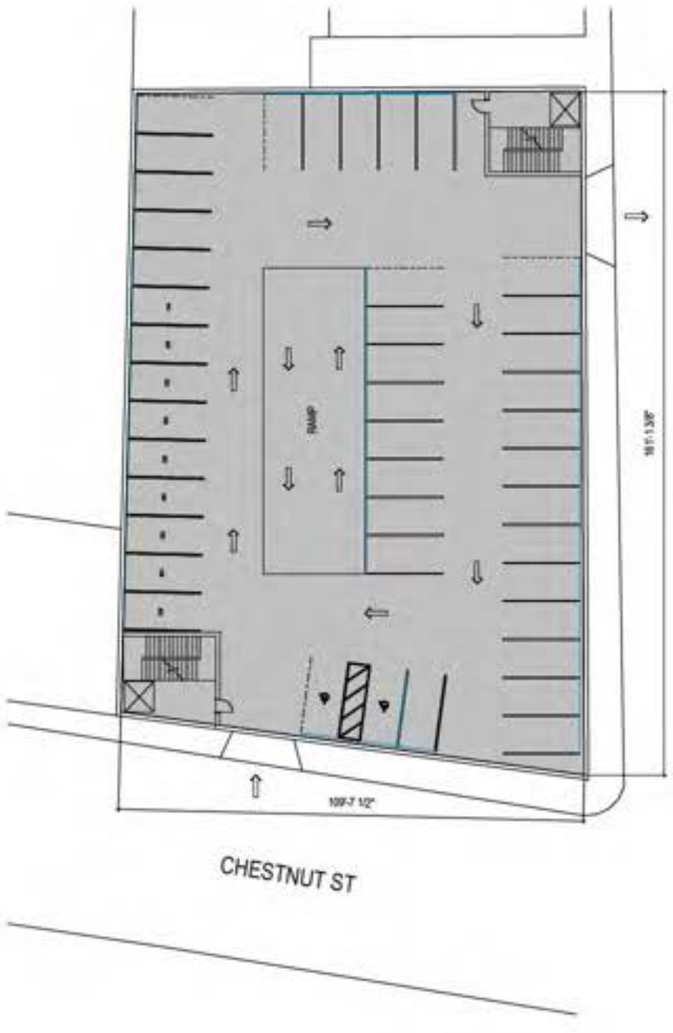
By: USPB Manager, LLC,
a Delaware limited liability company,
its Manager

By: _____
Name: James E. Balise, Jr.
Title: Authorized Signatory

SELLER:
BRIDGE HILLMAN, LLC

By: _____
Name: Thomas P. Dennis, Jr.
Its: Manager

Appendix H: Parking Garage



~16,200 SF BASE LEVEL
107' X 160'

43 PARKING SPOTS PER LEVEL
2 ADA, 9 EV
8 LEVELS = ~ 360 SPACES



CONCEPT GARAGE FACILITY



AERIAL CONCEPT GARAGE FACILITY

SK-014 | ALTERNATE PARKING GARAGE | 1/8" = 1'-0"

Springfield Regional Justice Center

CONFIDENTIAL

DENNIS GROUP HDR ELKUS MANFREDI ARCHITECTS

413 Dwight Street, Downtown

Springfield Regional Justice Center Development

Springfield, MA

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